

P E T I T I O N

Date: 5/2/2017
File Number: C14-2016-0125

Address of Rezoning Request: 13007 Cantarra Drive
Pflugerville, Tx 78660

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than LR-MU-CO with a trip limit of no more than 2,000 trip limits per day. We would love for this area to be zoned back to a property deemed for residential use only.

The reason for protest is as follows: Residents of Cantarra were promised a dog park at the designated property, when development began over 10 years ago. This area currently serves as an open field for residents to play catch, play tag, play with pets, a nice quiet reading area, and other convenient neighborhood activities where a clear field, which is enclosed, would serve a community. The neighborhood developer also promised a Jr. Olympic-sized pool with multiple shade structures (at least 3) and a park complete with water fountains, pet friendly water fountains, a bicycle rack and suitable parking. The previous developers have reneged on many of their promises to put in suitable amenities to accommodate the estimated 1,200 homes that are to be built in our community. Our "amenities" have been reduced to a standard-sized swimming pool (roughly 25 ft long), and a toddler-aged playground. While the failed promises fall upon the previous neighborhood developers (we are now on our 3rd or 4th developer), this community has been misled time and time again, with promises of a community that anyone would envy. Now Mr. Mahesania is proposing to put in a gas station in addition to the convenience store?! Misled again. The "off-site family amenities...within one mile of the project" has also changed. There is a small park within 1000 ft of the proposed store. There is also a creek/greenbelt area that is located immediately adjacent to the proposed store. Will this be destroyed upon development?

Secondly, there are already **five** convenience stores and gas stations within less than 10 minutes of the Cantarra subdivision. Placing another gas station is not only unneeded but increases the risk for loitering, unwanted attention to our neighborhood, crime, and most importantly increases the influence of youth sales of alcohol and tobacco. Gas stations provide a gross profit margin of only about 6.4% of sales. However, data reflects that cigarettes and other tobacco products account for nearly 36% of convenience store sales, over 19% for food service (if provided), over 15% for non-alcoholic beverages, and 7% of beer and alcohol sales¹. To use the community residents as the target customer, is appalling. At a minimum, there will be 1 parent/adult to every 2 children or more. A survey of 2,125 middle-school students in central California examined adolescents' exposure to tobacco marketing in stores and its association with self-reported smoking. Two thirds of sixth-, seventh-, and eighth-grade students reported at least weekly visits to small grocery, convenience, or liquor stores. Such visits were associated with a 50% increase in the odds of ever smoking, even after control for social influences to smoke. Youth smoking rates may benefit from

¹ Data provided by CSP Daily News <http://www.cspdailynews.com/print/csp-magazine/article/data-store-sales-trends-2015>

efforts to reduce adolescents' exposure to tobacco marketing in stores². With the anticipated 1,200 homes in this community, the number of children and young teens in our neighborhood will likely be influenced by the convenient availability of tobacco and alcohol, and should be frowned upon. Our neighborhood is still developing and morphing into a bigger and better area making it relatively nice and family friendly. With the number of convenience stores (with gas stations) surrounding our neighborhood, another gas station or convenience store is just not necessary.

Furthermore, our neighborhood is all electric, and adding a gas station poses additional risk from exposure to odorless hydrocarbon fumes, benzene (a genotoxic carcinogen in humans, to which no safe level of exposure can be recommended³), and gas leaks. The hydrocarbon fumes can cause asthma and respiratory issues while the chemical, benzene, can cause cancer. The (EPA) Environmental Protection Agency stated that the fuel holding tanks can cause leaks to underground water systems which can render water polluted and undrinkable. These things are not what I want around my children, my neighbor's children or my neighbors. The exhaust from sitting cars causes additional damage to our environment and exposes the children playing at the park and swimming at the pool, the additional air pollution is not acceptable⁴.

Finally, our neighborhood houses many youth that play outdoors, and families that go out for walks or biking. The park and pool area are under 1000 feet away from the proposed development of the gas station, which will ultimately put our residents, and more importantly our children, at unnecessary increased risk of getting hurt by vehicles traveling on the main road (Cantarra Drive). We already experience safety issues at the intersection of Howard and Cantarra Drive, due to lighting and vehicles traveling at high rates of speed on both Cantarra Drive and Howard Lane. The amount of traffic turning into our neighborhood and into the gas station will significantly increase the difficulty of leaving the Cantarra Subdivision (mostly those turning East onto Howard Lane), and increase the risk for traffic accidents.






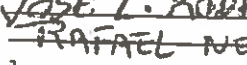


The developer, Mr. Mahesania, will be the only party to benefit from the convenience store and gas station, and has not shown any concern or sought any input by the affected parties. Our neighborhood will suffer undue hardships and disruption with this development. In closing, we ask that you respectfully take all our concerns into consideration before making the decision to approve the increase in vehicle trips per day and the gas station, if not the development in its entirety. Thank you for your time.

Signature

Printed Name

Address

(all addresses in Pflugerville, Tx 78660,
unless otherwise noted)

	Yvonne Lopez	13421 Cantarra Drive
	Jodie Huggins	13516 KEARNER DR
	Barbara Rainey	3509 TRACADO TRAIL
	Melissa Fish	3417 Firch Dr.
	Ed Massand	3417 Firch Dr.
	Robert DeWitt	13516 Kearns Dr
	JOSE L. RODRIGUEZ	3113 MILDURA CV
	Rafael Neuman	3528 PERTH PASS

² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448595/>

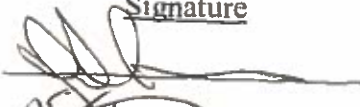
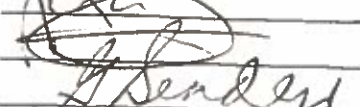
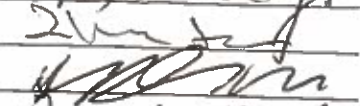
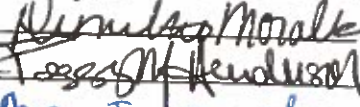
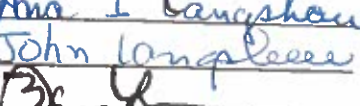
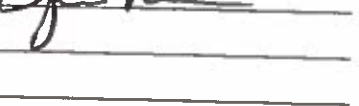
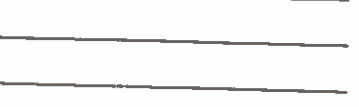
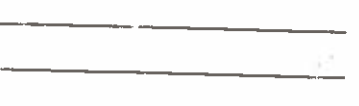



³ Scientific American (<https://www.scientificamerican.com/article/is-it-safe-to-live-near-gas-station/>)

⁴ National Center for Biotechnology Information (<https://www.ncbi.nlm.nih.gov/books/NBK138708/>)

Signature

Printed Name

Address

	GEORGE I. DAWSON	13300 O'ROURKE DR.
	Gloria Sendej	13409 O'ROURKE DR
	MIKE NAIL	13505 LISMORE LAKE
	GLORIA SENDEJ	13417 LISMORE LN
	John Jensen	3524 PATTEN RD
	Herbert Wu	13509 Maura Cir
	Demetria Morales	13300 O'ROURKE DR.
	Peggy M. Henderson	3329 Handsome Dr
	Bach Dr 3516	3516 Bach Dr.
	John Langshaw	3516 Bach Dr 3516
	Juan Lopez	13401 Cantaura Dr

Date:

5/2/2017

Contact Name:

Vonne Lopez

Phone Number:

512-773-8621