

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2016-0023.SH (Elysium Park)

REQUEST:

Approve second/third readings of an ordinance amending Title 25 of the Austin City Code, zoning the property locally known as 3300 Oak Creek Drive from industrial park-conditional overlay combining (IP-CO) district zoning and rural residence (RR) district zoning to multifamily residence-moderated-high density-conditional overlay (MF-4-CO) combining district zoning.

DISTRICT AREA: 7

PROPERTY OWNER: Two-Way Land, L.P. (John K. Condon)

AGENT: Waeltz & Prete, Inc. (Antonio A. Prete)

DEPARTMENT COMMENTS:

The property in question is undeveloped and densely vegetated. The subject tract slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The property to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped tract of land and an office use across Oak Creek Drive. The applicant is requesting MF-4-CO zoning to develop the property with an approximately 90 unit affordable housing project fronting Oak Creek Drive, a collector roadway. They have received S.M.A.R.T. Housing Certification from the Neighborhood Housing and Community Development Department (NHCD).

The staff recommends MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning at this location. The proposed downzoning of this site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west. The Neighborhood Traffic Analysis for this site states that the potential trips generated by the proposed development, in combination with the existing traffic on Oak Creek and Silver Creek Drives, does not exceed the thresholds of these collector streets as set forth in the Code. The MF-4-CO zoning district will allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with the City Council's recommendation at 1st reading.

ISSUES:

On April 27, 2016, the staff received a petition from adjacent property owners who are opposed to any zoning classification other than the current IP-CO and RR zoning on the site (Please see Petition Submittal - Attachment E). This GIS staff evaluated the petition and found that it is

currently valid at 58.82%. 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:

February 2, 2017/ Approved the Zoning and Platting Commission's recommendation of MF-4-CO zoning on 1st reading (11-0); L. Pool-1st, P. Renteria-2nd.

CITY COUNCIL DATE: February 16, 2017

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0023.SH (Elysium Park)

Z.A.P. DATE: May 3, 2016
May 17, 2016

ADDRESS: 3300 Oak Creek Drive

DISTRICT AREA: 7

OWNER: Two-Way Land, L.P. (John K. Condon)

AGENT: Waeltz & Prete, Inc. (Antonio A. Prete)

ZONING FROM: IP-CO, RR

TO: MF-4-CO*

AREA: 7.104 acres

*On April 26, 2016, the applicant submitted a letter to the staff stating that they are proposing a conditional overlay (CO) to limit development on the property to maximum of 90 residential units - Please see Attachment A.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the request for MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay will limit development on the property to a maximum of 90 residential units.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/03/16: Postponed to May 17, 2016 on consent at the staff's request (8-0, G. Rojas, D. Breithaupt -absent); B. Greenberg-1st, J. Kiobassa-2nd.

5/17/16: Approved staff's recommendation of MF-4-CO zoning, with the following additional conditions: 1) Maintain a 75 foot building/parking facility setback along the north, south and west property lines, with the exception for emergency access use, from the current zoning ordinance (Ordinance No. 010517-13) on the property; 2) limit impervious cover on the property to a maximum of 30%; 3) 75 feet from the northern property line to 150 feet to the south, there will be a maximum height of 42 feet; 4) from the critical water quality line along the eastern side of the tract to 100 feet to the west, there will be a maximum height of 52 feet; 5) the remainder of the property will have a maximum height of 35 feet (10-0, A. Aguirre-absent); G. Rojas-1st, B. Evans-2nd.

ISSUES:

On April 27, 2016, the staff received a petition from adjacent property owners who are opposed to any zoning classification other than the current IP-CO and RR zoning on the site (Please see Petition Submittal - Attachment E). This GIS staff evaluated the petition and found that it is currently valid at 58.82%. 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.*

DEPARTMENT COMMENTS:

The property in question is undeveloped and densely vegetated. The subject tract slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The property to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped tract of land and an office use across Oak Creek Drive. The applicant is requesting MF-4-CO zoning to develop the property with an approximately 90 unit affordable housing project fronting Oak Creek Drive, a collector roadway. They have received S.M.A.R.T. Housing Certification from the Neighborhood Housing and Community Development Department (NHCD) – Please see Attachment B.

The site under consideration is surrounded by the North Lamar Area Study to the north, south and east. The area study was approved for this portion of the city by the City Council on October 3, 1985. The study does not make a recommendation for this specific tract of land as this site was not located within the City of Austin city limits when the study was conducted. However, the study does recommend Multifamily residential land use for the property directly to the south of this tract, across Oak Creek Drive (Please see North Lamar Area Study Future Land Use Map – Attachment D).

The staff recommends MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning at this location. The proposed downzoning of this site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west. The Neighborhood Traffic Analysis for this site states that the potential trips generated by the proposed development, in combination with the existing traffic on Oak Creek and Silver Creek Drives, does not exceed the thresholds of these collector streets as set forth in the Code (Please see NTA Memo - Attachment D). The MF-4-CO zoning district will allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP-CO	Undeveloped Tract, Floodplain
<i>North</i>	RR	Single-Family Residences
<i>South</i>	SF-2, SF-6, LO	Single-Family Residence, Undeveloped Tract, Office/Educational Services (Baylor MBA University)
<i>East</i>	CS-CO	Convenience Storage (Mopac Self Storage)
<i>West</i>	SF-3	Single-Family Residences

AREA STUDY: North Lamar Area Study**TIA:** Not Required**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Northwest Association
 Bike Austin
 Friends of Austin Neighborhoods
 McNeil/Ashton Woods Neighborhood
 North Growth Corridor Alliance
 Northwest Austin Coalition
 Northwood Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group

SCHOOLS: Austin Independent School District

Summitt Elementary School
 Murchison Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0160 (Reserve at Northwood: 3100 West Parmer Lane)	DR, RR to SF-2	12/16/03: Approved SF-2-CO zoning, with condition limiting the site to 38 residential units (7-1, J. Martinez-Nay, C. Hammond-absent); J. Cortez-1 st , M. Whaley-2 nd .	1/15/04 : Approved ZAP rec. of SF-2-CO by consent (6-0, McCracken-off dais); all 3 readings
C14-00-2145 (Hydrolab, 3400 Oak Creek Drive)	IP to IP-CO	8/15/00: Approved staff rec. of IP-CO (8-0), with conditions that terms of 12/20/99 MTG/Agreement between applicant and neighborhood	9/28/00: Approved IP-CO (7-0); 1 st reading 5/17/01: Approved IP-CO for Tract 1 and RR zoning for Tract 2 (6-0);

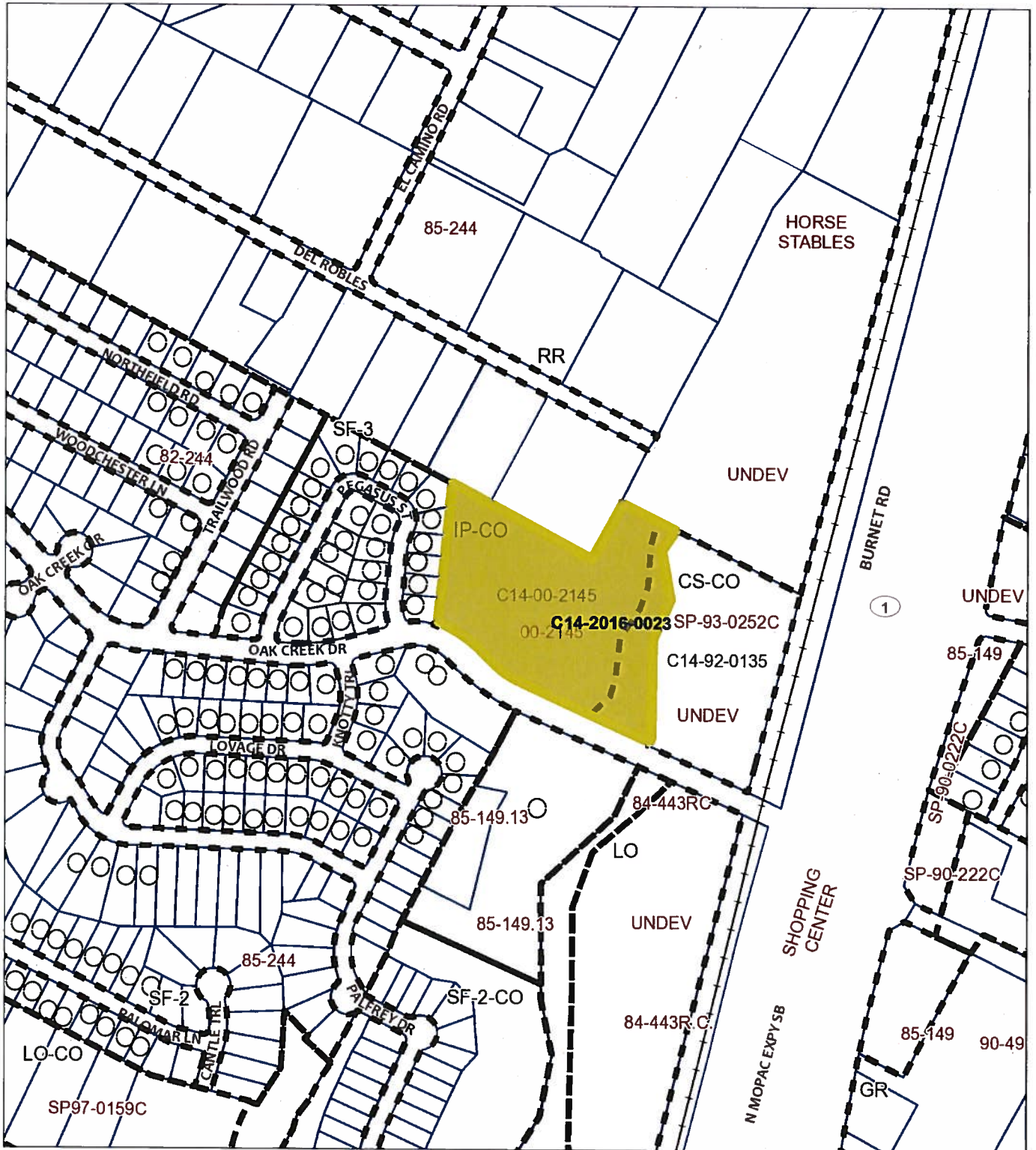
		<p>association be part of the zoning:</p> <p>1) Development shall comply with NO district site development regulations, with the exception of gross floor area which may not exceed 45,000 sq. ft., 2) development on the property shall comply with PDA performance standards, 3) limit development to 2,000 vehicle trips per day, 4) prohibit the following uses: Agricultural Sales and Services, Art and Craft Studio (general, industrial, limited), Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing (of any type), Building Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Construction Sales and Services, Convenience Storage, Electronic Prototype Assembly, Exterminating Services, Financial Services, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices, Off-site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Personal Services, Plant Nursery, Research Testing Services, Restaurant (drive-in, fast food), Restaurant (limited, general), Service Station, Software Development, Theater, Custom Manufacturing, General Warehouse & Distribution, Limited Warehousing and Distribution, club or Lodge, College or University Facilities, Communication Service Facilities, Community Events, Community Recreation (private, public), Congregate Living, Counseling Services, Cultural Services, Day Care Services (commercial, general, limited), Employee Recreation,</p>	2 nd /3 rd readings
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		Maintenance and Service Facilities, Major Utility Facilities, Railroad Facilities, Residential Treatment, Safety Services, Telecommunication Tower, Transitional Housing, Transportation Terminal, 5) a 75 foot wide building setback along the north, south and west property lines (8-0, SA-off dais)	
C14-92-0135 (Oak Creek Self Storage: 3108 Oak Creek Drive)	SF-3, GR to CS	3/16/93: Approved CS zoning with conditions (6-1)	5/27/93: Approved CS-CO zoning (7-0) on 1 st reading, with the following conditions: 1) Only Administrative and Business Offices, Convenience Storage, Medical Offices, Day Care Services (general and limited) shall be permitted on the property, 2) maximum FAR of 0.50 to 1, 3) maximum impervious cover of 70%. 6/10/93: Approved CS-CO zoning (6-0) on 2 nd /3 rd readings
C14-90-0081 (Hydrolab: 3200-3500 Block of Oak Creek Drive)	SF-3 to IP	No information	2/28/91: Approved IP-CO zoning (6-1); 1 st reading 5/9/91: Approved IP-CO zoning (7-0); 2 nd /3 rd readings

RELATED CASES: C14-00-2145, C14-90-0081 (Previous Zoning Cases)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Oak Creek Drive	80'	42'	Collector	No	No	No



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400 Feet

1" = 400'

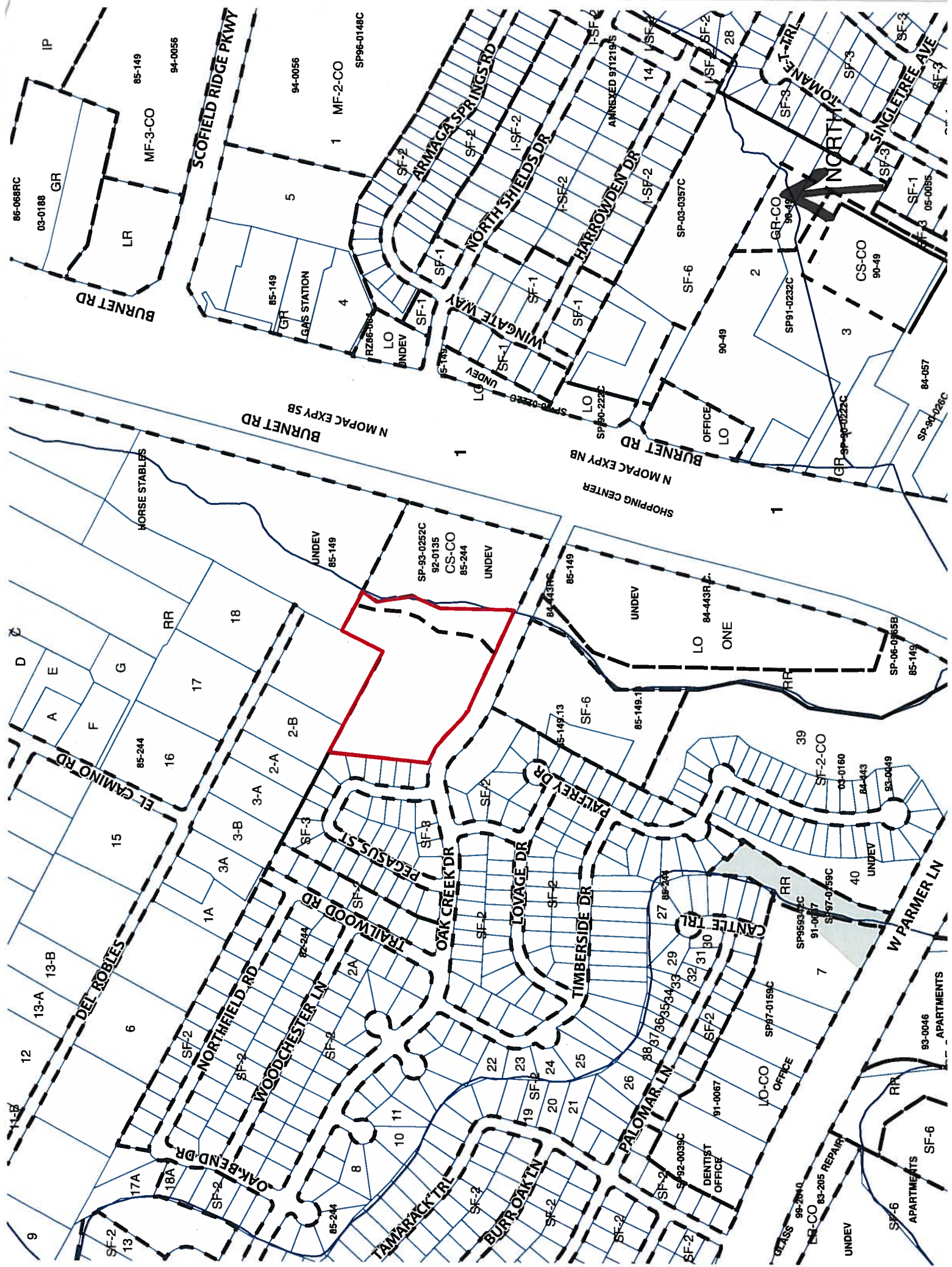
ZONING

ZONING CASE#: C14-2016-0023,SH



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.



CITY COUNCIL DATE: June 16, 2016

ACTION: Postponed at the neighborhood's request to August 4, 2016 (11-0); D. Zimmerman-1st, P. Renteria-2nd.

August 4, 2016

ACTION: Granted the applicant's request for an indefinite postponement (10-0, E. Troxclair-abstain) L. Pool-1st, D. Zimmerman-2nd.

January 26, 2017

ACTION: Postponed to February 2, 2017 at the request of the applicant (11-0)

February 2, 2017

ACTION: Approved the Zoning and Platting Commission's recommendation of MF-4-CO zoning on 1st reading (11-0); L. Pool-1st, P. Renteria-2nd.

February 16, 2017

ACTION:

ORDINANCE READINGS: 1st 2/02/17

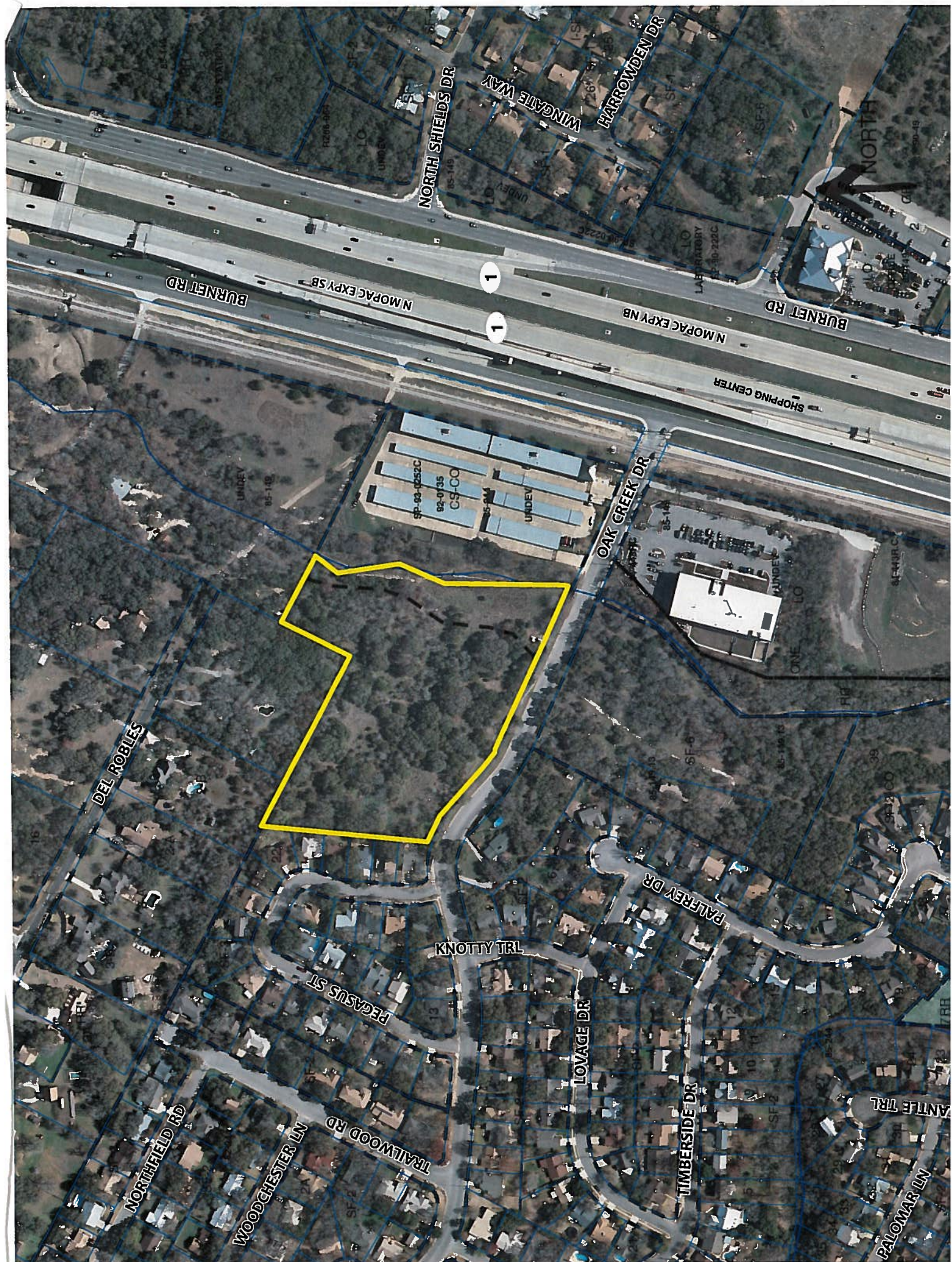
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



STAFF RECOMMENDATION

The staff's recommendation is to grant the request for MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay will limit development on the property to a maximum of 90 residential units.

BASIS FOR RECOMMENDATION

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

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

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

The proposed downzoning of the site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses away from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west.

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

The MF-4-CO zoning district would allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and densely vegetated. The property slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The tract of land to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped area and an office use.

Comprehensive Planning

IP-CO and IRR to MF-4-CO

This zoning case is located on a heavily wooded and undeveloped 7.1 acre parcel located to the west of the Mopac Expressway and a railway line. The property is also not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes large lot single family housing development to the north; Baylor MBA University and vacant land to the south; a large self-

storage facility and rail road line to the east; and a single family subdivision to the west. The developer is proposing to build a 98 unit multifamily apartment complex with an affordable housing/S.M.A.R.T housing component.

Connectivity: Oak Creek Drive has public sidewalks located in front of the commercial properties (the storage facility and the university building) but public sidewalks are nonexistent until reaching the single family subdivision to the west, which has a public sidewalk located on one side of the street. The Mopac frontage road has no public sidewalks, and there are no public transit stops, or local goods or services located within a quarter mile of this property, making this area of the city almost completely auto dependent. The Walkscore for this site is 23 out of 100, (meaning almost all errands require a car), with 100 being the optimal score.

Imagine Austin

This site is located over the Edwards Aquifer Recharge Zone, as identified in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and “contribute” water to the aquifer.

The property is not located within a designated Activity Corridor or Center according to the Imagine Austin Growth Concept Map. However, one of the goals of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*.’ Page 88 pf the IACP states that complete communities are areas that provide amenities, transportation, services, and opportunities that fulfill all residents’ material, social, and economic needs. Page 107 of the IACP also states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, **larger apartments**, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”*

The following IACP policies are applicable to this project:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN 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.

- **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 healthy food, schools, retail, employment, community services, and parks and recreation options.**

Analysis and Conclusion:

Based on the Imagine Austin text and policies above, this project appears to be partially supported by the Plan because it provides much needed affordable housing. However, based on the location of this property, which is located next to a major expressway and a railroad track, and that is lacking connectivity to nearby goods, services, public transit, and parks, staff recommends that the developer install a public sidewalk or shared use path along their portion of Oak Creek Drive to promote walkability and connectivity in the area.

Environmental

The site is 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. 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.

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 MF-4 zoning district would be 70 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

Site Plan

The site is subject to compatibility standards. Along the NORTH, WEST AND SOUTH property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

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. Contact Scott James at scott.james@austintexas.gov to define appropriate parameters of the NTA and for review and approval. Also, pay all associated fees for the NTA. Please see NTA Memorandum - Attachment D.

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.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Oak Creek Drive	80'	42'	Collector	No	No	No

Removal of Condition Overlays and Restrictive Covenants:

There is an existing conditional overlay, established in C14-00-2145, with the following transportation requirements:

1. prohibiting parking within the 75' setback along the north, south, and west property lines,
2. prohibiting interior driveways within this setback, except for emergency access only, and
3. limits the development of the existing zoning tract to 2,000 vpd.

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.



Attachment A

5714 Sam Houston Circle Austin, TX 78731 (830) 330-0762 megan@o-sda.com

April 26, 2016

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

RE: Zoning Case C14-2016-0023 (Elysium Park)

Dear Ms. Sirwaitis,

Elysium Park, LLC has submitted a zoning change application for the site of the proposed Elysium Park development located at 3300 Oak Creek Drive in Austin. Elysium Park, LLC will agree to a conditional overlay (CO) to limit development on the property to a maximum of 90 residential units.

Sincerely,

A handwritten signature in blue ink that reads 'mLasch'.

Megan Lasch
O-SDA Industries, LLC

Digitally signed by Megan Lasch
DN: cn=Megan Lasch, o, ou,
email=megan@pinnaclehousing.c
om, c=US
Date: 2016.04.27 07:21:35 -05'00'



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Attachment B

Neighborhood Housing and Community Development Department

January 15, 2016

S.M.A.R.T. Housing Certification
Saigebrook Development, LLC
Elysium Park, LLC
3300 Oak Creek Drive, Austin TX 78727 (ID#66048)

TO WHOM IT MAY CONCERN:

Saigebrook Development, LLC – Elysium Park, LLC (development contact: Megan Lasch: 512.383.5470 (o); megan@pinnaclehousing.com) is planning to develop a **98 unit multi-family** development at 3300 Oak Creek Drive, Austin TX. The project will be subject to a 5 year affordability period after issuance of a certificate of occupancy.

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. This project has received a Transit Oriented Waiver, see attached. Since 9% of the units will serve households at or below 30% MFI, 35% of the units will serve households at or below 50% MFI, and 41% of the units will serve households at or below 60% MFI, the development will be eligible for 100% waiver of fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray 512.482.5351; Heidi Kasper 512.482.5407).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

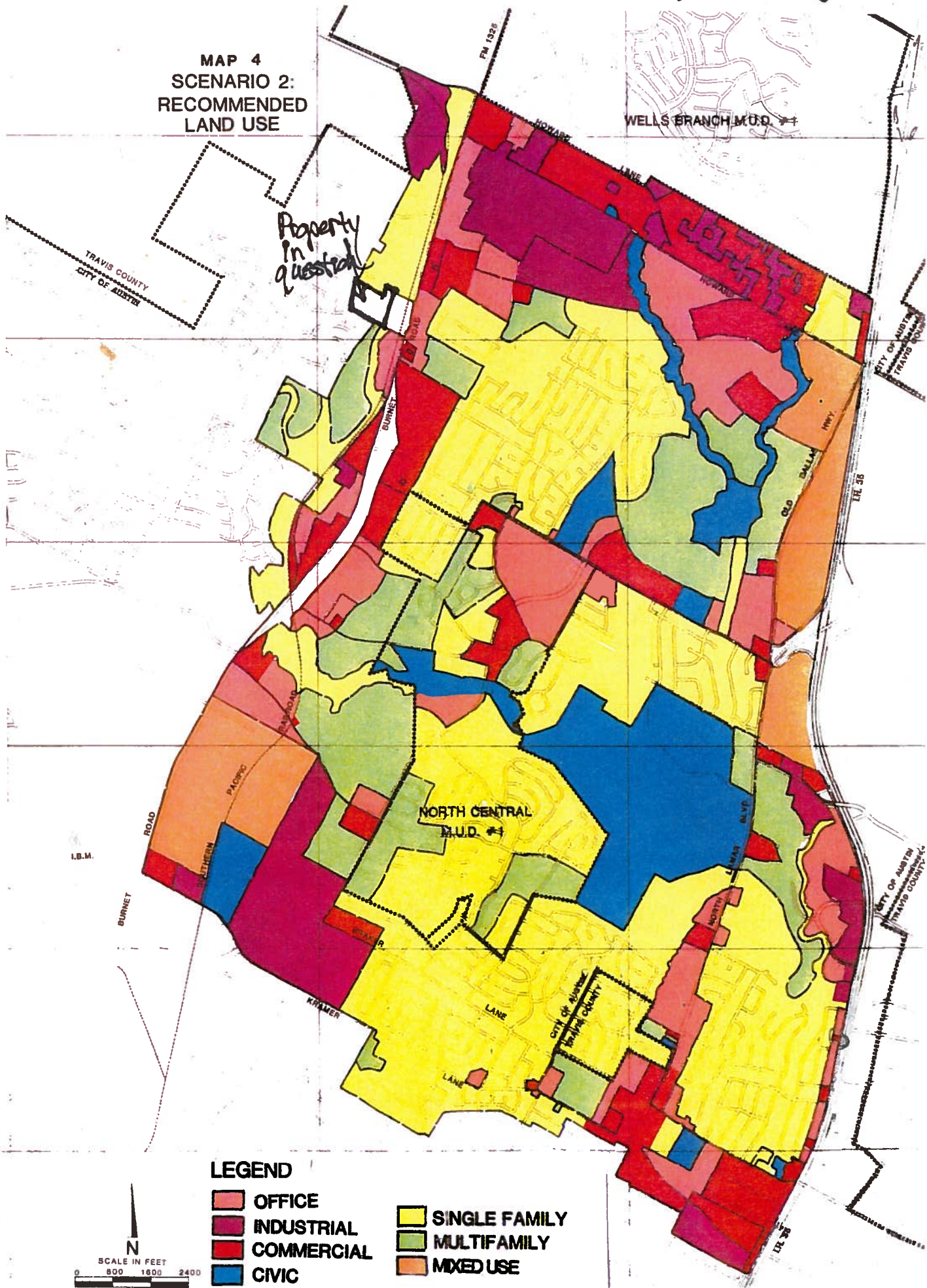
Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins
Neighborhood Housing and Community Development

Attachment: Approved S.M.A.R.T. Housing Transit Oriented Waiver

Cc: Laurie Shaw, Capital Metro	Bryan Bomer, AEGB	Alma Molieri, DSD
Maureen Meredith, PZD	Gina Copic, NHCD	Susan Kinel, NHCD
M. Simmons-Smith, DSD	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD
Katherine Murray, Austin Energy	Heidi Kasper, AEGB	Lynda Courtney, DSD
Randi Jenkins, AWU	Carl Wren, DSD	Cande Coward, DSD
Ellis Morgan, NHCD		

MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE





MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
CC: Amanda Couch, Senior Planner
FROM: Scott A. James, P.E., PTOE
DATE: May 9, 2016
SUBJECT: Neighborhood Traffic Analysis for Elysium Park Apartments
Zoning Case # C14-2016-0023

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

The 7.1 acre tract is located in north Austin at 3300-3400 Oak Creek Drive, adjacent to the frontage of the Loop 1/Mo-Pac Expressway. The site is currently zoned Industrial Park with a Conditional Overlay (IP – CO) and is limited to 45,000 SF of gross floor area and a trip generation limit of no more than 2,000 vehicle trips per day. Zoning to the west and south of the property is residential (SF – 2, SF – 3, SF – 6). Zoning to the east is CS – CO and the land is currently occupied by a mini-storage facility. The zoning request is to allow for a residential multi-family development of approximately ninety (90) units.

Roadways

Oak Creek Drive is classified as a Collector roadway and is the sole access to the site. It measures 40 feet in width.

Silver Creek Drive is classified a Collector roadway and serves as the primary point of access for the residential neighborhood offering connection between Oak Creek Drive and West Parmer Lane. It measures 40 feet in width.

Both roadways have curb and gutter with a limited sidewalk network along the eastside of Silver Creek Road and the south side of Oak Creek Drive within the residential portion of the neighborhood. There are no sidewalks along the frontage in the immediate vicinity of the site.

Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition, the ninety (90) proposed units would generate approximately 608 daily trips, (as summarized in Table 1).

Table 1 – Trip Generation Estimates		
Zoning	Size	Trip Generation
CS-MU (multi-family)	90 units	608
TOTAL		608

According to the applicant, approximately 45% of the outbound trips would use Oak Creek Drive, and 55% of the outbound trips would use Silver Creek Drive. Inbound (or returning) trips would use Silver Creek Drive (60%) and Oak Creek Drive (40%) at similar rates. Table 2 presents the expected distribution of the 608 daily trips to and from the site:

Table 2 – Trip Distribution percentages		
Street	Outbound	Inbound
Oak Creek Drive	45%	40%
Silver Creek Drive	55%	60%
Totals	100%	100%

According to the traffic data collected during the week of April 11, 2016, the current daily volumes on both Silver Creek Drive and Oak Creek Drive are below 2,000 vehicles per day. As shown in Table 3 below, the projected daily trips assigned to each roadway resulting from the site development would increase the observed volumes by approximately 23%.

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (vpd)	Site Traffic	Total Traffic	Percentage Increase
Oak Creek Drive	1,240	285	1,525	23%
Silver Creek Drive	1,662	385	2,047	23%

According to Section 25-6-116 of the Land Development Code, neighborhood residential streets are operating at a desirably if the daily volumes do not exceed the following thresholds:

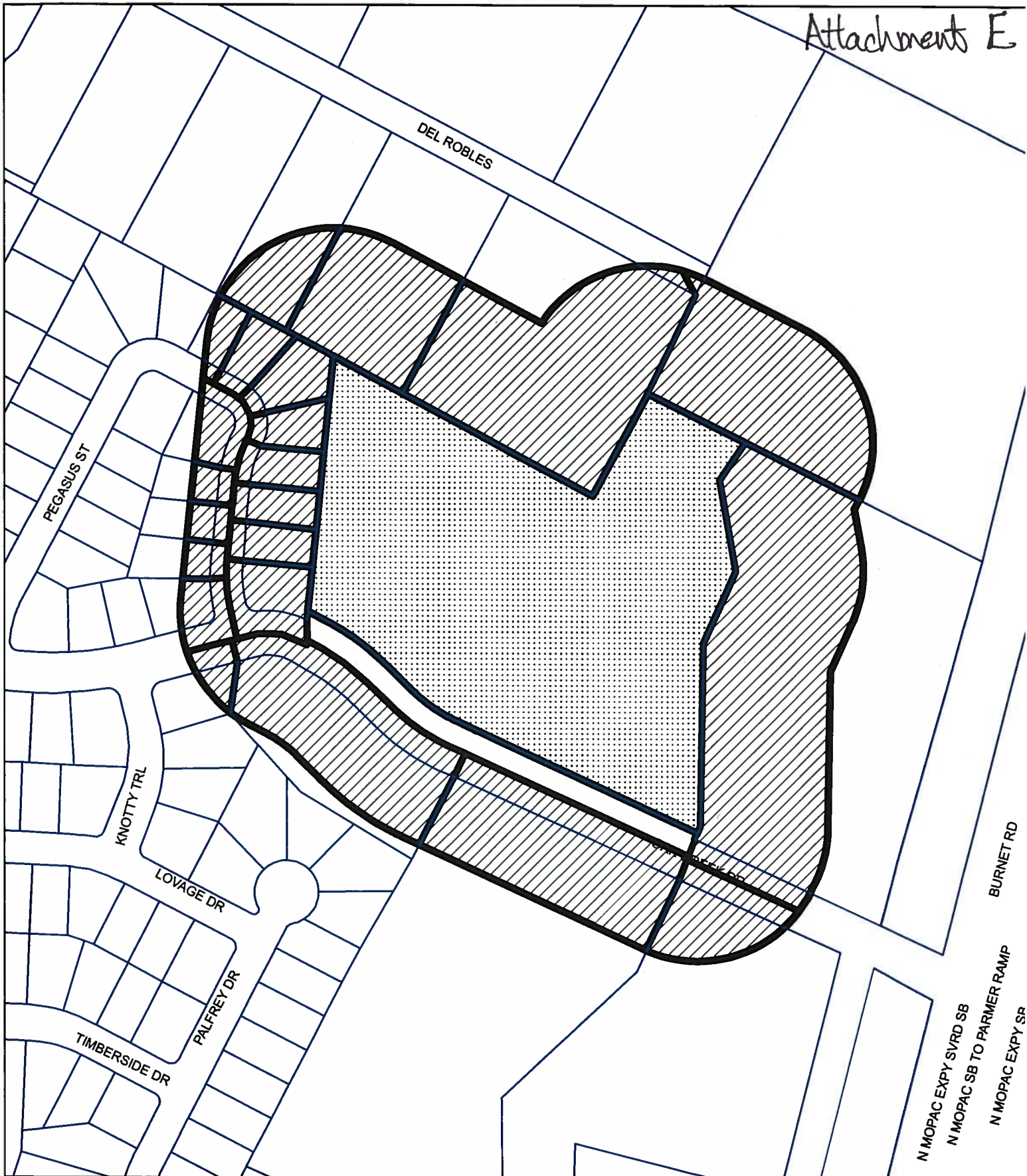
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Conclusions

1. The potential trips generated by this site, in combination with the existing traffic of Oak Creek and Silver Creek Drives, respectively, do not exceed the thresholds set forth in the LDC 25-6-116. Therefore, no mitigation is required as a result of this site development.

If you have any questions or require additional information, please contact me at 974 - 2208.

Scott A. James, P.E., PTOE
Development Services Department



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2016-0023.SH

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" = 200'

Case Number:

C14-2016-0023.SH**PETITION**

Date: 5/9/2016

Total Square Footage of Buffer: 628125.5117

Percentage of Square Footage Owned by Petitioners Within Buffer: 58.82%

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
0266130528	3603 DEL ROBLES 78727	BERNARD DAVID K & CONNIE	yes	40843.01 6.50%
0266130526	12928 PEGASUS ST 78727	CANTERBURY MARTHA L	no	7626.16 0.00%
0266131018	3503 OAK CREEK DR 78727	CHERVENKA RODNEY & MARIAN	yes	60107.23 9.57%
0266131017	12807 KNOTTY TRL 78727	COPPEDGE RANDY KEITH	yes	5196.70 0.83%
0266131021	3107 OAK CREEK DR 78727	EASTBOURNE MOPAC LLC	no	22040.36 0.00%
0266130525	12930 PEGASUS ST 78727	EVANS LORI M & RICHEY T	yes	8191.56 1.30%
0266130709	12933 PEGASUS ST 78727	GRAHAM ROGER M & LEA ANN	yes	3856.26 0.61%
0266130506	3605 DEL ROBLES 78727	GROSS BETH A & DAVID W WOLFE	yes	15206.99 2.42%
0266130509	12926 PEGASUS ST 78727	HELGREN NORMAN & ANNA HELGREN	yes	10738.76 1.71%
0266130524	12932 PEGASUS ST 78727	JACKSON SCOTT T & ELMO	yes	7978.67 1.27%
0266130710	12935 PEGASUS ST 78727	JURADO SONIA A & FERNANDO I ME FERNANDO I MERCADO	yes	8209.29 1.31%
0266130602	DEL ROBLES 78727	KAHL CONSOLIDATED LTD	yes	66171.21 10.53%
0266130522	12936 PEGASUS ST 78727	LINEBERGER DEBRA L & EYDIE TOLL	yes	14316.00 2.28%
0266130706	12925 PEGASUS ST 78727	LONG MERLE W & LARRY EDWARD	yes	8995.54 1.43%
0266131019	3303 OAK CREEK DR 78727	ST. FRANCIS EPISCOPAL CHURCH OF AUSTIN	no	62617.02 0.00%
0266130708	12931 PEGASUS ST 78727	MONTEMAYOR CHRISTY	yes	3966.63 0.63%
0266130507	3501 DEL ROBLES 78727	MOORE PATRICIA ANN	yes	94351.34 15.02%
0266130523	12934 PEGASUS ST 78727	MORGAN ALBERT	yes	8043.05 1.28%
0266130510	12924 PEGASUS ST 78727	MORGAN ALBERT W	yes	8079.40 1.29%
0266130511	12922 PEGASUS ST 78727	MORGAN ALBERT W	yes	5207.55 0.83%
0266130501	12900 N MO-PAC EXPRESSWAY 78727	OAK CREEK MOPAC SELF STORAGE L P	no	134465.18 0.00%
0266130707	12929 PEGASUS ST 78727	YORK JEFFREY A	no	3843.80 0.00%
Total				600051.72 58.82%

Sirwaitis, Sherri

From: Matt Synatschk [mailto:msynatschk@austin.tx.com]
Sent: Thursday, May 26, 2016 7:41 PM
To: Sirwaitis, Sherri
Cc: Brinsmade, Louisa
Subject: Postponement request for Case # C14-2016-0023.SH

Good evening Sherri,

The Northwood Neighborhood Association respectfully requests a postponement of Case # C14-2016-0023.SH until the next regularly scheduled City Council zoning meeting. The postponement will allow time to review the approved language in the ZAP recommended CO and discuss the proposal with the neighborhood. Please let me know if you need any additional information to process the request.

Thank you,

Matt

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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 IP-CO and RR, as detailed in City Ordinance #010517-13.

We oppose the zoning change for the following reasons:

- The proposed zoning change will result in a significant increase in traffic in a neighborhood with limited access to controlled intersections.
- The proposed zoning change will create additional risk of flooding in a watershed with a documented history of flooding.
- The proposed zoning change is in conflict with the land uses of the adjacent properties.
- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131021	3107 OAK CREEK DR	EASTBOURNE MOPAC LLC

Signature of Property Owner: _____

Date: _____

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131019	3303 OAK CREEK DR	ST FRANCIS EPISCOPAL CHURCH OF AUSTIN

Signature of Property Owner: *Rev Canon Paul Francis*
for St. Francis Episcopal
Church

Date: *4-3-2016*

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131018	3503 OAK CREEK DR	CHERVENKA RODNEY & MARIAN ✓

Signature of Property Owner:



Date:

3/31/16
3/31/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131017	12807 KNOTTY TRL	COPPEDGE RANDY KEITH ✓

Signature of Property Owner:

Randy Keith Coppedge

Date:

4-13-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131016	12805 KNOTTY TRL	CHUN KEUM HWA

Signature of Property Owner: 

Date: 04-03-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131011	12810 PALFREY DR	THOMPSON JOHN A & LINDSAY R

Signature of Property Owner:



Date: 4-2-2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131010	12813 PALFREY DR	WILKINSON BRAD ISAAC

Signature of Property Owner:



Date:

4/10/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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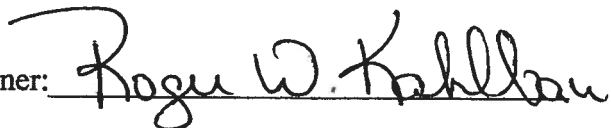
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130602	Del Robles	KAHL CONSOLIDATED LTD

Signature of Property Owner:

 Date: 4/26/16.

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
266130507	3501 DEL ROBLES	MOORE PATRICIA ANN ✓

Signature of Property Owner: Patricia Moore

Date: 4/16/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130528	3603 DEL ROBLES	BERNARD DAVID K & CONNIE ✓

Signature of Property Owner: _____

Date: _____

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130506	3605 DEL ROBLES	GROSS BETH A & DAVID W WOLFE ✓

Signature of Property Owner:

Beth A. Gross

Date:

16 April 2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130603	3500 DEL ROBLES	MIN ROBERT Y & KUM S

Signature of Property Owner: _____



Date: _____

4/16/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Travis CAD Parcel ID: 0266130508

To: Austin City Council

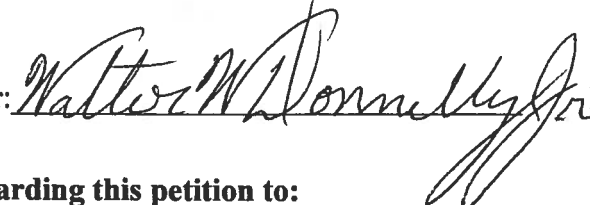
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130704	12911 PEGASUS ST	DONNELLY WALTER W JR

Signature of Property Owner:  Date: 3/31/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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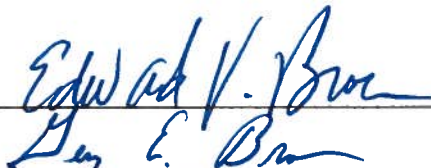
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130512	12920 PEGASUS ST	BROWN EDWARD V & GERRY

Signature of Property Owner:



Date:

4/2/2016
4/2/2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130511	12922 PEGASUS ST	MORGAN ALBERT W ✓

Signature of Property Owner: 

Date: 4 APR 16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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 IP-CO and RR, as detailed in City Ordinance #010517-13.

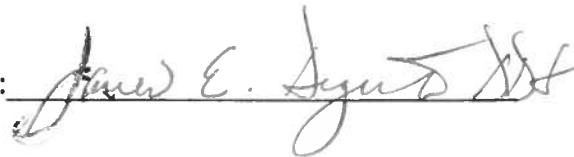
We oppose the zoning change for the following reasons:

- The proposed zoning change will result in a significant increase in traffic in a neighborhood with limited access to controlled intersections.
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- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130705	12923 PEGASUS ST	DEGUTIS JAMES E

Signature of Property Owner:



Date:

3-31-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130510	12924 PEGASUS ST	MORGAN ALBERT W ✓

Signature of Property Owner: _____

Date: 4 APR 16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130706	12925 PEGASUS ST	LONG MERLE W & LARRY EDWARD

Signature of Property Owner: Larry Long Merle Long Date: 4-2-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130509	12926 PEGASUS ST	HELGREN NORMAN & ANNA HELGREN ✓

Signature of Property Owner: _____

Date: 4/9/16

Please direct questions regarding this petition to: _____

Date 4/9/16

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130707	12929 PEGASUS ST	MABRY KALA MARIE

Signature of Property Owner: _____

K. Mabry

Date: _____

3/31/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

*Jeffrey
York
an
tax*

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130525	12930 PEGASUS ST	EVANS LORI M & RICHEY T ✓

Signature of Property Owner: 

Date: 4/2/2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130708	12931 PEGASUS ST	MONTEMAYOR CHRISTY ✓

Signature of Property Owner:

Christy Montemayor

Date:

4-4-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130524	12932 PEGASUS ST	JACKSON SCOTT T & ELMO ✓

Signature of Property Owner: 

Date: 04/12/16
04/12/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130709	12933 PEGASUS ST	GRAHAM ROGER M & LEA ANN ✓

Signature of Property Owner:

Roger M. Graham
Lea Ann Graham

Date:

4/2/2016
4/2/2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130523	12934 PEGASUS ST	MORGAN ALBERT ✓

Signature of Property Owner:



Date:

4 APR 16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130710	12935 PEGASUS ST	JURADO SONIA A & FERNANDO ✓

Signature of Property Owner: *J. Mercado*
SW

Date: 4.2.16
4/2/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130522	12936 PEGASUS ST	LINEBERGER DEBRA L & EYDIE TOLL ✓

Signature of Property Owner:

Debra Lineberger
Eydie Toll

Date:

4-2-16
4-2-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130602	Del Robles	KAHL CONSOLIDATED LTD

Signature of Property Owner:

Craig Schmidt
Kahl Consolidated, Ltd.

Date: *May 3, 2016*

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

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: 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: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

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

CAREY WARRNER
Your Name (please print)

☐ I am in favor
☒ I object

12909 REGANUS ST

Your address(es) affected by this application

[Signature]
Signature

4/25/16
Date

Daytime Telephone: (512) 739-4980

Comments: PUTTING A MAXIMUM DENSITY
RESIDENTIAL APARTMENT COMPLEX
IN THIS SMALL AREA OF LAND MAKES
ABSOLUTELY NO SENSE. THIS IS ONLY
GOING TO INCREASE TRAFFIC,
INCREASE NOISE, AND JEOPARDIZE
THE FLOOD PLAIN AS IT CURRENTLY
STANDS. PLEASE DON'T ALLOW THIS TO
RUIN OUR WAY OF LIFE. THANK YOU.

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: John Baggett [REDACTED]
Sent: Wednesday, April 13, 2016 1:21 PM
To: Sirwaitis, Sherri [REDACTED]
Cc: [REDACTED]
Subject: Rezoning C-14-2016-0023.SH Elysium Park traffic concerns

Ms. Sirwaitis,

I am writing to express my opposition to changes in zoning that are being proposed for the development of multi-family housing at 3300 Oak Creek Drive in the Northwood neighborhood where I live. This site is not suitable for apartment-style housing, especially of the scope / density as is being proposed for the Elysium Park project. Please DO NOT rezone the area.

My major concern deals with traffic. Northwood is a "pocket neighborhood." There are no businesses and almost no public transportation options within SAFE walking distance, so almost all activity in the area under discussion will require the use of a motor vehicle. The neighborhood is situated such that there are only two main entrance/exits. One of those connects to a southbound-only access road of Loop 1 expressway (one of the highest-traffic arteries in Austin) that has a speed limit of 55mph, with that entrance/exit being at a busy Metro-Rail crossing very near to the site of previous (fatal) rail accidents. The other ingress/egress connects to a very busy Parmer Lane, where a traffic light forces long delays to keep Parmer traffic flowing, also at 55mph.

With the issues at the entrance/exits, a southbound-only restriction at MoPac and a very long left-turn delay at Parmer, traffic frequently traverses the length-width of the neighborhood on Oak Creek and Silver Creek to selectively enter or exit the neighborhood. This condition is also occasionally intensified by water on the roadway from the flooding of a tributary of Walnut Creek. This resulting thoroughfare through the neighborhood is on low-speed residential avenues, through home-lined residential streets where children play and older adults employ as a primary exercise / walking path. This crossing through the neighborhood is not something that can be observed simply through a car-count, as it varies depending on trip destinations and other conditions.

Please protect the safety of our neighborhood, by rejecting changes in zoning that the neighborhood layout was not designed for. Thank You.

John Baggett
12802 Stepping Stone Cove
Austin, TX 78727

Sirwaitis, Sherri

From: Mary Langley [REDACTED]
Sent: Wednesday, April 13, 2016 12:41 PM
To: Sirwaitis, Sherri [REDACTED]
Cc: northwoodtreasurer@gmail.com [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Ms. Sirwaitis

My name is Mary Langley. My husband and I have lived at 4005 Palomar in the Northwoods neighborhood for 22 years.

I am very concerned about the traffic that will be increased if an apartment is built in our neighborhood (Northwoods, Preston Oaks, McNeil Estates and The Reserve at Northwood). Already there are long lines of cars trucks and school buses waiting sometimes through 3 lights just to get to Parmer. In order to get across Parmer by walking, you would have to have a death wish. Same with Oak Creek, next to the Mopac frontage road.

I don't even want to try to imagine the mess of cars entering and exiting the neighborhoods and getting past the Parmer/MoPac intersection, and going west on Parmer or returning from west of Preston Oaks on Parmer, if the apartments are built.

And regarding the railroad tracks next to Mopac, I have been stopped with my car sticking out in Mopac because there is nowhere else to go if there is a train coming and the bar is down across the road, the cars pile up and it is just scary to be in that situation. Traffic at that intersection has already killed one person that I knew.

Please consider these hazards.

Thank you,
Mary C. Langley
(512-923-3424)

Sirwaitis, Sherri

From: Darian [REDACTED]
Sent: Wednesday, April 13, 2016 10:15 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: RezoningC14-2016-0023.SH Elysium Park traffic concerns

Hello,

I am a Northwood resident and am writing regarding the proposed apartments. We bought our house 9 years ago and the traffic in and around our neighborhood has gotten worse and more dangerous. In the mornings, it takes between 7-10 minutes just to get out of our neighborhood to turn on to Parmer. It is very difficult to leave the neighborhood by turning on to the Mopac feeder road. Drivers are speeding and weaving out of traffic and it is very scary to try and pull out in the traffic. Also, people try to get creative to bypass the train which is also incredibly dangerous when the traffic backs up.

Our house is one street off of Oak Creek. There is a blind curve on Oak Creek (near the proposed apartments) and if you are walking or riding your bike, you must be extremely aware and cautious as cars speed around the corner. If you are new to the area or unaware of this curve and the possibility of people walking, you could easily hit them or run them over.

We think it is dangerous and irresponsible to build apartments in an area that is unsafe for kids and families to walk and drive. The school bus will have to stop near the apartments---I cannot imagine that children would be allowed on such a busy and dangerous street. With added cars from an apartment, the children and families of the proposed apartments, and the residents and property-taxpayers are more at risk.

We all want to enjoy our homes, our community and our neighborhood. Considering additional cars in an area where there is very little accessibility to main roads, congested traffic, no public transportation, is again irresponsible.

Please do not allow the rezoning of this property.

Sincerely,

Darian and David Glasgow
12893 Palfrey Drive

Sirwaitis, Sherri

From: lhejl [REDACTED]
Sent: Wednesday, April 13, 2016 4:09 PM
To: Sirwaitis, Sherri
Subject: C14-2016-0023.sh, Elysium Park traffic concerns

I am very concerned about traffic in my neighborhood. We have enough traffic with people that take a short cut through our neighborhood. Adding the Elysium park to our neighborhood will make it unliveable on the corner where my house is located.

The traffic counters that have been set up to see how much traffic there is will not be correct.

The counters were not even placed at the entrance on Oak Creek Drive nor at the exit on Silver Creek.

Therefore this is a total waste because the way they have been placed, over half the neighbor cars would not be counted.

I just found out that the developer sent a man from Houston to set up the traffic counters. He was told to set them there, therefore they are really not honest because they knew this would not be an accurate count.

I am leary of a project that is this deceptive.

Loretta lang

Sent from my iPhone

Sirwaitis, Sherri

From: Sherry [REDACTED]
Sent: Tuesday, April 12, 2016 11:01 AM
To: Sirwaitis, Sherri
Cc: Nancy Lemmons Grijalva
Subject: Rezoning C14-2016-0023.SH Elysium Park concerns

Dear Ms Sirwaitis,

I am an almost 30 year resident of the Northwood subdivision. I am very concerned about the traffic effects of rezoning for the proposed Elysium park apartment development.

We have two main entrance/exits to the neighborhood.

As it is I work nearby and am able to leave for work a little after 8 to allow those in more need to try to get out before 8. Even then I often have to wait for several cycles of the light at Parmer & Silvercreek. Traffic on Parmer is also still backed up so I can't imagine making our light longer would really be an option. Additionally cars coming from the Walgreens/It's a Grind strip center often hold up people from turning left requiring more cycles of the light.

The entrance/exit at Mopac is just terrifying. I don't use it any longer because between the un-mowed vegetation, cars careening in excess of 60mph to make a right at Parmer, having to wait for several cycles of the light at Parmer and being held up by a train it's not the most effective exit for me to use.

I do however use it to return home. I've often had to sit on the Mopac frontage road hoping not to get rear ended while waiting for a train.

The current zoning would keep traffic opposite the neighborhood flow and be a much better fit for all involved.

Respectfully yours,
Sherry Nemeth
4600 Oak Creek Dr
Austin, TX. 78727

SN

Sirwaitis, Sherri

From: Katie Cohen [REDACTED]
Sent: Monday, April 11, 2016 3:58 PM
To: Sirwaitis, Sherri
Subject: Rezoning C14-2016-0023.SH Elysium Park Traffic Concerns
Attachments: Traffic Concerns.pdf

Hello Ms Sirwaitis,

I'm writing to express concern over traffic with planned apartments at 3300 Oak Creek Drive. I'm worried about the increase in traffic to the neighborhood, through the neighborhood, and exiting the neighborhood. These are an issue because of a number of concerns, from the exact location of the proposed development near a blind curve on Oak Creek Drive, to the location of the neighborhood wedged into the corner of MoPac and W Parmer Lane. We're a well located neighborhood if you're trying to head in certain directions, definitely convenient to MoPac and north Austin. However, it's also a congested area with continued growth, increase train frequency, increased traffic, and increased congestion. It is not an ideal place for any apartments. Squeezing an apartment unit into this space creates an area of unnecessary congestion, traffic dangers, and an inability to walk or access services.

The blind curve on Oak Creek Drive makes this a less than ideal place for apartments. When heading into the neighborhood traveling west on Oak Creek Drive, where proposed entry and exits are to the apartments, across from a proposed entry to a currently under construction church, you cannot see around the corner to view oncoming traffic, or traffic entering the road way from Pegasus Street or Knotty Trail. Traffic through this area is usually speeding, usually 'cutting the corner' and not in the proper 'lane' of traffic. There are no stripes on the road, but people usually cut it close and as a resident living on Pegasus Street, I'm often surprised by oncoming traffic. If there are pedestrians on the road, it gets kind of scary. Adding more cars pulling into this section of roadway, where cars are already going too fast and ignoring posted speeds and proper driving protocols, will only lead to increased accidents.

Slightly east of the proposed development is the entry to our neighborhood on the MoPac Service Road. This area is a nightmare during morning rush hour. It is frequently congested. We get lots of traffic on the Service Road that is avoiding the MoPac Toll and trying to enter the roadway at onramps past Parmer Lane. All through traffic must narrow to one lane (just past Oak Creek), while other lanes of traffic are for turning or exiting traffic from MoPac. It is horrible. Adding to the issue, is that as you wait to turn right into our neighborhood, the MetroRail passes by. As you're waiting to turn right, you are sitting in the Service Road. There is not turn lane. There is nowhere to get out of the way of oncoming rush hour traffic. As increased train service comes along, increased traffic and safety issues will also come along. Adding additional homes in the neighborhood, will also add to the number of cars sitting and waiting to access our neighborhood.

We only have 2 ways into/out of Northwood. The entry on the MoPac Service Road and Oak Creek Drive (proposed development) and the exit at Silver Creek Drive and W Parmer Lane. Silver Creek has a red light and allows you to turn left or right to exit across the multiple lanes of W Parmer. Our neighborhood is locked in tight. We're surrounded by major roadways. They may give us easy access to jobs or schools, but they also make it very unfriendly to pedestrians. It requires you have a car. It isn't safe to walk across MoPac to HEB. Amherst Drive is frequently backed up from traffic on Duval. Accidents frequently happen exiting onto

W Parmer Lane. Many travel straight across Parmer and cut through Abel's North in the mornings, because the left turn signal is so short, you cannot make the light. Adding more cars to and through the neighborhood will be bad for traffic. It will be bad for traffic in Northwood and around Northwood. Additional cars waiting at the light at MoPac and Parmer during rush hour, will mean I now have to sit through at least 5 cycles before passing Parmer Lane. This area is not built to accommodate an apartment unit.

Regards,
Katie Cohen

Resident: Pegasus Street

Katie Cohen

----- Forwarded message -----
From: **Katie Cohen**
Date: Fri, Mar 4, 2016 at 3:51 PM
Subject: NTA for Rezoning - case number C14-2016-0023.SH
To: scott.james@austintexas.gov

Hello,

I recently noticed signage in my neighborhood for a potential rezoning of currently vacant property for a change to multi-family residential zoning. In viewing of the application submitted online (case number C14-2016-0023.SH, 3300 Oak Creek Drive / Elysium Park), I noticed that a TIA would not be required but an NTA would be required. Can you please let me know what the difference is and why one would be required and the other not?

This property is currently vacant, and I'm worried about an increase in traffic of both future residents and potential 'cut-through' traffic between Mopac and W Parmer Lane - as both major roadways continue to be more congested. Additionally, this property is adjacent to railway tracks currently used by the city's MetroRail. As additional service is added to the rail line in the coming years, I worry our streets are not safely situated to allow for traffic on the Mopac Service Road waiting to turn right onto Oak Creek Drive, where this property is located. I'm also worried about additional cut through traffic from Parmer (using Silver Creek Drive and Oak Creek Drive), once the new express lanes open on Mopac and people may use our neighborhood to avoid waiting at multiple lights in and around Mopac and Parmer Lane to change directions and head towards downtown using the toll lanes.

It seems like as of last count from CAMPO maps, the recorded current saturation traffic counts for Oak Creek were at 1,680 trips per day. The potential addition of almost double the number of trips per day concerns me. I have a young child who frequently wants to play outside in our front lawn, go for a walk, rider her tricycle, and I'm worried about safety and speeding and additional cars in this area. Any information you have on what type of evaluation will be done on the impact of additional traffic to the neighborhood would be greatly appreciated.

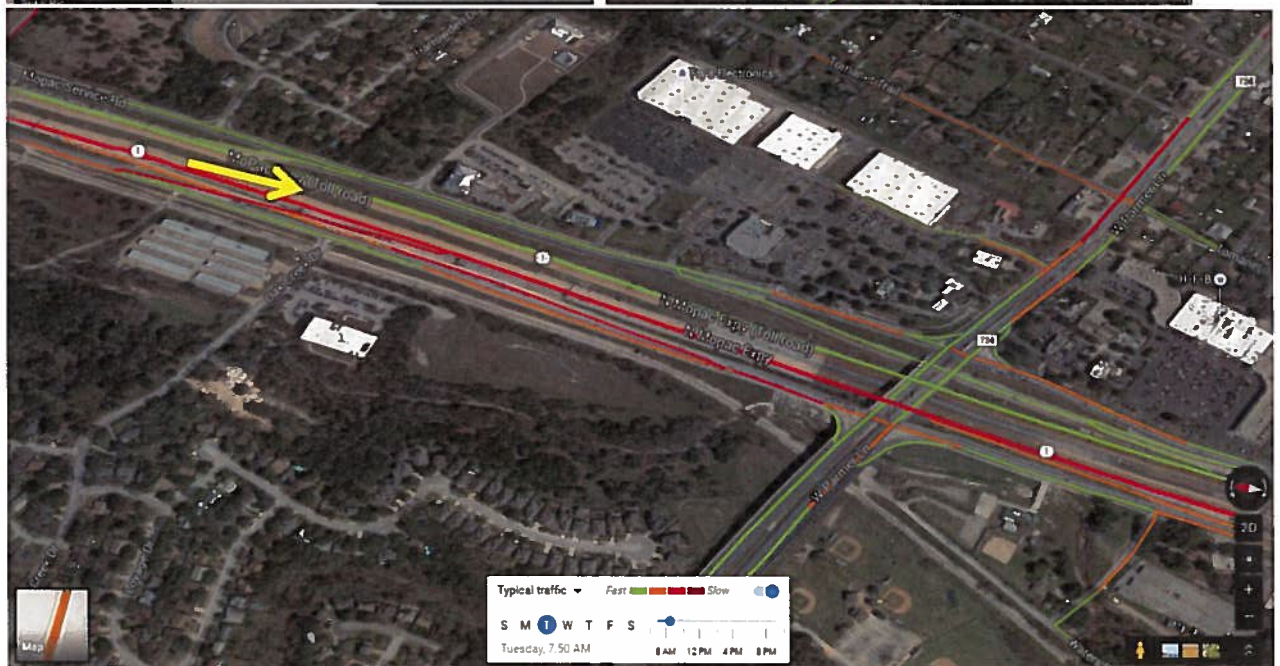
Best regards,
Katie Cohen

Hello Ms Sirwaitis,

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Regards,
Katie Cohen
Resident: Pegasus Street

Sirwaitis, Sherri

From: Annie Arnold [REDACTED]
Sent: Monday, April 11, 2016 7:39 AM
To: Sirwaitis, Sherri [REDACTED]
Cc: northwoodtreasurer@gmail.com [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Good morning, Ms. Sirwaitis,

I am a resident of the Northwood neighborhood, where the proposed site of the Elysium Park apartments is located. I wanted to write you today to express my concern for the advancement of this project and ask that the site at 3300 Oak Creek Drive not be rezoned for multi-family. I am not opposed to development in this area, but am very alarmed by the population density of the proposed apartments. In theory, residents can use the Mopac access road to get in and out of the proposed complex, but as development, and thus traffic, on Parmer increases, the Northwood neighborhood will inevitably become increasingly appealing as a cut-through to bypass the long light at Parmer and south-bound Mopac. Introducing an apartment complex with the capacity of the proposed Elysium Park apartments would exponentially exacerbate this problem over night, and would create a huge bottle-neck for all of us who live in this neighborhood. Because of how this neighborhood was designed and where it is located, it isn't possible to add new roads leading in and out of the neighborhood to accommodate that kind of an increase in residents. At peak hours, I already have to sit through the light at Parmer and Silver Creek at least 2 or 3 times in order to exit the neighborhood. And if I try to exit the neighborhood using the Oak Creek exit, (to merge onto the Southbound access road) there is always a line of at least 5 or 6 cars waiting at the stop sign to merge on to an already bustling and congested Mopac frontage road--which takes the same amount of time as sitting through 2-3 light cycles at the other end of the neighborhood. This frontage road also serves as a main access point to Mopac for the residents of the Scofield Farms and Wells Branch.

Please, please, please do not move forward with this rezoning request. Our streets can't handle it.

All best,
Annie Arnold
3806 Palomar Lane 78727

If you have concerns about the additional traffic, email Sherri Sirwaitis, sherri.sirwaitis@austintexas.gov. Describe your experiences with traffic and concerns with both current traffic and the expected increase in traffic in and near our neighborhoods (Northwood, Preston Oaks, McNeil Estates and The Reserve at Northwood). Keep in mind that City staff may not be familiar with this area, the volume of traffic and the speeds at which vehicles often travel on the frontage road and Parmer – the streets that we must travel upon leaving the neighborhood.

If you email Ms. Sirwaitis, please include the following:

Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Cc: [REDACTED]

Stay focused on traffic, including entering and exiting the neighborhoods and getting past the Parmer/MoPac intersection, and going west on Parmer or returning from west of Preston Oaks on Parmer.

If you have photos or video of traffic, please email them to northwoodna@gmail.com [REDACTED]

Sirwaitis, Sherri

From: [REDACTED] on behalf of Donna Blumberg [REDACTED]
Sent: Sunday, April 10, 2016 2:23 PM
To: Sirwaitis, Sherri
Cc: Brinsmade, Louisa; Gaudini, Michael; Leanna Lang; Jeanie Beckham; Nancy Lemmons Grijalva; Matt Synatschk
Subject: Traffic study concerns re Elysium Park, C14-2016-0023.SH
Attachments: traffic concerns summary w photos.pdf; NextDoortrafficComments.pdf

Hello Sherri,

I wanted to share some of the concerns of Northwood and adjacent neighborhoods regarding the current traffic situation and how the increased vehicles from apartments will make a bad situation worse.

I've attached a document with photos of the current traffic at both Silver Creek/Parmer and the frontage road at Oak Creek. Also attached is a copy of some traffic-related discussions on NextDoor after the developer's February meeting.

Here's a link to an 11 minute YouTube video of the traffic situation on the frontage road, <https://youtu.be/n1vC8bs6eXw>. It vividly illustrates the comments below which are part of an email from a neighbor; he summarizes some of our concerns about the limits of a neighborhood traffic study. He mentions a U-turn; Oak Creek is wide enough for drivers to make a U-turn if they see the frontage road traffic is too heavy.

I take Oak Creek every day. I head west on Parmer and do a U-turn (like many others) if the wait is more than two light cycles. If you are in front of the FM 734 signs, you get through in one light cycle. There is rarely any back up on Oak Creek to get out. At most 3 cars. There just aren't many people going out that way. Silver Creek has less wait time.

That's the point. NO ONE is going to use Oak Creek for very long if they wish to go East, South, or North. All will go through the neighborhood to the Silver Creek light. Or learn the trick of U-turns, which more learn every day.

My point has been, Oak Creek traffic counts won't show a problem. We need to avoid that at all costs. Silver Creek won't show up as "bad" as we don't typically wait for more than 1 or two cycles. It's what happens when another 100 cars from 7 to 8 AM join Silver Creek that things will *become* bad.

Donna Blumberg
Secretary & Webmaster
Northwood Neighborhood Assn



Northwood Neighborhood

Traffic concerns and comments re planned Oak Creek Drive apartments

The Elysium Park developer arranged a presentation in February for Northwood; there was much discussion about traffic during the meeting, which continued on NextDoor. Here are some of those posts with comments from people living in Northwood and nearby neighborhoods. Milwood is directly south of Northwood, across Parmer.

https://northwoodaustin.nextdoor.com/news_feed/?post=21878827

subject: PLEASE everyone attend tonight's Elysium Park Meeting

2/26/16

flooding

Susan C from Northwood

Write us off with NIMBY, but I don't want flooding in our streets! Or pulling more properties from Walnut Crossing neighborhood into the 100-year floodplain because of rampant irresponsible development. It has nothing to do with affordable housing; I'd be against building a 90-unit luxury condo building there too. Flood waters gotta go somewhere and they usually do when you pound density where waters like to flow.

traffic

Karyn F from Milwood

I spend only a brief amount of time in Northwood as I live/rent in Old Milwood however I. CAN'T STAND the traffic delays one can very easily get caught in exiting via Tamarack and Silver Creek in order to head east on Parmer. The elapsed time can be as brief as thirty seconds to as long as five minutes depending on when I exit Tamarack and my timing for the light at Amherst. I simply can't imagine the impact of more traffic. And flooding? Yikes. I realize many may not share my wildlife concerns but it saddens me that we keep taking away the few remaining habitats available while complaining about the influx of coyote and fox and other critters.

traffic, flooding

NancyG H from Northwood

Please allow me express a couple of points to enlighten Rachel and Harrison who are our beloved Millwood neighbors that have spoken out. I appreciate and respect your point of view and agree there is plenty of "Not In My Back Yard" attitudes around Austin.

Yes, it is sad when people selfishly fight to maintain the quality of their neighborhoods where they either pay high rent or interest on six figure mortgages with their blood sweat and tears. The average person does not like change and reacts with resistance. It is probably a normal reaction to fight change.

I can assure you the points you brought up are not the mark of what the issues are with this neighborhood. We live here and come and go on a daily basis and have an intimate familiarity of the traffic patterns and issues that go with getting in and out of this area and the creek when it floods. *Continues on next page*

POINTS TO CONSIDER RE TRAFFIC:

(May I suggest pulling up a google map to enhance visual clarity?)

Northwood had 4 avenues of exit... Tamarack, Silver Creek, Ganymede, and Oak Creek. The majority of the people in this neighborhood exit at Silver Creek on the Parmer Lane side of our neighborhood, or, from our only choice on the MoPac side, which is Oak Creek. I don't need to point out that both MoPac and Parmer Lane are major traffic arteries for this city and we have no other options but to exit onto these. On Tamarack, you may only take a right onto Parmer so, that exit is rarely used to leave the neighborhood.

Now for fun, let me take a gander at the exits Millwood uses for a moment.

I beg forgiveness for any ignorance shown, as I don't live and drive in this neighborhood daily like I do mine and am not 100% familiar with traffic issues that exist for you.

When I look on a map, I see Europa, Adelphi, Ganymede, and Amherst exit on the Parmer side of your neighborhood with the ability to turn either direction onto Parmer Lane. Three of these streets do not have a traffic light that piles waiting cars up into your neighborhood throughout the day as is in the case of Silver Creek.

Amherst, the four lane street with no houses facing it, channels neighborhood traffic to and from Adelphi, Gable, Cassady, Havelock, Dugan, Mosley, Tattershall, Scribe, Skipton, Tarragona, Hawkshead, and Eton toward the lights at either Parmer Lane or Duval. The Parmer lane light, lined by businesses, has an extra turn lane to accommodate heavier traffic volume, which again, does not affect the front of homes in your neighborhood.

You have further options to exit your neighborhood via Adelphi by the Waters Park traffic light, and Oneal, which, like Oak Creek, comes out on the feeder road of Mopac and high speed traffic. These streets do not seem to be a much-used avenue for exiting your neighborhood.

The other exit is another one that comes out onto Duval via Aspendale.

I must say, you have quite a nice variety of options to come and go from your neighborhood.

RE: RAILROAD CROSSINGS

You deal with the railroad crossing at Adelphi and Waters Park, where there is a significantly lower traffic volume and speed than at the Mopac feeder road at Oak Creek. You do not have to sit where the speed limit is 60 mph and wait for a train to pass praying you don't get rear ended by a chunk of speeding metal that fails to notice you waiting to pull into your neighborhood. Cars travel down the feeder road and also exit Mopac going 50-65 mph heading for the light at Parmer Lane. It is downright scary most of the time.

One further tidbit of information regarding Oak Creek is there have been numerous traffic deaths (5) at this intersection over the years. An accident there less than two weeks ago had emergency vehicles present for over three hours. **Had this accident occurred during a busy time of day, all traffic would have had to be re-routed to enter/exit via Silver Creek.**

RE: THE CREEK AND FLOODING ISSUES

The same creek that crosses under Oak Creek crosses under Waters Park Road and Oneal. These two roads have been closed numerous times when the creek floods. Flooding here forcing you to take alternative routes from your neighborhood.

Last year, I was in the parking garage at the Baylor building at Oak Creek during a severe storm about **10-15 feet away from the creek. In a matter of minutes, water jumped the banks of the creek and flowed into the garage to a depth**

of 5-7" deep over the floor of the garage covering almost the whole floor. It was 3" from the undercarriage of my car. Again, the creek is at least 10-15 feet away. Flooding poses a real concern especially when you have experienced a flood first hand.

The water of this creek flows very strongly when in a flooded state and this property is not the best place for a larger population of people to reside.

My view is that we face very different issues around how traffic comes and goes out of our neighborhoods. The truth is this complex would significantly affect traffic in a neighborhood with the issues I have commented on. I have lived in this neighborhood since 1985 and am intimately familiar with both neighborhoods. We have a unique traffic situation here that in no way compares to the usual setup of most neighborhoods.

I invite you to open your mind and drive by this proposed site to take a real-life look at it through the eyes of someone who lives here to gain understanding that NIMBY is truly not the issue here nor issues around growth or affordable housing.

It is just that, in all honesty, what is being proposed for this site is a very poor fit for this location and all concerned except for the developer's pocket.

It is not my intent to be defensive or throw out a negative response to your opinions, which I can respect. I am humbly offering a perspective that may increase your understanding as to why this neighborhood is reacting the way it is to this project. Thank you for reading my long-winded thoughts on this.

I pray that only the highest good for all concerned happens around the issue of developing this property and we all live happily ever after!

traffic

Shannon W from McNeil Drive

So many excellent points, Nancy! To add to your description of the traffic conditions:

I drive out of McNeil Drive onto the southbound access road of MoPac every weekday morning between 7:30 and 7:45am for a 6 mile commute to Steck Ave. At this time, all 3 lanes of the access road are packed with so many toll road-avoiding commuters coming in from Round Rock and elsewhere to the point that one cannot get over to the left to attempt to enter onto MoPac.

One must proceed on the access road past Oak Creek to the Parmer intersection, wait through several cycles of the lights to finally cross and attempt to move left to get into MoPac past Waters Park.

At this same point, hundreds of cars are moving right, attempting to exit MoPac to use Duval as a connector for 183/Research and/or to reach the North Austin Medical Center complex. It is total gridlock and I spend the majority of my 40 minutes in the car just trying to get past the Duval exit. That's 40 minutes to drive 6 miles!

Numerous serious car crashes have occurred near the intersection of Scofield Ridge Parkway & MoPac, as well as at the RR crossing just south of there. These most often occur during morning rush hour.

Adding a reported 200+ new trips per day by 100+ new drivers attempting to access MoPac from this same area is a terrible idea.



Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

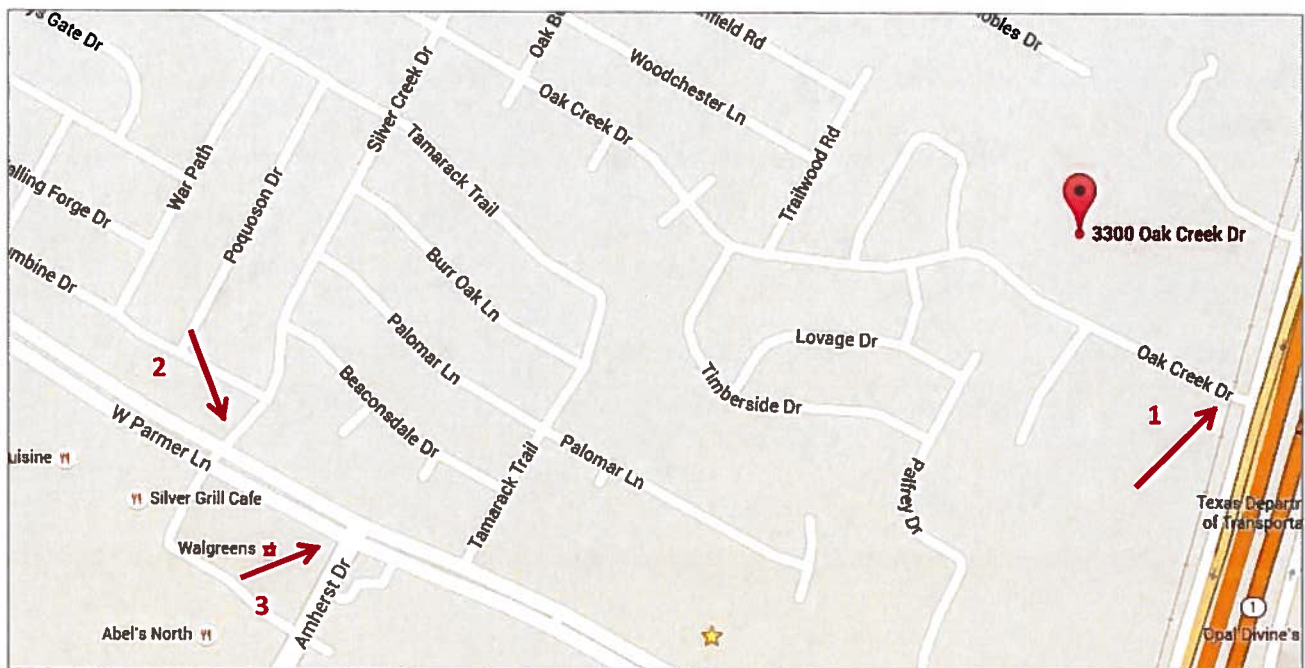
This corner of Parmer/MoPac only has nearly 900 homes and 2 usable streets – Oak Creek Dr. (1). and Silver Creek Dr.(2) - for ingress/egress. Oak Creek exits at the SB MoPac frontage road with a speed limit of 60 MPH and no traffic light; Silver Creek has a traffic light as it exits onto Parmer Lane, a 6 lane divided highway with the speed limit of 55 – 60 MPH. On both roads drivers often travel faster than those speeds. And as more people move further north on MoPac and west on Parmer traffic will become even heavier, making it even more challenging to enter and exit this corner of these busy streets. Apartment residents will have to share Oak Creek and Silver Creek with the existing residents... and even more dangerous for our young drivers.

Other important facts:

Silver Creek is only about 400 feet west of the next traffic light at Amherst (3). During rush hour, because of numerous vehicles already on Parmer stopped at that light, often vehicles attempting to exit Silver Creek towards MoPac cannot complete the turn and may block the intersection. Additionally

- although Silver Creek has 2 lanes to exit, only one is designated as left turn lane. It is not uncommon for drivers in the right lane, which is designated as straight or right turn only, to also turn left and risk a collision.
- drivers turning left must also deal with traffic exiting the commercial area directly south of Parmer – coffee shops, restaurants, bank, doctor offices, a drug store and more. Silver Creek is their only direct exit with a light.

If Oak Creek becomes unusable for any reason – such as during flooding or after flooding due to road damage from high water – Silver Creek will be unable to handle all of the current traffic from the nearly 900 homes in this corner of Parmer/MoPac.





Oak Creek exit

Typical Morning Traffic for drivers using Oak Creek; many SB vehicles exit MoPac to the frontage road to turn left onto Parmer towards IH 35. It can take 3-5 cycles of the light to get through this intersection.



From Parmer looking north; Oak Creek is just north of this photo's left edge.



Pedestrians must walk directly next to the traffic with no protective fence to shield them from a vehicle that could easily jump the curb. Note the guard rail damage.





Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

Afternoon photo of frontage road and Oak Creek– the Railroad Crossing for light rail forces vehicles to stop on the 2 lane frontage road, risking being rear ended by oncoming high speed traffic.



Exiting Oak Creek, it can be difficult to see oncoming vehicles that move at high speeds due to the slope of Oak Creek and often high grass





Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

Typical Silver Creek morning traffic waiting to exit on Parmer Ln. It often takes 2 or more cycles to get through the intersection; additional vehicles from the apartments will only increase this.



Note the black trailer; it barely made the light but wasn't able to fully clear the intersection. Traffic is again backed up following it.





Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

The view from Parmer – during rush hour it is already packed with eastbound vehicles headed towards MoPac either from Parmer or via Amherst to Duval, to Summitt Elementary (on Amherst) and IH-35. The traffic lights at Amherst and Silver Creek are timed to keep traffic on Parmer moving, but the number of eastbound Parmer vehicles don't allow for many vehicles exiting Silver Creek to turn onto Parmer, especially into the right lane to reach Amherst or SB MoPac.



Silver Creek just turned green; no room in the right lane (many vehicles exiting Silver Creek turn into this lane).

As the Silver Creek light turns yellow, the bus finally makes onto Parmer in the right turn lane, headed to Summitt.



Note the two vehicles after the bus must use the shoulder to clear the intersection.



Sirwaitis, Sherri

From: Fred Fasel [REDACTED]
Sent: Wednesday, March 30, 2016 8:04 PM
To: Sirwaitis, Sherri
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Ms. Sirwaitis,

I live in and own a home at 12900 Oak Bend Drive in Northwood. My home is on the corner of Oak Creek and Oak Bend Drive. I strongly oppose rezoning the proposed site of the Elysium Park development because it is currently designed to have it's entrance and exit on Oak Creek Drive. Oak Creek Drive is one of two streets, Silver Creek is the other, that are used by residents to access Parmer Lane and MoPac and they are the only way to get into or to exit the neighborhood. Except during morning and afternoon rush hours both streets can be characterized as quiet residential streets lined by single family homes on both sides of the streets.

Throughout the city of Austin a major goal is to preserve the integrity of older existing neighborhoods. To achieve this goal residential streets need to remain residential streets and not be turned into high volume traffic avenues. If the Elysium Park Apartments are built with the entrance/exit on Oak Creek, as many as 600 additional automobile trips per day will be added to Oak Creek and Silver Creek. That amount of additional traffic will negatively impact the character of those two streets and degrade the entire neighborhood.

Northwood residents have invested in this neighborhood because it is a quiet neighborhood with quiet streets. Allowing an apartment complex to be built with an entrance/exit on Oak Creek Drive, will certainly change the character of the two streets and negatively impact the homes on the those streets, thereby undermining the goal of preserving and supporting existing Austin neighborhoods.

If the zoning for the site remains light commercial and the site is developed for light commercial there will not be a heavy increase of traffic on the two main streets through the neighborhood. In the last few years Baylor University and EHI Health center have located on Oak Creek and the toll road frontage road (Burnet Rd.). There has been an increase in traffic on Oak Creek and Silver Creek since those businesses have opened, but it is only a slight increase. I'm sure the reason for this is that people visiting those businesses do not know they can take a short cut through Northwood to get to Parmer Lane. Full time residents of apartments on Oak Creek and Burnet Rd. will soon learn that they can use Oak Creek and Silver Creek to avoid the heavy traffic on Burnet and therefore turn those two streets into busy thoroughfares.

In summary, my concern is that rezoning the site of the proposed apartments will result in an intolerable increase in traffic on Oak Creek and Silver Creek. This increase in traffic will degrade an old and existing neighborhood. Leaving the site of the proposed apartments zoned light commercial will not result in significant increase in traffic and will preserve the integrity of the neighborhood.

Please listen to the people of Northwood's plea to not change the zoning of the site. Leaving the site zoned as it is will demonstrate city support for neighborhoods rather than giving developers permission to degrade neighborhoods so they can make a profit and ignore the wishes of the people living and investing in a neighborhood.

Thank you for listening,
Fred Fasel

Sirwaitis, Sherri

From: Lisa McCormick <lisaannmccormick@gmail.com>
Sent: Wednesday, March 30, 2016 11:37 AM
To: Sirwaitis, Sherri
Cc: northwoodtreasurer@gmail.com
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Ms. Sirwaitis,

I am a resident of the Northwood neighborhood and have been since January 2011. Our neighborhood is a quiet and friendly mix of long time residents and home owners and a few good renters mixed in. I have noticed two things that have evolved in our quaint neighborhood in the past two years: increased traffic and increased vehicle thefts. I am a single mother of two teenagers and I work downtown. We are very busy and are driving at all hours, except between 1 and 7 am.

Entering the Mopac frontage road from Oak Creek in the mornings headed southbound is a joke. Cars are backed up to the entrance ramp causing a huge problem with cars making the turn around from nb Mopac and cars coming from North of town to enter the highway. It is very dangerous to enter Mopac here and I try to avoid it.

Leaving the neighborhood turning left at the light at Silvercreek in the mornings, there are at least 10 cars or more waiting to turn left towards Mopac from 715-815am. The light is longer during the mornings than other times, but it still takes about 10 minutes at that light to just leave the neighborhood, to then sit on Mopac access at Parmer for another 10 minutes to enter the highway. Traffic heading into Austin is backed up and moving very slow between 183 and 45th street almost daily.

Exiting the neighborhood to the west is tricky. Depending on the time of day, one does have to wait for the fast drivers to go by trying to make the light at Silvercreek, then you can make your way west. But once headed that week, you will most certainly wait at the McNeil light at least once.

Regarding thefts, just this week, I am reading about people with missing items from their vehicles. I know of a few incidents where car windows were broken to get the items inside.

My concern is with any apartment living, low income or not, there is more foot traffic, more folks walking down Oak creek to Silvercreek to get across to the Walgreens or Chevron store, resulting in more exposure to our homes. More car traffic driving through the neighborhood to find a faster way out. Adding more cars to an already stressed traffic situation. Given the set up of the lights at Silvercreek and Amherst, it will be even more difficult to make a left turn on Parmer to get to Mopac. We had problems with that light before not being timed correctly. Already drivers choose to drive straight through the parking lot of Abels to turn right on Duval to just avoid the area and try to manufacture another way to reach Mopac. Thus, making the traffic at the four way stop at Amherst and Adelphi back up almost to the Parmer light. This causes a lot of problems there.

Please hear our plea, that adding apartments to our neighborhood will add to an already poor traffic situation and increase crime. I am very opposed to these apartments.

Lisa McCormick
Northwood Resident
512-689-2951

Sirwaitis, Sherri

From: Elizabeth Dickson [REDACTED]
Sent: Tuesday, March 29, 2016 12:08 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]northwoodtreasurer@gmail.com
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Ms. Sirwaitis,

My name is Elizabeth Dickson, and I live at 13024 Silver Creek in the Northwood neighborhood.

I am writing because I have deep concerns about the proposed Elysium Park development at 3300 Oak Creek Drive in the Northwood neighborhood.

Our small neighborhood has only two main entrances. There is one on Oak Creek, which is crossed by the lightrail tracks and is off a one-way feeder of the toll road. When the railway crossing arms are down, apartment residents and Northwood residents trying to turn onto Oak Creek would find themselves to be sitting ducks backed up on the feeder, a very unsafe situation to find oneself in.

The other entrance has a traffic light where people can turn right or left. This exit is stacked up every weekday morning, due to school and work traffic. I can't imagine how bad it would be with 200 more cars (added by the potential apartments) to deal with. It would be a nightmare, and I would hate to think about trying to get out if there were ever an evacuation situation.

Already we have only on-and-off-again sidewalks and are in dire need of speed bumps on Silver Creek and Oak Creek, where people tend to drive too fast. (At certain times of the day, I do not allow my kids to ride their bikes on those streets, because it is just too dangerous.)

There is no doubt in my mind that the people living in the proposed apartments would cut through the neighborhood to get back to their homes. If they were driving from the west part of Parmer, they would have to go through at least four intersections and follow a roundabout path to avoid driving through residential streets. No one is going to choose to do that. Usually apartments are built on busier streets, with entrances on main thoroughfares. This building would force its traffic on residential ways.

Please do not add to our reduced walkability and safety issues by adding hundreds of cars-worth of traffic to our residential streets.

Sincerely,

Elizabeth Dickson

Sirwaitis, Sherri

From: Richard Horn [REDACTED]
Sent: Tuesday, March 29, 2016 2:26 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Ms. Sirwaitis

My name is Richard Horn, my wife and I have lived at 12720 Timberside Dr. in Northwood since 1991. During that time the increase in traffic in our area particularly as it concerns exiting from the neighborhood on to Parmer or the frontage road to MoPac. Both have become increasingly difficult in the mornings between 6:30 and 8:30. I understand that a zoning change is being requested for a 4 story building with garages on the first floor. In looking at the design I see that this is drastically different from the original plan the Developer presented to the community. This new plan does not even meet the setback distances, it has 143 parking places. I feel this will be overwhelming to the neighborhood both from the standpoint of traffic and safety. This is not just a simple zoning change request this represents a complete departure from the spirit and nature of the community.

I am not a hydro geologist but I am pretty sure that 7 acres of impervious cover will for exceed the run off capacity of the small creek that crosses Oak Creek. It already closes with heavy rain. I am opposed to the zoning change because I see no upside for anyone other than the developer.

Sincerely,
Richard Horn, resident of Northwood

Sirwaitis, Sherri

From: Mary Ellen Scribner <mariescribner@gmail.com>
Sent: Tuesday, March 29, 2016 8:37 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning CT4-2016-0023.SH Elysium Park traffic concerns

Attention: Sherri Sirwaitis

I am writing to express my concern about the traffic implications for the Northwood community if the apartment project is allowed to proceed. I am sure that other community residents are highlighting the exacerbations to commuter traffic flow that would result from more cars entering and exiting the neighborhood during the peak morning and evening commuting times. Thus, I want to focus on an existing problem that probably hasn't been considered by anyone involved with this project or perhaps even by Austin traffic planners.

There are three exits from the combined neighborhoods of Northwood, Preston Oaks and McNeil Estates: Silver Creek Drive and Ganymede Drive lead directly to Parmer Lane; Oak Creek Drive exits Northwood onto the MOPAC service road that leads only to Parmer Lane. There is a fourth "informal" access street not noticed by most non-residents where Tamarack Trail dead ends at Parmer Lane--yes, once again, Parmer Lane. It should be clear by now that we cannot leave Northwood, Preston Oaks, or McNeil Estates without access to Parmer.

Access to Parmer Lane is compromised more often than you might think. The most disruptive incident that impacted me personally occurred in September 2014 when a funeral procession for Travis County Deputy Jessica Hollis, confined not only the residents of Northwood, Preston Oaks, and McNeil Estates to the neighborhood but also forced drivers exiting the toll road, FM1325, Wells Branch Pkwy., etc., and needing to either cross or turn onto Parmer Lane to sit in their cars for at least one hour and twelve minutes. I know that time because I was the first car at the Silver Creek Dr light waiting to turn when the procession arrived at that point. One hour and twelve minutes later I got to proceed onto Parmer Lane. I was on my way to a two-hour class of which much less than one hour remained by the time I got to it. This happened midday and people who had left their offices for lunch were made to be more than an hour late in getting back to work. No doubt others were on their way to a class as I was or an important appointment. School buses were stuck in this monumental traffic jam; hopefully, no one had a serious medical emergency.

It is plain to see that adding apartments to this restricted area would only make an existing problem worse. We do not need more cars coming and going from the neighborhood, and we desperately need another way out that has nothing to do with Parmer Lane.

Regards,
Mary Ellen

--

Mary Ellen Scribner
512.255.8428 (H)
512.698.5539 (C)
[REDACTED]

Sirwaitis, Sherri

From: Casey Walker <caseyjoewalker@gmail.com>
Sent: Wednesday, March 30, 2016 8:02 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park Traffic Concerns

Ms. Sirwaitis,

I am emailing you in reference to the proposed Elysium Park development and my concerns with the incredible increase in traffic that this will cause in an area where vehicle congestion is already a huge issue.

I'm a resident of the Northwood neighborhood and suffer through this traffic congestion daily. The entrance to this neighborhood is part of the Mopac/Loop 1 frontage road that leads to an intersection with Parmer Lane. At peak traffic hours, it is not uncommon for this traffic to back up so far, that the entrance to the neighborhood is blocked. This also backs up the amount of cars trying to exit the neighborhood, all directly in front of the proposed site for this development.

Tracks for the Metro rail also run right through the exit to the neighborhood and often cause additional traffic delays, as well as safety concerns with cars being stuck in line in the path of the train. There have already been Metro rail accidents in this area, including the one mentioned in the link I am providing here, where a man was killed one street over from this proposed development. The accident resulted not only in a fatality but a settlement to the family from CapMetro.

<http://kxan.com/2015/02/24/capmetro-approves-settlement-in-deadly-2012-train-crash/>

Normally, residents of a proposed development such as this can rely on nearby public transportation, which helps reduce the amount of traffic. But with this proposed location, the nearest Metro rail station is 2 miles away and the nearest bus stop is over a mile way and would require pedestrians to navigate the dangerous aforementioned intersection of Parmer Ln and Mopac. There is no reliable public transportation in safe walking distance and that means most if not all of these new residents will be forced to use cars. Red light runners are also a huge problem at this intersection and put these pedestrians and other drivers at risk as well.

Finally, the streets of our neighborhood, including Oak Creek, where this development is proposed, are filled with playing kids and exercising adults. This area has a huge problem with speeding drivers along Oak Creek and speed signs are frequently posted to help alert drivers to slow down, often to no avail. Increased traffic on this street is only putting our kids and residents at future danger.

Please help us. This neighborhood can not sustain the amount of traffic that a maximum density development such as this would create. Our safety and our kid's safety depend on it. We ask that you please not re-zone this area.

Thank you for your time and attention on this matter.

Casey Walker
Resident at 12909 Pegasus St
caseyjoewalker@gmail.com

Sirwaitis, Sherri

From: JMW Lanman [jmwlanman@gmail.com]
Sent: Wednesday, March 30, 2016 9:05 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Mrs. Sirwaitis,

I am writing to let you know about my concerns with the proposed apartment housing development Elysium Park at 3300 Oak Creek Dr in Austin, TX. I am a resident of Northwood at the NW corner of Parmer and Mopac, my address is 13028 Silver Creek Dr..

This site is not suitable for apartments because of its location directly adjacent to a train track and a one-way 50 MPH highway service road. The adjoining neighborhood (Northwood) is the only alternative for additional traffic seeking to avoid trains and a busy entrance and exit at the the Oak Creek and Mopac service road (referred to as Burnet Road sometimes). The safety of apartment residents would be unreasonably compromised by the proposed location because of trains, flooding creeks, 50 MPH one-way traffic, and no reasonable pedestrian access to any public spaces or parks. The safety of the current Northwood residents would be unreasonably compromised by the addition of more traffic, which the existing neighborhood roads are not designed to handle. When you add to the mix the often flooding creek that can block passage along Oak Creek Dr. and the additional run-off that would be created by the development... this proposed location just doesn't make sense.

I respectfully request you to take these factors into account when you review this pending case.

Thank you,
Josh Lanman
512-470-5066

Sirwaitis, Sherri

From: Neil Deeds [REDACTED]
Sent: Tuesday, April 26, 2016 10:43 PM
To: Sirwaitis, Sherri
Subject: Rezoning C14-2016-0023.SH Elysium Park

DATE: April 26 2016

RE: City of Austin Zoning Case Number C14-2016-0023.SH Elysium Park

TO: Sherri Sirwaitis, Case Manager, City of Austin Planning and Zoning Department

I am writing in opposition to Zoning Case Number C14-2016-0023.SH which, per the application, will change zoning for ~7 acres located on Oak Creek Drive from IP-CO (3400 Oak Creek) and RR (3302 Oak Creek) to MF-4-CO, where the proposed use is apartments.

A few main reasons are below:

1. The portion of road along Oak Creek between the site and southbound Mopac frontage road
 - is a **HIGH FLOOD RISK**, per Watershed Protection Department (WPD) Creek Flood Problem Score data. It has flooded as recently as May 2015. There was a high water rescue in October 2013. It is **NOT SAFE** to put a multi-family development where the main street access is known to flood.
 - has a railroad crossing. Between Mopac frontage road and the railroad crossing, there is space for only two vehicles on Oak Creek. Zoning for apartments (MF) vs. the existing IP-CO zoning will mean more vehicles flowing into the neighborhood at similar times (e.g., returning home in the evening) and more occurrences where that 2-car length threshold will be exceeded, so that traffic will be **UNSAFELY** forced to stop on the 55-MPH Mopac frontage road.
2. The new zoning will allow for more impervious cover than the current IP-CO zoning. This will be additional flood risk to areas downstream of this property that are already prone to flooding and may put existing homes further in harm's way.
3. An MF-4 zoning district where the only access is on a non-through, residential street is not appropriate. The neighborhood and its residential-only streets, where homes and driveways face, are not intended to support apartments.
4. A large portion of the 7-acre site is in the 100-year floodplain and the critical quality water zone where building is not permitted. Development will be forced to encroach further into the neighborhood where there are existing homes. MF-4 will allow a four story structure to be placed near 1 and 2-story existing homes. This does not respect existing residents who selected these homes when there was no intention to have 4-story structures near their properties with minimal setback.

These are the main arguments to oppose multi-family zoning district at this location on Oak Creek Drive. Kindly take this into consideration.

Respectfully,
F. Deeds

[REDACTED]

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:
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: C14-2016-0023.SH
 Contact: Sherri Sirwaitis, 512-974-3057
 Public Hearing: May 3, 2016, Zoning and Platting Commission
 June 16, 2016, City Council

Beverly Deguteris
 Your Name (please print)

12923 Pegasus St.

Your address(es) affected by this application

Beverly Deguteris
 Signature

4-26-2016

Date

Daytime Telephone: 512-413-5215

Comments: I would like to object and persuade the zoning and platting commission to object this zoning as this project will increase the already large amount of traffic my only main street out of my neighborhood. I am also concerned about increased flooding potential of Red Creek. Please consider NO
on Case # C14-2016-0023 SH

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: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

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

Enid Walker

Your Name (please print)

12909 Regasus St

Your address(es) affected by this application

Enid W. Walker

Signature

4/26/16

Date

Daytime Telephone: (512) 632-1097

Comments:

This proposed zoning change is going to bring unprecedented traffic and congestion to an already crowded area. It already takes several minutes to leave the subdivision every morning. How long will it take if this re-zoning goes through? Please deny this zoning request. Thank you!

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: Joan Yaffe [REDACTED]
Sent: Sunday, May 01, 2016 2:44 PM
To: Sirwaitis, Sherri
Subject: Case # C14-2016-0023.SH -- Opposition

Dear Ms. Sirwaitis,

I am a resident of the Northwood neighborhood (12911 Trailwood Road). I may not be able to attend the Zoning and Platting Commission meeting on May 17th and so I thought I would express my opposition to Case # C14-2016-0023.SH via email. I am opposed to the Elysium Park apartment development for several reasons:

- The proposed site is next to Walnut Creek which floods during heavy rains. The added impervious cover created by such a large development so close to the creek will potentially worsen the flooding not only on Oak Creek Drive, but downstream as well.
- Northwood is a small neighborhood which currently has only two main entrances, one of which only allows southbound traffic out of the neighborhood. During morning rush hour it can be very difficult to turn onto the SH 145 access road. The other entrance, with the only traffic light, also has a long line of cars exiting every morning. Sometimes it can take two or three signal changes to turn left on to Parmer in order to access southbound Mopac. Both of these are residential streets and would not easily accommodate adding potentially 200 more vehicles that a 120 unit apartment complex could produce. It would be a nightmare in the mornings and evenings as people travel to and from work and school. In addition, the proposed development is near the railroad tracks which poses more problems with increased traffic.
- The schools in this district are already overcrowded and another 47 home subdivision is currently being built in the Scofield area which will also be in this school district adding more children into these overcrowded schools. The potential for more children in the Elysium Park development would only exacerbate the overcrowding problem.

The office building across Oak Creek Drive from the proposed development has fit very nicely into the neighborhood as will the church that is being built just west of it. Much as I would like the tract to remain undeveloped because it affords us a little green space, I know that is unrealistic but hope that when development comes, it will enhance, not detract from the quality of the neighborhood.

Thank you for your consideration of this email.

Joan Yaffe
12911 Trailwood Road
Austin, TX 78727

Sirwaitis, Sherri

From: Cindy Schmidt [REDACTED]
Sent: Saturday, April 30, 2016 11:06 AM
To: Sirwaitis, Sherri
Subject: Zoning application- Case #: 14-2016-0023SH

Dear Ms Sirwaitis,

I represent our family partnership, Kahl Consolidated, LTD. We own property at 3400 Del Robles, Austin, Texas.

I am contacting you with concern regarding the proposed rezoning of our property. We are situated next door to the site being considered for development, Elysium Park. I have heard that the developer is stating that a road may be built through our property for access to the proposed housing development. I would like to assure you that I have never spoken to any developer regarding a road, nor would we be willing to have such a road placed on our land. I believe that the developer is speaking out of personal interest, yet has no basis for that claim.

We understand that if such project is constructed, the traffic through the existing entrance and exit streets will be overwhelming, but we are in no way entertaining the possibility of a new road through our property. We are against the rezoning and proposed construction for several reasons, including the traffic concern.

In addition, the flooding of the area has been an issue for the past 40 years we have owned the property. Construction of the proposed building will create a large footprint on the site and increase water shed to surrounding areas. Our concern is for the destruction caused by additional water on our land and for the safety of the residents who live on our property.

The railroad track located along Mopac would be another potential hazard for the project. A man in a vehicle was killed exiting in that location a few years ago and additional traffic, vehicles or pedestrians, would be further potential for tragic accidents along the track.

I will also try and reach you by telephone to discuss these concerns regarding the rezoning needed to allow this project to advance.

Sincerely,

Cindy N. Schmidt

Kahl Consolidated, LTD
806 679-1901

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council

FRANCIS EGAN

Your Name (please print)

3107 OAK CREEK DRIVE AUSTIN

Your address(es) affected by this application

4/25/16

Date

Signature

Daytime Telephone: (416) 597-3310

Comments: VERY CONCERNED WITH TRAFFIC AS

WELL AS EXASPERATED FLOODING AND

ENVIRONMENTAL ISSUES.

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

RECEIVED

P E T I T I O N

JAN 30 2017
By Zoning staff
all 2/1/17
Planning & Zoning Department
@
3:00pm

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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 IP-CO and RR, as detailed in City Ordinance #010517-13.

We oppose the zoning change for the following reasons:

- The proposed zoning change will result in a significant increase in traffic in a neighborhood with limited access to controlled intersections.
- The proposed zoning change will create additional risk of flooding in a watershed with a documented history of flooding.
- The proposed zoning change is in conflict with the land uses of the adjacent properties.
- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

property owner listed on TCAD as Patricia Ann Moore - Already validated

Parcel ID	Address	Property Owner
0266130507	3501 Del Robles Austin, TX 78727	Jay A. and Erin N. Tuggle

Signature of Property Owner:

Jay Tuggle *Erin Tuggle*

Date:

1/30/17

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com