

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0129 – 10801 Wayne Riddell Loop DISTRICT: 5

ZONING FROM: I-RR

ZONING TO: MF-4-CO

ADDRESS: 10801 Wayne Riddell Loop

SITE AREA: 37.403 acres

PROPERTY OWNER: Riddell Family Limited Partnership (James A. Henry)

AGENT: Smith Robertson, L.L.P. (David Hartman)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence – moderate-high density – conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay is for the following development standards: 1) a minimum 25’ front yard setback; 2) maximum 55% building coverage; 3) 65% impervious cover; 4) minimum site area requirements: 1,200 sf for an efficiency dwelling unit, 1,500 sf for a one bedroom dwelling unit, and 1,800 sf for a dwelling unit with two or more bedrooms; 5) a 60’ wide dwelling unit setback along the south property line; 6) a minimum 50’ wide dwelling unit setback along the west property line; 7) a 6’ high fence along the south and west property lines, and 8) a maximum of 750 dwelling units.

The Restrictive Covenant includes all recommendations listed in the Transportation Impact Analysis Memo, dated February 13, 2020, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
March 3, 2020:

CITY COUNCIL ACTION:
April 9, 2020:

ORDINANCE NUMBER:

ISSUES:

The Knolls of Slaughter Creek Home Owner’s Association Board and individual residents within the subdivision have requested postponement of the subject zoning case until April 7, 2020. Please refer to attached correspondence at the back of this report.

CASE MANAGER COMMENTS:

The subject unplatted property contains one single family residence and zoned interim – rural residence (I-RR) district since its annexation into the City limits in December 1997. The tract has access to South First Street and the terminus of Wayne Riddell Loop. There are single family (detached) subdivisions to the west and south (SF-2, SF-1), Slaughter Creek flows through the north portion of the property (SF-2), and Akins High School is to east, across South First Street (MF-2). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

Along the west property line, there is a 30-foot wide area owned by the Knolls of Slaughter Creek HOA that contains a gas pipeline easement and functions as a buffer area. As shown in Exhibit A-1, there are large groupings of trees at the southwest and south portion of the site as well as the north portion, the latter of which includes floodplain adjacent to Slaughter Creek.

The Applicant proposes to rezone the property to the multifamily residence – moderate-high density – conditional overlay (MF-4-CO) district for the construction of up to 750 apartments. As listed on page 1, the Applicant’s requested Conditional Overlay limits development of the property to MF-3 development standards for the front yard setback, building coverage, impervious cover, and minimum site area requirements, as well as greater setbacks for dwelling units and fencing along the south and west property lines.

BASIS OF RECOMMENDATION:

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. Intensive multi-family zoning should be located on highways and major arterials.

3. Zoning changes should promote a balance of intensities and densities.

Staff recommends the Applicant’s request for MF-4-CO zoning given its access to an arterial and a collector street, connectivity will be provided through the tract, thereby adding an access option for area residents, and additional buffers are provided between single family residences and proposed multifamily residences. Staff recommends the Applicant’s request for 60 feet given that the maximum height allowed by the MF-4 zoning district can be achieved at a distance of approximately 300 feet from the closest single family residences (Meadows at Double Creek Subdivision).

The Traffic Impact Analysis memo recommends the extension of Wayne Riddell Loop from its terminus in the Knolls at Slaughter Creek subdivision to South First Street. The Wayne Riddell extension is shown in the Austin Strategic Mobility Plan adopted by Council in April 2019 and is consistent with a priority of the Imagine Austin Comprehensive Plan to create a compact and connected city. ***Please refer to Attachments A and B.***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	One single family residence
<i>North</i>	SF-2	Slaughter Creek
<i>South</i>	SF-2	Single family residences within the Meadows at Double Creek subdivision
<i>East</i>	I-RR; MF-2-CO; MF-3-CO	Apartments, Slaughter Creek; Austin ISD High School
<i>West</i>	SF-1; SF-2	Single family residences in the Knolls at Slaughter Creek subdivision

AREA STUDY: Not Applicable

TIA: Is required – Please refer to Attachment A

WATERSHEDS: Slaughter Creek / Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Menchaca Elementary School

Paredes Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association 742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1307 – Oak at Twin Creeks Homeowners' Association 1363 – SEL Texas

1462 – Meadows at Double Creek POA 1528 – Bike Austin

1530 – Friends of Austin Neighborhoods 1531 – South Austin Regional Alliance (SANA)

1616 – Neighborhood Empowerment Foundation 1785 – Knolls of Slaughter Creek

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0123 – Onion Creek Fire Station – 11112 Old San Antonio Rd	GR-MU-CO to P	To Grant P	Apvd P as Commission recommended (11-21- 2013).

C14-2010-0027 – Colonial Grand at Cityway – 11001 South 1 st St	GR-MU-CO to MF-3	To Grant MF-3-CO w/CO for limited access to Old San Antonio Rd., max. units of 430 and max. 5,753 trips/day, and conds of updated TIA	Apvd MF-3-CO w/conds as Commission recommended (5-27-2010).
C14-05-0175 – Newmark Homes – Northwest corner of S First St and W FM 1626	I-RR to GR for Tract 1; SF-2 for Tract 2	To Grant GR-CO w/the CO for prohibited uses and SF-2 for Tract 2, and a Restrictive Covenant for the conds of the TIA and a private RC to prohibit the installation of video games	Apvd GR-CO for Tract 1 and SF-2 for Tract 2 with a Restrictive Covenant as Commission recommended (3-23-2006).
C14-05-0014 – Harrell Tract – 9900 S First St	I-RR to SF-2	To Grant SF-2 with a Restrictive Covenant for the conds of the TIA	Apvd SF-2 with a Restrictive Covenant for the conds of the TIA, as Commission recommended (5-12-2005).
C14-04-0125 – Harrell Tract 2 – 10000-10450 S First St	I-RR to MF-2	To Grant MF-2-CO w/the CO for MF-1 density, and a Restrictive Covenant for the conds of the TIA.	Apvd MF-2-CO, with a Restrictive Covenant for the TIA, as Commission recommended (12-2-2004).
C14-04-0124 – Harrell Tracts 1A and 1B – 10116 S IH-35 Service Rd SB; 9800 – 10000 S First St	I-RR to GR-MU-CO for Tract 1A; CS-CO for Tract 1B	To Grant GR-MU-CO for Tract 1A; CS-CO for Tract 1B with CO for prohibited uses, with a Restrictive Covenant for the conditions of the TIA and establishing a minimum square footage for restaurant uses.	Apvd GR-MU-CO for Tract 1A and CS-CO for Tract 1B, with a Restrictive Covenant for the TIA and minimum square footage for restaurant uses, as Commission recommended (12-2-2004).

RELATED CASES:

The property was annexed into the City limits on December 31, 1997 (C7A-97-013). The subject zoning area occupies a central portion of the Preliminary Plan of Stablewood at Slaughter Creek, Revision No. 2, approved on April 11, 2001 (C8-95-0211.03). The zoning area is depicted with a single family residential lot layout and a recreation center, and

includes the extension of Wayne Riddell Loop to South First Street. If multifamily residence zoning is approved by Council, a change accounting for this land use must be addressed prior to approval of a final plat. ***Please refer to Exhibit B.***

There are no site plan cases on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South 1 st Street	120 – 130 feet	75 feet	Level 3 (Arterial, 4 lanes, Divided)	No	Bike Lane	Yes
Wayne Riddell Loop	62 feet	40 feet	Level 2 (Neighborhood Collector)	Yes	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this zoning case is located along an Imagine Austin Corridor (*South 1st Street*) and within one-half mile of the Imagine Austin Southpark Meadows Regional Center. The subject tract is 37.40 acres in size and contains one single family house. Surrounding uses includes undeveloped land and a single family subdivision to the north; to the south is a single family subdivision and an apartment complex; to the west is a single family subdivision; and to the east is Akins High School. The proposed use is a 750 unit multi-family apartment complex.

Connectivity

There are shared bike lanes adjacent to the subject tract located along South 1st Street but no public sidewalks. The adjoining single family subdivision to the west has public sidewalks. There are no public transit stops located within a half a mile of this property. All vehicular access to this property is currently from Wayne Riddell Loop, which is west of the property. The mobility options are below average while connectivity options are average (a public school across the street and shopping center being one-half mile away.)

Imagine Austin

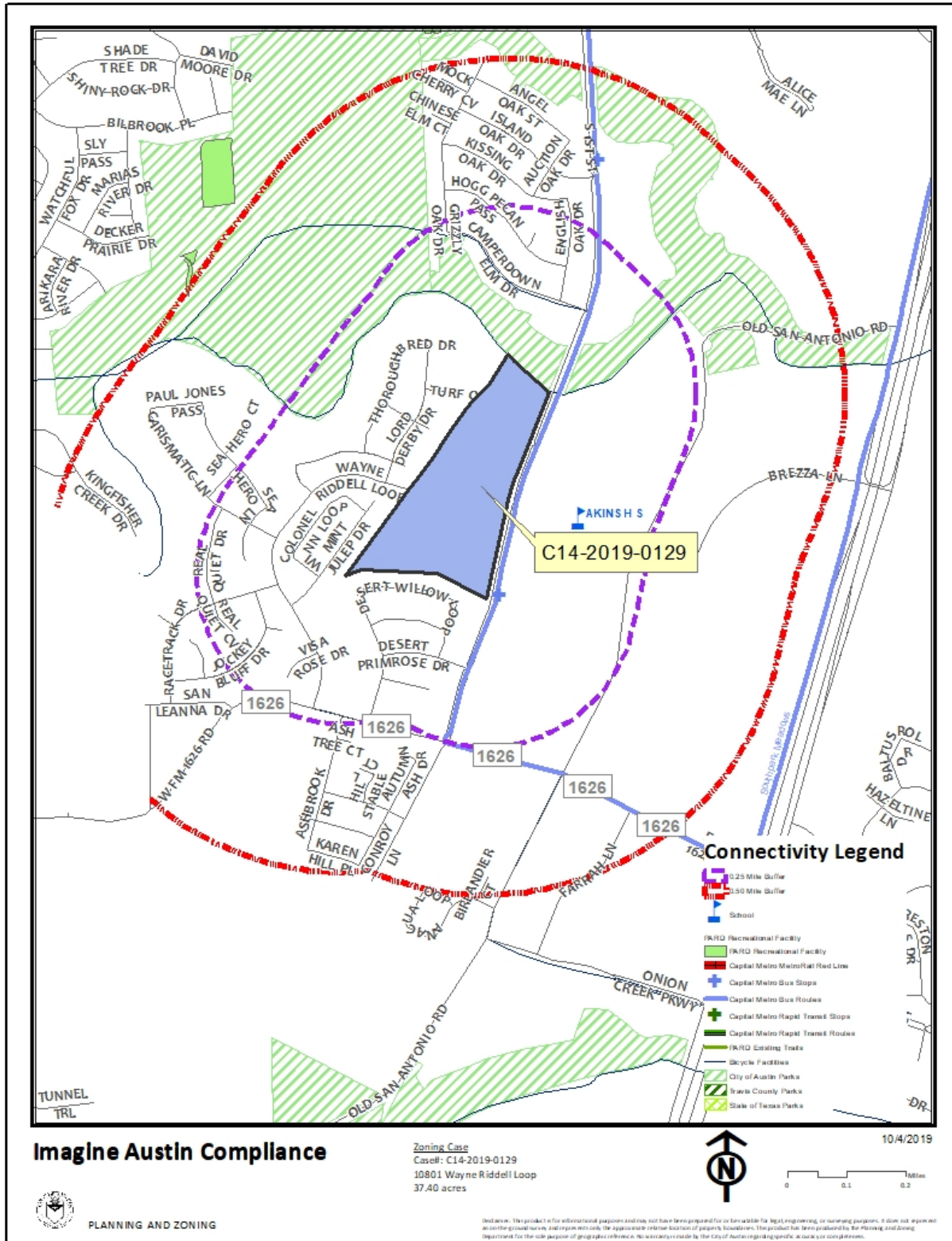
The subject tract falls outside of the Imagine Austin designated **Southpark Meadows Regional Center**. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. The project is also located along the **South 1st Street Activity Corridor**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate,

and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable to this case:

- **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 P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **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.

Conclusion: The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project does not have an affordable housing component, it will provide much needed workforce housing. Based on the subject tract's location along an Activity Corridor but the lack of mobility options in the area, the proposed request partially supports the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek and Slaughter Creek Watersheds 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.

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%

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

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

At this time, site specific information is unavailable regarding 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.

Site Plan and Compatibility Standards

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

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

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency of SF-1 to the west and SF-2 to the north, south and west. The following standards apply:

- No structure may be built within 25 feet of the property line to the north, west, and south.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line to the north, west, and south.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line to the north, west, and south.
- No parking or driveways are allowed within 25 feet of the property line to the north, west, and south.
- Landscaping or screening is required along the north, west, and south property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

DEMOLITION AND HISTORIC RESOURCES

The Applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be

recommended based on review of the TIA [LDC 25-6-142]. Comments are provided in Attachment A.

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Wayne Riddell Loop. It is recommended that 78 feet of right-of-way from the future centerline should be dedicated for Wayne Riddell Loop at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. A wastewater SER has been approved for this site. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

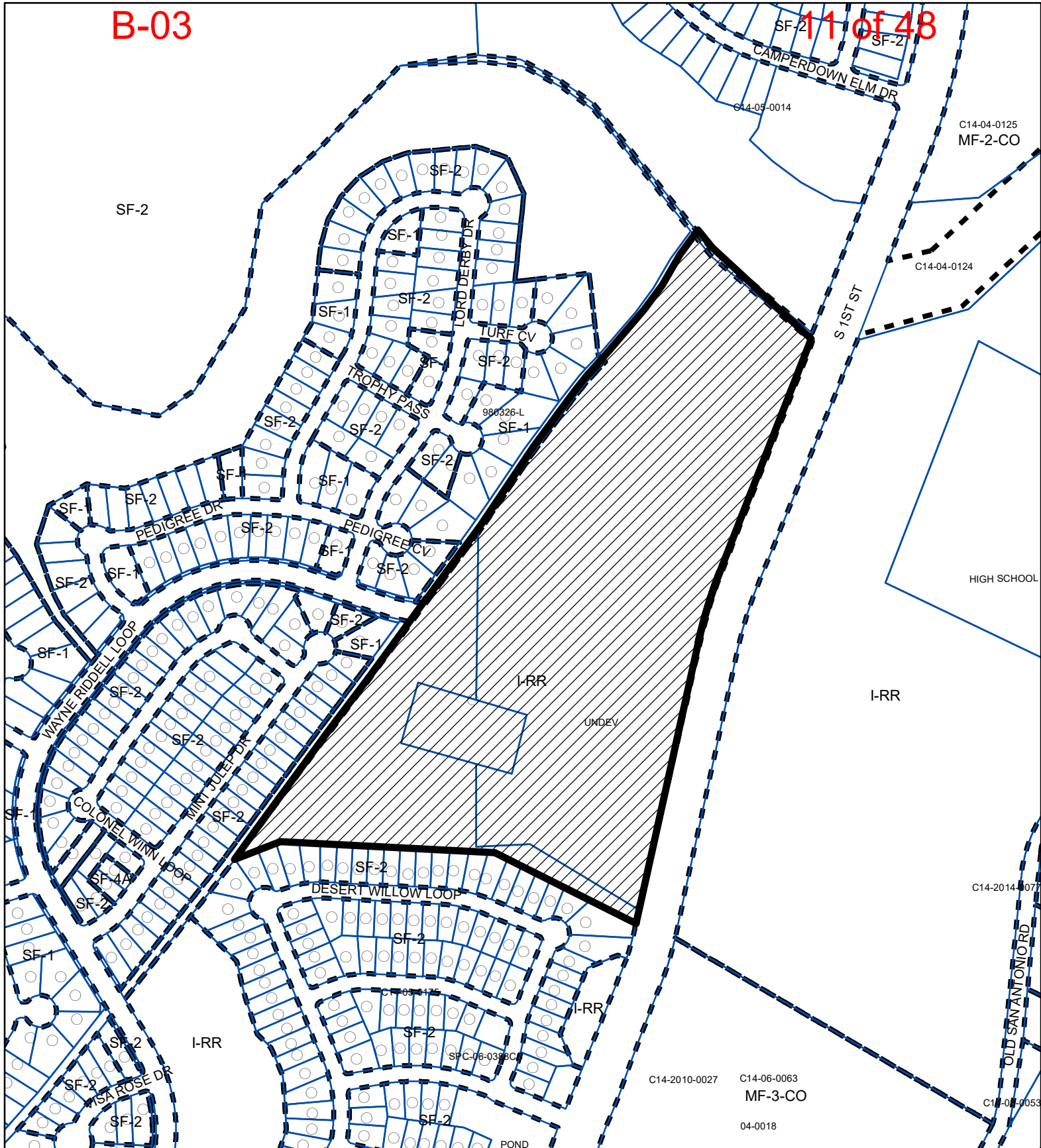
Exhibit B: Preliminary Plan of Stablewood at Slaughter Creek, Revision No. 2




Attachment A: Traffic Impact Analysis Memo

Attachment B: Illustration of the Wayne Riddell Loop Extension

Applicant's Summary Letter

Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2019-0129

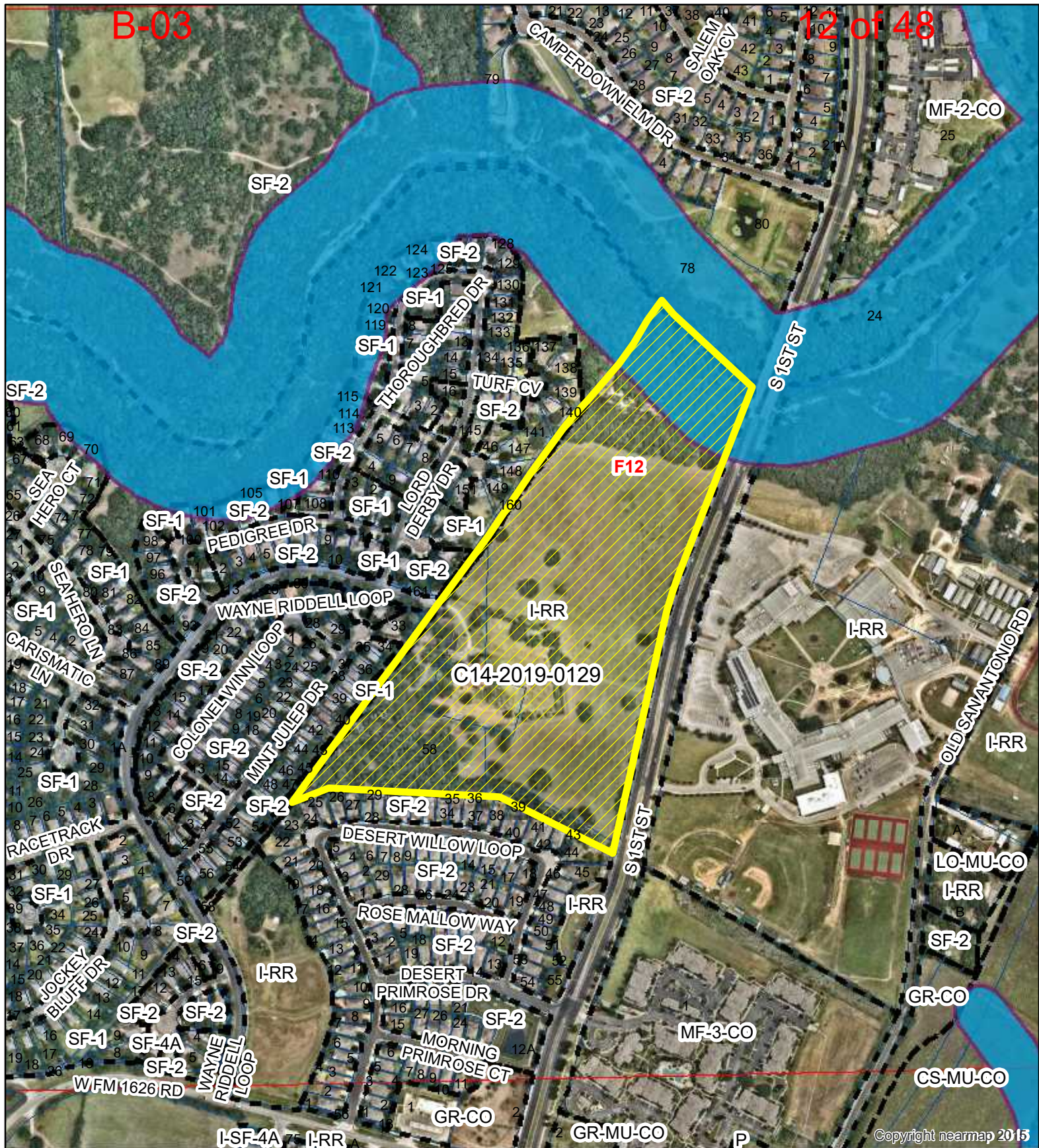
1" = 400'

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Created: 9/30/2019







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10801 WAYNE RIDDELL LOOP

Exhibit A -1

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2019-0129
 LOCATION: 10801 WAYNE RIDDELL LOOP
 SUBJECT AREA: 37.403 Acres
 GRID: F12
 MANAGER: Wendy Rhoades



1" = 500'

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





MEMORANDUM

Date: February 13, 2020
To: Wendy Rhoades, Case Manager
CC: Dan Hennessey, P.E.
Curtis Beatty, P.E.
Amber Mitchell
Joan Jenkins, EIT
Reference: South 1st Street Apartments – TIA Final Memo (C14-2019-0129)

Summary of the Transportation Impact Analysis (TIA):

The Austin Transportation Department (ATD) has reviewed the December 31, 2019 (received January 2, 2020) "South 1st Street Apartments Transportation Impact Study", prepared by WGI. The proposed land use consists of 750 dwelling units of mid-rise multi-family. The development will be located on the west side of South 1st Street across from Akins High School, in south Austin, and is anticipated to be completed in two phases. Phase 1 and Phase 2 have estimated build-out years of 2021 and 2023, respectively.

The following is a summary of the review findings and recommendations:

1. A fee in-lieu contribution to the City of Austin shall be made for the sidewalk improvement identified in Table 2, totaling **\$55,500**, as a condition of approval for the zoning application. Please see attached invoice (Exhibit A).
2. The applicant shall design and construct the improvements identified in Table 2. Improvements to be built by the applicant should be included with the site plan or subdivision construction set. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: With the exception of the traffic signal installation, cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
3. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.
4. Two copies of the final TIA are required to be provided prior to the approval of the zoning application. One should be delivered to ATD and one to DSD.

5. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of this memo, after which a revised TIA or addendum may be required.

Site Location and Existing Conditions:

The site is expected to be developed in two phases: Phase 1 on the north side of the future Wayne Riddell Loop extension and Phase 2 on the south side. Both phases will take access to South 1st Street and the future Wayne Riddell Loop extension. The driveways on Wayne Riddell Loop will be full access, while the driveways on South 1st Street will allow inbound access from both northbound and southbound directions but only right-turn movements for outbound vehicles.

Assumptions:

1. The following reductions were applied for this development:
 - Active Modes and Transit (10% AM & PM)
2. Based on TxDOT AADT volume data, a three (3) percent annual growth rate was assumed to account for the increase in background traffic.
3. Below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted traffic for 2023:
 - Mercedes-Benz of South Austin
 - Star Furniture South
 - Conroy Warehouses
 - Double Creek Retail
 - Austin Onion Creek Fire & EMS Station

Proposed Conditions:

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) and the trip reductions mentioned above, the development would generate approximately 3,661 adjusted average daily trips (ADT) upon final build-out. Table 1, below, shows the trip generation by land uses for the proposed development.

Proposed Land Use (ITE Code)	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Phase 1: Multi-family Housing (Mid-Rise) (221)	375 DU	1,823	30	85	90	57
Phase 2: Multi-family Housing (Mid-Rise) (221)	375 DU	1,838	31	90	91	57
Total		3,661	61	175	181	114

Summary of Recommended Improvements

The applicant shall dedicate 68' of ROW across the property to accommodate the extension of Wayne Riddell Loop as shown in the Austin Strategic Mobility Plan (ASMP). In addition, the applicant shall design and construct the Wayne Riddell Loop extension from its current terminus to South 1st Street. The design intent is for a full three-lane cross-section from South 1st Street to the project driveways, after which the cross-section shall taper to match the existing Wayne Riddell Loop cross-section. The proposed cross-section shall consist of two 5-ft sidewalks, two 2-ft buffer zones, two 7-ft bike lanes with 2-ft buffers, and three 12-ft lanes, for a total width of 68'. Two 2-ft easements will be required on either side for sidewalk maintenance. Coordination with applicable City departments shall be required for the design of the extension.

As part of the Wayne Riddell Loop extension, the applicant shall design and install a traffic signal at the intersection of Wayne Riddell Loop and South 1st Street. The Arterial Management Division (AMD) will be responsible for the approval and operation of the traffic signal.

To improve bicycle safety and connectivity near the project site, the applicant shall upgrade the existing buffered bike lanes to delineator-separated protected bike lanes on both sides of South 1st Street adjacent to the property. As mitigation for this development, the applicant shall also make a \$55,500 fee in-lieu payment to the City to provide sidewalk connection from the south property line to the existing sidewalk north of Desert Primrose Drive.

Table 2: Recommended Improvements and Developer's Share

Location	Improvement	Developer Requirement	Estimated Cost
Wayne Riddell Loop Extension	Dedicate ROW and Sidewalk Easements	Dedicate as part of site plan or subdivision construction set	\$56,214
Wayne Riddell Loop Extension	Construct Wayne Riddell Loop extension (three-lane cross-section) and associated pedestrian elements	Construct as part of site plan or subdivision construction set	\$920,455
Wayne Riddell Loop/South 1 st Street	Install traffic signal	Construct as part of site plan or subdivision construction set	\$300,000
South 1 st Street	Convert buffered bike lanes to delineator-separated protected bike lanes	Construct as part of site plan or subdivision construction set	\$12,000
South 1 st Street	Construct sidewalk from south property line to existing sidewalk north of Desert Primrose Drive	Fee in-lieu payment to City	\$55,500
Total			\$1,344,169

If you have any questions or require additional information, please feel free to contact me at 512-974-1449.

A handwritten signature in black ink, appearing to read 'Justin Good', with a stylized flourish at the end.

Justin Good, P.E.
Austin Transportation Department

EXHIBIT A**INVOICE****TRANSPORTATION MITIGATION FEE IN-LIEU**

DATE: February 13, 2020
TO: Dan Hennessey, P.E. (WGI)
CC: Alyssa Gutierrez (ATD Cashier)
901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746
FROM: Justin Good, P.E. Austin Transportation Department
AMANDA CASE#: C14-2019-0129 (South 1st Street Apartments)
FDU: **8401-2507-1103-4163**

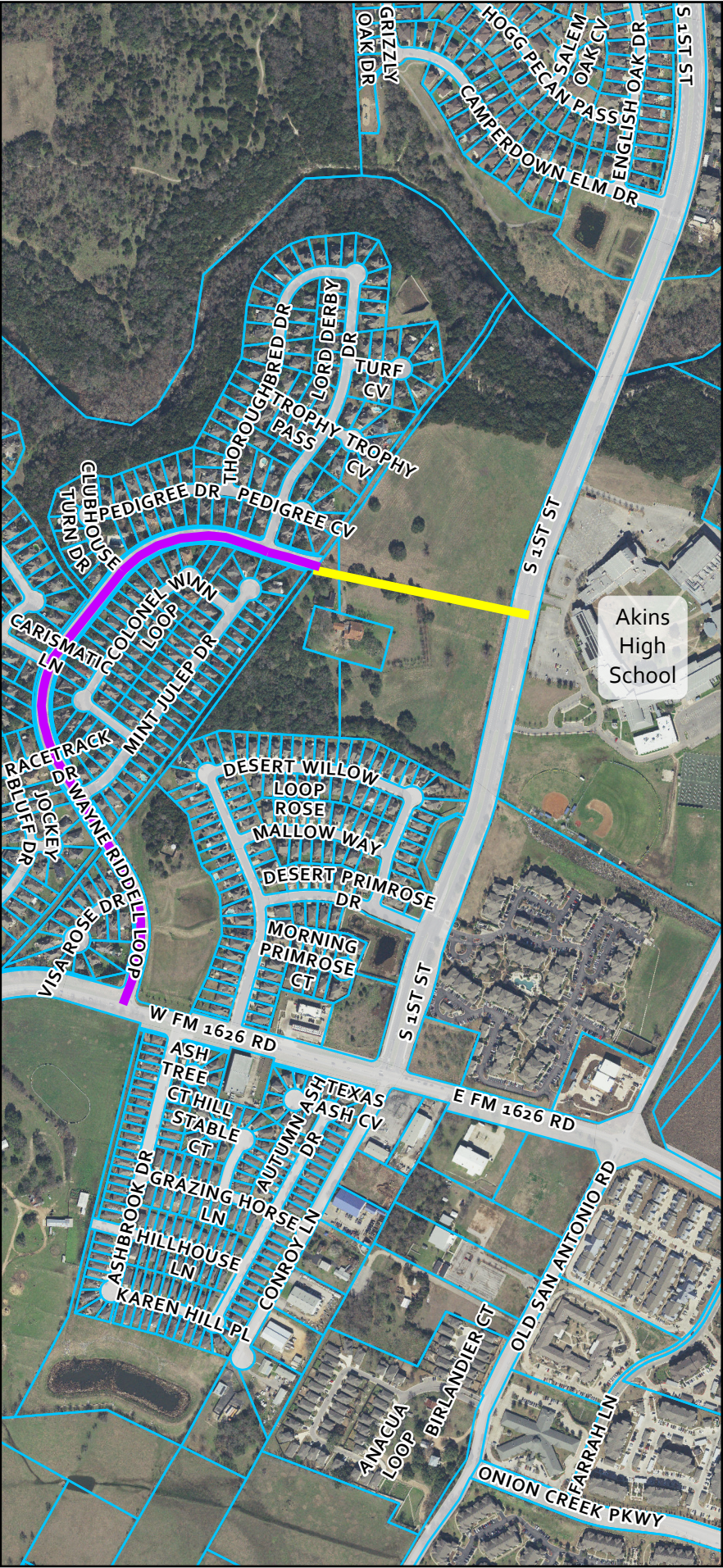
As a condition of approval for the zoning application referenced above, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$55,500** as listed in the TIA Final Memo in accordance with LDC. If you have any questions, please contact me at (512) 974-1449.

Office Use only:

Check:

Received by:

Wayne Riddell Loop Extension as adopted in the ASMP 20 of 48



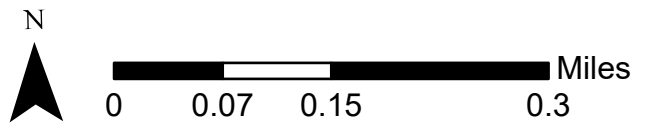
ASMP Street Table

Name	WAYNE RIDDELL LOOP
Segment Limits	Lord Derby Dr to S. 1st St
Type	Local Mobility
Street Level	2
Priority Network	-
Improvement	New Roadway
Existing Cross Section	DNE
Existing Number of Lanes	0
Future Cross Section	2U
Future Number of Lanes	2
Roadway Description	2 Travel Lanes
Existing Bicycle Facility	-
Future Bicycle Facility	-
Bicycle Description	All Ages and Abilities Bicycle Facilities
Pedestrian Description	-
Project Description	The Improvements Include Constructing A New Roadway with All Ages and Abilities Bicycle Facilities and Sidewalks.
Mean ROW	0
Median ROW	0
Minimum ROW	0
Maximum ROW	0
Required ROW	78
ROW Remarks	Future Road. ROW Assumed to Be Acquired for Ideal Cross Section.
District	5
SORT_ORDER	18134

Legend

- Wayne Riddell Loop (Existing Road)
- Wayne Riddell Loop (Connection - New Road)
- TCAD Parcels
- Existing Right-of-Way (ROW)

Attachment B



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

SMITH ROBERTSON, LLP

**SMITH ROBERTSON**
*Attorneys at Law***DAVID HARTMAN**
PARTNERDirect Line 512.225.1704 • Direct Fax 512.225.1714
Email dhartman@smith-robertson.com

September 26, 2019

Ms. Denise Lucas, Director
Planning and Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via Hand Delivery

Re: Riddell Tract Multifamily Development - Rezoning Application for 37.4 acres located at 10801
Wayne Riddell Loop, Austin, Texas ("Property")

Dear Ms. Lucas:

We respectfully submit the enclosed rezoning application for Riddell Tract multifamily development as representatives of the owners of the above stated Property. The proposed project is comprised of 750 residential multifamily units, and associated parking.

The current zoning of the Property is I-RR, and we are requesting MF-4 zoning for the entire Property. The Property is not located within a Neighborhood Plan. Surrounding zoning includes MF-3-CO, MF-2-CO, SF-2, and SF-1. Surrounding uses include apartments, commercial, public high school, public parkland, and single-family residential. Development of the Property involves considerable site constraints, including heritage trees, parkland dedication, and compatibility setbacks due to adjacent single-family residences. Therefore, the application proposes to rezone the Property to MF-4 zoning designation primarily to provide for flexibility in the height of buildings as authorized pursuant to MF-4 zoning.

If you have any questions about the rezoning application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

cc: Wendy Rhoades, Planning and Zoning Department, via hand delivery
Ben Browder, Oden Hughes, via electronic email

Applicant's Summary Letter

To the Members of the Zoning and Platting Commission

From: The Knolls of Slaughter Creek Home Owner's Association Board

Greg Santiago- President and Tom Smitty Smith – zoning issue chairman

Re: the Riddell- c14-2019-0129

Dear Members of the Zoning and Platting Board:

We would like to ask for a postponement of this case until April 7th, so that we may continue to negotiate with the developer over this application. We would like to acknowledge that the developer has met with us and has made several changes at our request. However, we oppose this application for the reasons outlined below. The developers say it will be similar in size and quality to the Lennox- which they built- between Old San Antonio Road and I-35.

We have the following concerns:

Traffic

- Their developer's TIA projects that this development will add 3,600 or 4.3 car trips a day per unit to First street congestion, but Austin uses 7.32 trips per unit per day resulting in 5,490 trips per day. Some portion- perhaps a third- will be using the new opened Wayne Riddell Loop to through the Knolls to go westbound or to loop around and get back northbound on First street.
- Thousands of additional cars will "shortcutting" through the Knolls if Wayne Riddle is opened to through traffic between 1626 to South First and the High school.
- The developers proposed congestion management plan calls for eliminating the curbside pickup and drop off zones informally used by hundreds of parents a day at Akins High School increasing congestion.

Density

They propose MF-4 Zoning with a conditional overlay MF 3 overlay will allowing 36-54 units per acre; 60ft maximum height. The MF3 overlay increases front yard setback to 25 ft; reduces impervious Cover to 65% and adjust the setback to 50 ft on the west side of the development along the Knolls fence line.

These units will affect the value of existing homes in our neighborhood.

Water Quantity and Quality

The runoff from this complex could impact water quality and quantity in our flood prone Slaughter creek thus increasing flooding downstream along Onion Creek and could increase flooding in our private and public greenbelts. The city has spent hundreds of millions of dollars to buy out hundreds of homes along Onion Creek downstream.

The water runoff analysis may not include the twenty five recently built projects or planned complexes that will also effect flooding on Slaughter creek. Nor does the watershed protection division look at climate change in their future projections.

This development will impact overcrowding at Akins High School

What can you do?

- Lower density to Single Family, MF- 2 or MF 3 with additional restrictions.

- Act to keep Wayne Riddell closed to through traffic by dedicating the lands immediately to the north of the old home to parkland as the developer proposed to meet our concerns (see attachments).
- Ask the developer to install traffic calming devices along Wayne Riddell; at the curve; at the pool and to install a traffic light at 1626 .
- Ask the developer to redo the traffic impact study to show:
 - a. Impact of an estimated 7.32 trips per unit or 5490 trips per day.
 - b. Impact on the Wayne Riddell loop at 1626 intersection
 - c. Impact in traffic near Akins High School if pick up and drop off lanes are eliminated.
- Don't approve this permit until the water quality studies are completed and show "no impact" to Slaughter and Onion Creek.
- Require rainwater collection and pervious pavers to reduce runoff, to maintain the tree canopy and reduce demand for water used for landscape irrigation.
- Ask that the watershed protection division look at the impact of climate change on flooding projections prior to approval of this project.
- Redo traffic projections in the TIA to account for the dozen additional planned and expected commercial and residential developments along South First, 1626 and old San Antonio Road.

Sincerely,

Greg Santiago, 10508 Thoroughbred Dr., Austin, Texas 78748 512-784-1774

Tom "Smitty" Smith, 605 Carismatic Lane, Austin, Texas 78748 512-797-8468

MF-3 Residential Districts Zoning Guide Multi-Family Residence—

Medium Density Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

Site Development Standards

Maximum Height-50 ft

Minimum Setbacks 40 ft

Maximum Building Coverage 55%

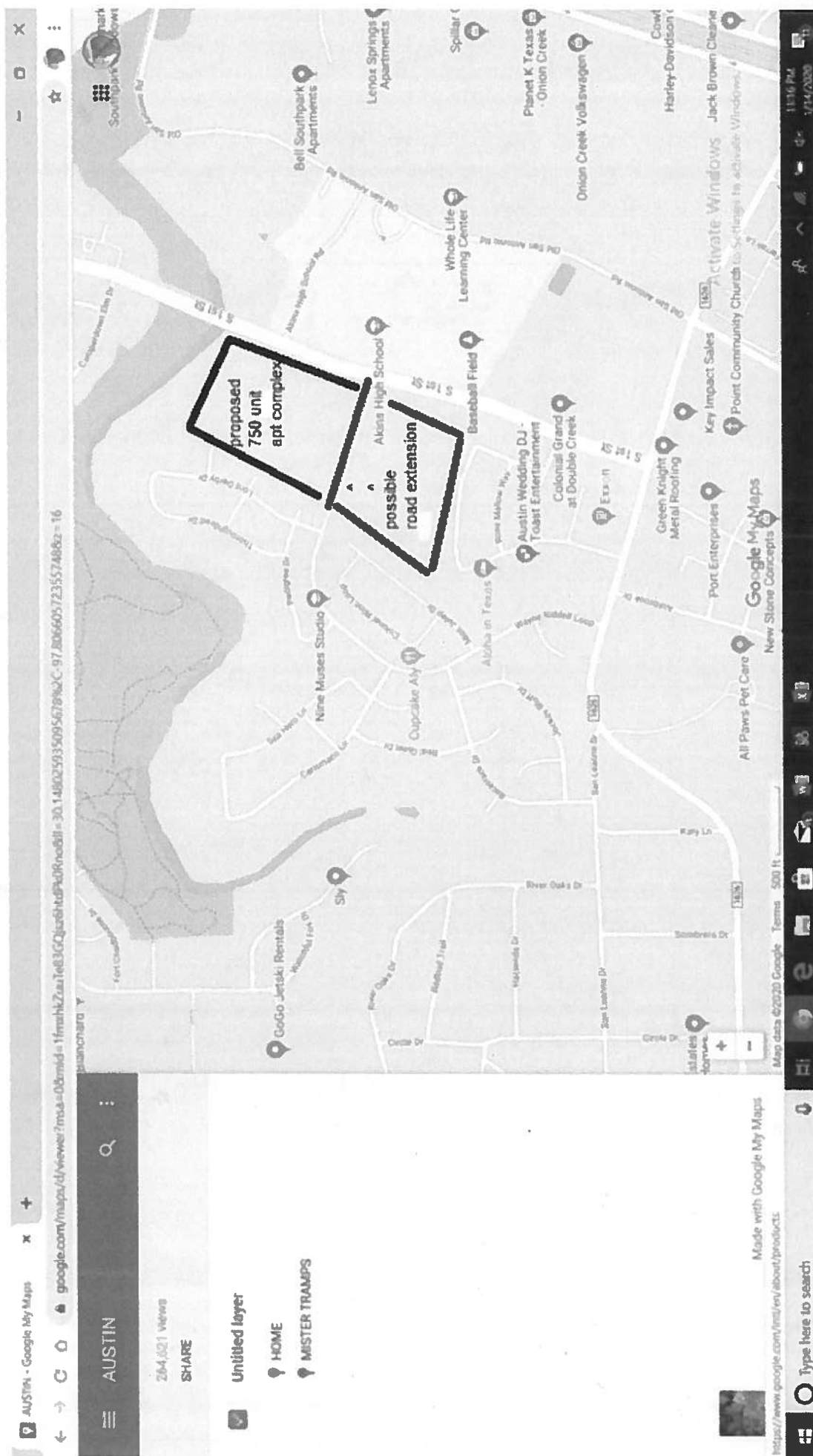
Maximum Impervious 65% Cover Maximum Floor Area Ratio .75:1 36

Front yard 25 ft

Street side 15ft

Interior side yard 5 ft

Rear yard 15 ft 5 ft





Revised map -

WAYNE RIDDELL LOOP

SOUTH FIRST STREET





AKINS HIGH SCHOOL

AUSTIN Independent School District



Letter of Concern

This is a letter of Concern from the Faculty and Parents of Akins High School regarding the upcoming zone change and possible construction of the 750-unit apartment complex in Case Number C-14-2019-0129. This project is slated to be built directly across South First Street from the Akins High School complex. We have several serious concerns with this project.

1. The proposed construction of 750 units will generate more than 4000 trips exiting the apartment complex during the day. We feel that it is dangerous to have this additional traffic on South First during the times that our parents are either dropping off or picking up the students. The parents currently park in the bike lanes on both sides of South First, to avoid obstructing the traffic flow. We are also concerned for the safety of our students who also walk to school and cross South First from either Desert Primrose Drive or from the proposed opening of Wayne Riddell Loop.
2. We have been told that one of the options being considered by the planners of this complex is the installation of pylons between the bike lanes and the traffic lanes on each side of South First to prevent the parents from stopping to either drop off or pick up their students. This is unacceptable and will cause even greater congestion on South First during our busy morning and afternoon hours, which unfortunately coincide with the peak times of travel from the apartment complex.
3. This impact will be in addition to the proposed traffic coming from the apartment complex currently under construction on the East side of Old San Antonio Road across from the new fire station that will also be traveling on South First.
4. Another concern is the intended entrance and egress from the proposed "green areas" located at the back ends of the complex from the sidewalk on the west side of South First. We feel this will be an attractive nuisance that could encourage students to leave the campus.

The faculty and parents of Akins High School ask that you reconsider the option to zone for apartments and the proposed complex to zone for single-family housing. This should alleviate most of the upcoming traffic congestion problems making the area safe for students and their parents.

Sincerely,

A handwritten signature in black ink, appearing to read "L. J. [unclear]", written over a horizontal line.

Principal of Akins High School

Rhoades, Wendy

From: Greg Santiago [redacted]
Sent: Monday, February 24, 2020 9:38 PM
To: Kevin Cheney; Rhoades, Wendy
Subject: Re: Request to postpone public hearing for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Wendy,

For the same reasons, we would like this request granted too.

Greg & Cynthia Santiago
10508 Thoroughbred Dr.
Austin, TX 78748

From: Kevin Cheney <kevinjcheney@yahoo.com>
Sent: Monday, February 24, 2020 2:18 PM
To: Wendy Rhoades <wendy.rhoades@austintexas.gov>
Subject: Request to postpone public hearing for C14-2019-0129 10801 Wayne Riddell Loop

Members of the Zoning and Platting Commission,

I'm a concerned citizen currently residing in the Knolls of Slaughter Creek which adjoins the property at 10801 Wayne Riddell. I would request that you postpone the public hearing on case C14-2019-0129 10801 Wayne Riddell Loop from the current date of March 3rd until the date of April 7th. I make this request for myself and my neighbors. We require more time to prepare our responses and questions. As is stands we were given 12 days from the time we were notified of the first firm date (3/3) for this hearing.

Another reason for this request is that March 3rd is an election day in Texas for numerous local elections and the Democratic Primary. It will impose undue hardship for people wanting to vote and attend the 6pm meeting.

Thanks you for your consideration and I hope you will grant this request.

Sincerely,

Kevin Cheney
10948 Colonel Winn Loop
Austin TX., 78748

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Rhoades, Wendy

From: Erica Nason <erin.nason@gmail.com>
Sent: Monday, February 24, 2020 3:15 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello Wendy,

I'm writing to express my concern about the time frame and the March 3rd date chosen for the review by the Zoning and Platting Commission. I am hoping there would be consideration to delay this hearing, perhaps by 30 days or so. In particular, the communities around the affected area need more than 12 days to coordinate our actions. Additionally, the March 3rd date is problematic since that is also an election day for the state of Texas. People who may want to attend the meeting may also want to vote and traffic could also be impacted by people traveling to their voting locations.

Best,

Erica Nason

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Rhoades, Wendy

From: beth patterson <[REDACTED]>
Sent: Monday, February 24, 2020 3:18 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

EXTENSION REQUEST

Wendy:

I am formally requesting an extension/delay to the planned Public Hearing Notice on the above referenced case number.

First - this is an election day in Texas, many of our neighbors may not be able to make this meeting.
Second - we have not received the results of the traffic impact study as required by the developer.
Third - we have not had the opportunity to investigate any impact this will have to Slaughter Creek greenbelt and our private property.

I respectfully request a delay for at least 1 month so we can pull our information together.

thank you,

Beth Patterson
308 Middle Ground Cove
Austin, TX 78748

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Rhoades, Wendy

From: Garcia [REDACTED]>
Sent: Monday, February 24, 2020 3:56 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

*** External Email - Exercise Caution ***

Members of the Zoning and Platting Commission:

I am a resident in the Knolls of Slaughter Creek subdivision in South Austin. I write to you today requesting postponement of the hearing date for the property at 10801 Wayne Riddell until April 7, 2020. As a neighborhood, we would like to have more time to prepare and organize for this meeting and also, I see the currently scheduled date of March 3, 2020 being a conflict for some neighbors who may want to attend the hearing as it is an election day here in Austin.

Thank you for your time and consideration.

Respectfully,

Rachel Garcia-Estrada

Sent from AT&T Yahoo Mail on Android

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Rhoades, Wendy

From: James Kelley [REDACTED]
Sent: Monday, February 24, 2020 4:14 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello,

I am a resident of Austin who lives within 500 ft of the referenced property and zoning proposal. A hearing is currently scheduled for March 3. I ask please that you postpone the hearing to a date in April. The March date conflicts with the Texas primary elections, which is bound to impact neighborhood participation in this important hearing. Further, more time is needed for impacted residents to organize properly.

Sincerely,
James Kelley
10920 Mint Julep Dr
Austin, TX 78748

ph: 281-216-7026

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Rhoades, Wendy

From: Ruth Price <ruthprice@cityofaustin.gov>
Sent: Monday, February 24, 2020 4:59 PM
To: Rhoades, Wendy
Subject: Members of the Zoning and Platting Commission

*** External Email - Exercise Caution ***

Dear Members,

The scheduled meeting of Feb 26 for the determination of the building area around Wayne Riddell is much too soon to allow adequate input from our neighborhood. We would like to gather more information and prefer the date of April 7 for the meeting. I realize March 3 is closer, but most will be voting or trying to vote on that day. Please reconsider the April 7 date for this meeting.

Thank you,

Ruth A. Price
324 Middle Ground Cove
Austin, TX 78748

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Rhoades, Wendy

From: Cool Guy <[REDACTED]>
Sent: Monday, February 24, 2020 7:39 PM
To: Rhoades, Wendy
Subject: Members of the Zoning and Platting Commission

*** External Email - Exercise Caution ***

Hi Wendy

I live on the knolls of the slaughter creek

Can you please postpone the hearing date for the Austin Zoning and Platting Commission concerning the property at the end of Wayne Riddell. The date is currently set for March 3rd, a week from tomorrow.

Can you please postpone the hearing until April 7th

Thanks

Sent from my iPhone

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Rhoades, Wendy

From: Ben Joyce Davis <cookiedavis19@gmail.com>
Sent: Monday, February 24, 2020 10:14 PM
To: Rhoades, Wendy
Subject: Fwd: Request for Members of the Zoning and Platting Commission

*** External Email - Exercise Caution ***

Begin forwarded message:

From: Ben Joyce Davis <cookiedavis19@gmail.com>
Date: February 24, 2020 at 10:09:04 PM CST
To: wendy.rhoades@austintexas.gov
Subject: Request for Members of the Zoning and Platting Commission

I request postponement re the zoning of property in the Knolls of Slaughter Creek (at the end of Wayne Riddell) until April 7.
Thank you, Mrs. A.A. Davis
10600 Lord Derby Dr.

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Rhoades, Wendy

From: Larisa Warren <[REDACTED]>
Sent: Monday, February 24, 2020 11:49 PM
To: Rhoades, Wendy
Subject: Request to Postpone Hearing - Wayne Riddell Loop

*** External Email - Exercise Caution ***

Hello, Ms. Rhoades and Members of the Zoning and Platting Commission-

I am contacting you to request that the hearing re: Wayne Riddell Loop, which is currently scheduled for March 3, be postponed until April 7 (or atleast March 31). My primary concern is that this is an election day, and this could result in undue stress for our neighbors to attend the meeting. Postponing would also allow our neighborhood more time for impact studies, and would perhaps provide time for an environmental study (which has yet to be completed).

We respectfully request that you consider these issues and postpone the meeting in fairness to our neighborhood.

Thank you for your time and consideration.

Larisa Warren
11012 Colonel Winn Loop
Austin, TX 78748
817.771.9391

Sent from my iPhone

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Rhoades, Wendy

From: Gay Faulkner <[REDACTED]>
Sent: Tuesday, February 25, 2020 7:45 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Please postpone the first meeting on the Wayne Riddell Property rezoning on March 3 because:

- 1) this is an election day in Texas;
- 2) We (as a neighborhood) have not had enough time to collect impact studies and prepare a response, and
- 3) An environmental study has not been completed.

Thank you for your consideration.

Gay Faulkner
11309 Jockey Bluff Drive
Austin, Texas 78748

512-282-5188

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Rhoades, Wendy

From: [REDACTED]
Sent: Tuesday, February 25, 2020 8:30 AM
To: Rhoades, Wendy
Subject: Wayne Riddell Zoning

*** External Email - Exercise Caution ***

Ms. Rhoades,

This is a request to postpone the March 3, 2020 ZAP meeting regarding Wayne Riddell Loop. Residents have not had sufficient time to have impact studies performed or an environmental impact study.

Thank you,
Scott & Debbie Smallridge
11105 Real Quiet Dr.
Knolls of Slaughter Creek

Sent from my LG G6, an AT&T 4G LTE smartphone

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Rhoades, Wendy

From: Mike Smuts [mailto:mike.smuts@cityofaustin.org]
Sent: Tuesday, February 25, 2020 9:37 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Ms. Rhodes,

My wife and I would like to request that the public hearing for the above proposed project be postponed for several reasons.

Firstly, there has been minimal public notice that this project has been scheduled and affected parties need additional time to evaluate the impact of the project. Secondly, the date also coincides with the primary election schedule that will hinder some individuals from participating in both events. We would like to propose an alternate date beginning sometime in April 2020.

Michael and Kanda Smuts

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Rhoades, Wendy

From: Logan Wick, MBA [REDACTED]>
Sent: Tuesday, February 25, 2020 9:37 AM
To: Rhoades, Wendy
Subject: Request Postponement:Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Dear Members of the Zoning and Platting Commission,
Requesting that the March 3rd date chosen for the review by the Zoning and Platting Commission be moved to the following month due as my neighbors and I need more time to digest & understand the proposed development impacts.

Plus the Election is on that day and will be more difficult for all of us to full participate.

You consideration is greatly appreciated.
Sincerely,
Logan

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Logan Wick, MBA Realtor®, Keller Williams Realty
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Keller Williams Realty Southwest 1801 S MoPac Expy, Ste 100 Austin, TX 78746

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Rhoades, Wendy

From: [REDACTED]
Sent: Tuesday, February 25, 2020 9:40 AM
To: Rhoades, Wendy
Subject: Rezoning - Case Nbr: C14-2019-0129

*** External Email - Exercise Caution ***

To: Wendy Rhoades
RE: Rezoning - Case Nbr: C14-2019-0129

Ms. Rhoades, I'm concerned about the time frame and the March 3rd date chosen for the review by the Zoning and Platting Commission. I would like to see about getting that postponed.

I feel the communities around the affected area need more than a handful of days to coordinate our actions. Also the particular date chosen is especially problematic since that is also an election day for the state of Texas. People who may want to attend the meeting may also want to vote and traffic could also be worst from people traveling to their voting locations.

Thank you in advance for your time and attention,

MS

Matthew Saal

Senior Advisor, Assurance Risk & Compliance
Digital Awareness Certified
Product Certified
Dell Technologies | Financial Services
(512) 657-2254
[REDACTED]

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Rhoades, Wendy

From: Fred Brown ~~afred@...~~
Sent: Tuesday, February 25, 2020 5:41 PM
To: Rhoades, Wendy
Subject: Requesting a delay on Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Ms Rhoades hello. I am a resident of the Oak Knolls Neighborhood. I am concerned about the timing of this Public Hearing. Holding it on the same day as the election will be rather inconvenient. I would hate to have to choose between one or the other. In addition I understand that there have been no environmental study completed on this, nor has our neighborhood had time enough to prepare a response.

Therefore I am asking that this hearing be delayed.

Thank you for your time and consideration

Fred Brown
11128 Sea Hero Ln
Austin, TX 78748
512-789-4659

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Rhoades, Wendy

From: Diana Currie <dianacurrie@yahoo.com>
Sent: Tuesday, February 25, 2020 8:03 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Good evening Wendy.

In connection with the above referenced, I would like to request a delay for the proposed March 3rd meeting. An environmental study has not been completed. How can there be a rezoning meeting without this type of study? I would think this study would be vital to such a large project. My backyard view will be directly effected by this new development and I want to make sure before this disruption happens that COA has all their "ducks in a row", which include an environmental study.

Best Regards,
Diana Currie
10712 Trophy Cove
848.207.6374

Sent from Yahoo Mail on Android

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Rhoades, Wendy

From: Gail Randle gailrandle@cityofaustin.gov
Sent: Tuesday, February 25, 2020 8:13 PM
To: Rhoades, Wendy
Subject: ZAP meeting postponement

*** External Email - Exercise Caution ***

Hello Wendy,

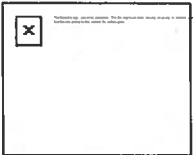
Please accept my request that the Zoning and Platting Commission reschedule their March 3rd meeting to a date that is not on the same day of the election.

We would also ask that the meeting be delayed until April so that we can get accurate and complete information in order to understand how best to move forward.

Thank you so much for your help.

Respectfully,

Gail Randle



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Rhoades, Wendy

From: Michael Steffen ~~mmsteffen@gmail.com~~
Sent: Tuesday, February 25, 2020 8:38 PM
To: Rhoades, Wendy
Subject: Postpone Hearing Request - Wayne Riddell

*** External Email - Exercise Caution ***

Hello Ms. Rhoades and members of the zoning and platting commission,

I am contacting you to request that the Wayne Riddell Loop hearing on March 3 be postponed until April 7 (or atleast March 31).

March 3 is an election day, and this will impact the ability of our neighbors from attending the meeting. Our neighborhood would also like more time to prepare impact studies, and we are hopeful that the environmental study would be completed prior to this meeting.

We respectfully request that you consider these issues and postpone the meeting in fairness to our neighborhood.

Thank you for your time.

Sincerely,

Michael Steffen
11012 Colonel Winn Loop
Austin, TX 78748
(773) 251-6747

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Rhoades, Wendy

From: tdemay <tdemay@cityofaustin.gov>
Sent: Wednesday, February 26, 2020 9:10 PM
To: Rhoades, Wendy
Subject: Public hearing notice C14-2019-0129 20801 Wayne riddle

*** External Email - Exercise Caution ***

Ms. Rhoades,

Please delay the hearing scheduled for March 3rd on the above references property. First of all, this is a major election day! Secondly, we as a neighborhood have not had sufficient time to collect impact studies and prepare a response. And lastly, an environmental study has not been completed. Therefore I request a delay with the proposed hearing date.

Sincerely
Therese DeMay
10900 Mint Julep Dr.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

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Rhoades, Wendy

From: [REDACTED]
Sent: Thursday, February 27, 2020 5:37 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Dear Members of the Zoning and Planning Commission,

This email is to request a postponement on the hearing date on the property at 10801 Wayne Riddell Loop. This request is being made because the current hearing date is set for March 3rd, 2020, which is an election day in Texas, and does not give adequate time and opportunity for community members to attend.

Thank you for your thoughtful consideration of this matter,

Sincerely,

Michaelyn Riley

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