

From: Lorraine Boyden
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0027.SH
Date: Friday, May 1, 2020 5:32:43 PM

*** External Email - Exercise Caution ***

Sherri Sirwaitis,

On the property at 6306 McNeil Drive, you are proposing a 138 unit, mixed-income housing. This is the land that is between Wag-a-bag on McNeil and the trailer park. You are attempting to have the property re-zoned from commercial to multi-family. My concern is that the location of this property is between two lights that are less than 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park. In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multi-family dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous. In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail) , which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

In addition, when driving to work by turning from Parmer Lane toward 183 congestion is atrocious by 7:05 AM every weekday morning. This area is already over populated. DO NOT RE-ZONE TO MULTI-FAMILY.

Lorraine Boyden
13102 Lubbock Lane
Austin, TX 787299-7560

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From: Kelly Nordin
To: [Sirwaitis, Sherri](#)
Subject: Case Number C14-2020-0027.SH Protest
Date: Friday, May 1, 2020 5:45:12 PM

*** External Email - Exercise Caution ***

Hello Sherri,

I am Kelly Nordin- the owner of the property located at 6713 Bancroft Woods Drive Austin, TX 78729. I am writing to strongly protest against the rezoning of the property located at 6306 McNeil Drive Austin, TX- Case # C14-2020-0027.SH. This property does not have adequate access for a multi-family residence. Given the location of the property, street lights and surrounding businesses and residential homes- this poses a very high risk to public safety. This is an extremely high traffic area with multiple accidents and this re-zoning will only add to the already hazardous traffic situations on McNeil Drive. There is a private daycare (Stepping Stone) down the road that already is threatened with daily traffic and accidents getting in and out of the parking lot/drive way while picking up and dropping of children. This would only add to the congestion that makes this difficult. Not far, in the other direction (on Corpus Christi) is Jollyville Elementary School which again, already has issues with traffic and congestion on McNeil Drive during morning drop-off and pick-up of children. This re-zoning is just all around a horrible idea for our community for many safety reasons.

In addition, there is a large proportion of old growth Oak Trees that should be protected along with the natural wildlife habitat that lives there. In moving forward with this proposal, all of that old growth would be destroyed. My property backs up to this natural wooded area where you are proposing to put a 25' up to 40' apartment complex on and this brings up very serious privacy concerns for both myself, my family and all the surrounding neighbors, in addition to added traffic hazards and safety concerns for our children and community.

It is also my understanding that there is a protected sinkhole on the north side of this property which inhibits development with a certain proximity of said sinkhole- that poses another reason not to move forward this re-zoning proposal.

For all these reasons, I am strongly against and protest this zoning change. I would like my protest documented and taken into consideration before any decisions are made. I would hope you could take all of these concerns into consideration when making a decision and put yourself in mine and my neighbors shoes. Would you want this in your backyard, literally?

Thank you for your time and consideration on these matters. Please do not hesitate to reach out to if you need anything or want further clarification.

Sincerely,
Kelly Nordin
Cell- 530.518.5751

Email- knordin2002@yahoo.com

Sent from [Mail](#) for Windows 10

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From: Scott Blair
To: [Sirwaitis, Sherri](#)
Subject: Case #C14-2020-0027.SH Zoning Change Protest
Date: Friday, May 1, 2020 8:24:37 PM

*** External Email - Exercise Caution ***

I am concerned about the proposed zoning change for 6306 McNeil Drive on a couple grounds.

1. McNeil is a heavy traffic corridor and there are frequent accidents especially during rush hours and the problems have only been getting worse.

In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. A multifamily dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous. In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail) , which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

2. The area near the rear of this property contains caves that we understand are part of a recharge zone possibly. When purchasing our property at 6809 Bancroft Woods Dr we were told that at least part of this area behind our lot was dedicated as green space and could not be developed due to the caves. We have been behind our property in the dense brush and seen the entrance to some of the caves personally. There would need to be a full environmental study before this re-zoning and construction permitted to determine the full extent of these caves and to the extent construction is allowed in this area before allowing this project to proceed.

Regards,
Scott Blair
6809 Bancroft Woods Drive

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From: Angie Hurtt
To: [Sirwaitis, Sherri](#)
Subject: Re-Zoning Proposal for 6306 McNeil Dr.
Date: Friday, May 1, 2020 9:32:11 PM

*** External Email - Exercise Caution ***

Dear Ms. Sirwaitis,

I have just been informed about a re-zoning from commercial to residential proposal at 6306 McNeil Dr in the 78729 area of Austin. I have extreme concerns regarding this proposal due to the already difficult traffic in the area. Jolleyville Elementary is just around the corner and is expecting a significant influx of students during the next school year. In addition, this area has a history of traffic accidents due to the placement of traffic lights and turn lanes in a heavily populated residential and commercial area. Adding a 138 unit housing complex will negatively affect a major thoroughfare that is typically a trouble spot.

Please consider a denial of the proposal. Safety of the citizens (especially the school children) should be the first and only priority! Thank you for your consideration.

Respectfully,

Angela D. Hurtt
817-680-0837
angiehurstt1963@gmail.com

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From: Robert Adams
To: [Sirwaitis, Sherri](#)
Subject: Case Number <http://c14-2020-0027.sh/>
Date: Saturday, May 2, 2020 9:25:22 AM

*** External Email - Exercise Caution ***

I am writing to express my opposition to rezoning the property at 6306 McNeil Drive to allow apartments. ([C14-2020-0027.SH](#)). I have lived at McNeil and Marble Falls Cove for 27 years and seen it go from a quiet country road to a congested, noisy one with numerous accidents. The last thing we need is additional traffic. The traffic is heavy even with fewer people going to work.

I know that money often speaks louder than the needs of people in the neighborhood. But I would hope to be heard. If approved, the speed limit should be reduced from the current 45 miles per hour to 35. That would at least save lives. I think many more neighbors would oppose this if they knew about it.

Robert

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From: Cheryl Smith
To: [Sirwaitis, Sherri](#)
Subject: Re: case #: C14-2020-0027.SH
Date: Saturday, May 2, 2020 9:40:54 AM

*** External Email - Exercise Caution ***

Hi Sherri,

As a current resident near where this new development is proposed, I'd appreciate it if new traffic lights were added as well at the end of Avery Island Blvd and / or Magnolia Mound & McNeil Drive as a requirement before it goes through. It is already difficult & dangerous to turn left onto McNeil & get to work, so if you plan on adding hundreds of new residents nearby, it would be nice to make it safe for everyone, not more dangerous. The schools were already rezoned also recently, so 300 more students from the Riata Apts will be turning left at the Wag a Bag twice a day once school resumes. That's already going to be a lot of new traffic without McNeil set up to handle it well.

Thanks!

Cheryl Smith,
a resident in Old Milwood at 12704 Theriot Trail.

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From: Kelly Hanssen
To: [Sirwaitis, Sherri](#)
Subject: C14-2020-0027.SH
Date: Saturday, May 2, 2020 9:58:21 AM

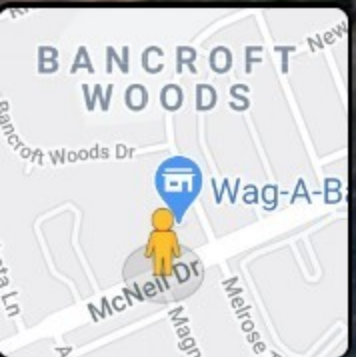
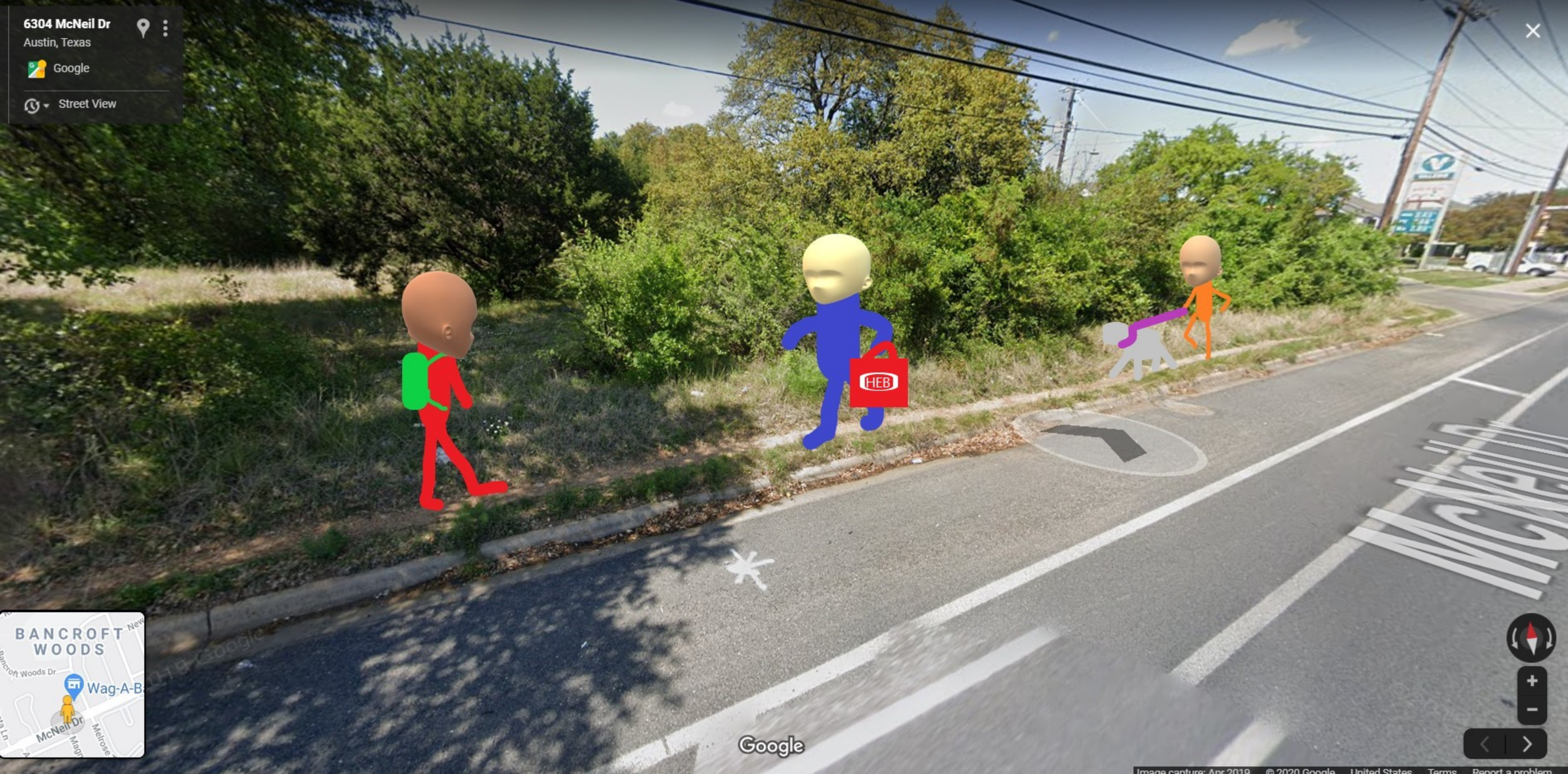
*** External Email - Exercise Caution ***

6306 McNeil Dr is literally where the sidewalk ends.

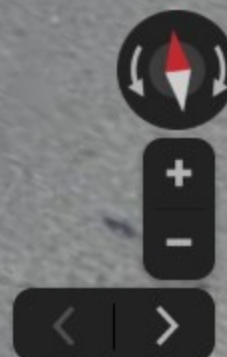
Develop it, don't develop it, zone it, un-zone it, re-zone it - I suspect my opinion on that matters very little. But please, no matter what happens there, put in a sidewalk. Make the developer put in a sidewalk. Don't put residences there without a safe way to get kids to our school. Don't increase car traffic and ignore pedestrian traffic.

Poorly done paint drawing attached illustrating the issue.

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Google



From: Judy Grunger
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0027.SH
Date: Saturday, May 2, 2020 2:57:00 PM

*** External Email - Exercise Caution ***

Greetings Councilwoman,

I live at 6402 Mc Neil Drive, #27, and I have grave concerns about the proposed change in zoning that is proposed for 6306 McNeil Drive.

In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multifamily dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous.

In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail) , which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

Need I really say anymore? Please do NOT let this happen!

Respectfully,
Judy Grunger

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From: Ed Boissevain (National)
To: [Sirwaitis, Sherri](#)
Subject: Regarding Case Number: C14-2020-0027.SH
Date: Saturday, May 2, 2020 4:01:41 PM

*** External Email - Exercise Caution ***

Dear Ms. Sirwaitis,

The proposal for the rezoning of the property at 6306 McNeil Road has been brought to my attention, and I have to say that it would make an already difficult traffic situation on McNeil Road between Melrose Trail and Oak Knoll almost impossible during rush hour conditions with the 138 units proposed feeding onto McNeil Road. I appreciate your attentions to the traffic concerns with this rezoning proposal.

Thanks, Ed Boissevain
7504 Lobelia Drive
Austin 78729

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From: Donna Korban
To: [Sirwaitis, Sherri](#)
Subject: Case No C14-2020-0027.SH
Date: Saturday, May 2, 2020 4:18:35 PM

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Dear Ms Sirwaitis,

I am protesting the re-zoning of this property from Commercial to Multi-Family.

I do not want it re-zone to Multi-Family for numerous reasons.

Donna Korban
Rattan Creek Resident

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From: mary coco
To: [Sirwaitis, Sherri](#)
Subject: C14-2020-0027.SH rezoning proposal
Date: Saturday, May 2, 2020 5:30:10 PM

*** External Email - Exercise Caution ***

[C14-2020-0027.SH](#)

property at 6306 McNeil Drive proposal for rezoning.

This is a terrible idea for many reasons and the fact that there has been so little notice about it is deplorable.

Let me explain my reasons. I have lived in Milwood off McNeil, Corpus Christi and Parmer for 32 years. We are getting the new Apple complex across the street. This corridor is becoming a traffic nightmare and you plan to rezone this area on McNeil for more multihousing. Seriously?

Here is an outline of the issues:

The location of this property is between two lights that are less than 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park. In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multifamily dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous. In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail), which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

PLEASE DO NOT VOTE FOR THIS CHANGE

Mary Coco
13264 Kerrville Folkway
Austin, Tx 78729
512 258 8320

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From: Sharon Bolender
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0027.SH
Date: Saturday, May 2, 2020 8:35:19 PM

*** External Email - Exercise Caution ***

To: Sherri Sirwaitis, Case Manager for the City of Austin

Re: Proposal for development at 6306 McNeil Drive, Austin

I have been made aware of this development proposal by a neighbor, and I wish to express concern. Please do not re-zone from commercial to multi-family. That area is not sufficient for multi-family dwellings. McNeil Drive is already over-crowded as it is.

Sincerely,
Sharon Bolender

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From: carykahia
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0027.SH
Date: Saturday, May 2, 2020 10:05:19 PM

*** External Email - Exercise Caution ***

Hello,

I've recently learned of the development that is being considered at 6306 McNeil Drive.

I have lived in the neighborhood for 18 years.

I'm extremely concerned about how this development will negatively impact the area and the neighborhood in which I currently live.

One, the traffic congestion that will increase on the already overly busy and dangerous roads due to an abundance of traffic that it doesn't accommodate very well with the existing folks that use the road each day.

Two, the very young children that walk to and from Jollyville Elementary will be competing with a larger number of vehicles in an already dangerous intersection. Also McNeil High School is less than a mile from this location and traffic backs each day before school and after school. Making near impossible to get through the light without having to wait at least three to four light cycles.

Three, the several number of signal lights that are literally 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park.

Also keep in mind the following traffic issues in the morning and evenings.

In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. The additional traffic exiting the development would make an already bad situation more dangerous.

In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail), which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

Clearly the homeowners in the area have a much better handle on why the development that is being considered at 6306 McNeil Drive would not be a good fit for the area.

It's crucial that the multi complex not be developed due to the traffic, dangerous intersection it

would create for young children, because of the close proximity to McNeil High School and all the traffic congestion that is created by the school and the close proximity of the traffic lights that are 0.3 miles apart.

Thank you,
Cary Kahia

Sent from my T-Mobile 4G LTE Device

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From: Leslie Bateman
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0027.SH
Date: Sunday, May 3, 2020 11:56:57 AM

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Please do not allow this use for the property. McNeil Road is already very heavily trafficked, and will be even more congested when the Apple buildings and their employees are in the neighborhood.

We travel this portion of McNeil frequently as we live west of the proposed site and our daughter and her family live east of it. Depending on the time of day, the time required is doubled or tripled compared to during less-busy times.

How tall will these proposed units be? How many children would be living there? What plans have been made for schools for these children?

Please reject this proposal.

Thank you,

Leslie Bateman
11523 Shakespearean Way, Austin 78759

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From: STEPHANIE Sanchez
To: [Sirwaitis, Sherri](#)
Subject: Proposal for development at 6306 McNeil Drive
Date: Sunday, May 3, 2020 12:14:28 PM

*** External Email - Exercise Caution ***

Sherri,

As a homeowner in the "old milwood"/acadian oaks sub division accross mcneil from this land, I am asking that this proposal be denied. The area is better suited for a business/shopping area rather than housing project.

I love seeing Austin grow, but I'm concerned that the infrastructure for new growth is not in place in this area as yet and we know it's going to grow and develop as apple is expanding in the area. The middle school is going to see an influx of new students but the roads to get everyone around are not adequate.

Please give our neighborhood and the roads some serious consideration before bringing in more bodies and cars.

Thank you for your time and consideration.

Stephanie Sanchez

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From: Fernny Sanchez
To: [Sirwaitis, Sherri](#)
Subject: New building proposal
Date: Monday, May 4, 2020 12:17:19 AM

*** External Email - Exercise Caution ***

Number: C14-2020-0027.SH

We don't want this building in our neighborhood. Many of the neighbors agree.

Sent from my iPhone

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From: Jon Pokorney
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0027.SH
Date: Monday, May 4, 2020 9:10:31 AM

*** External Email - Exercise Caution ***

Sherri Sirwaitis,

My name is Jon Pokorney and I reside at 6709 Bancroft Woods Dr, Austin, TX 78729. My phone number is 512-554-9679

I would like to voice my objection to the proposed rezoning.

The current infrastructure does not support the proposed density and is not in line with the neighborhood it borders. The increased traffic would create safety issues. The new construction would also be harmful to the wildlife that currently reside in the area such as foxes, armadillos, and numerous birds.

Providing affordable housing is a noteworthy goal, but affordable housing should not justify this level of density. Those seeking affordable housing should not have to live in overly dense housing and should not have to go without green space.

Please provide me with information for participating in the hearing.

Thank you for your time,
Jon Pokorney

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