

From: Cathy Olive <>
Sent: Sunday, August 16, 2020 6:06 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: COTA PUD

*** External Email - Exercise Caution ***

Sharri Sirwaitis

*Case Number C814-2018-1022
Hearing Date 8/18*

Thursday I quickly wrote you a letter to object to the above case number. This weekend I talked to some of my neighbors. We changed it to the below. We ALL object. So now it's not just me. It's the neighborhood. I am going to call you on Monday to see if I need to participate on-line and how to do that. Or is this letter enough for the commission members to read.

*Thank you.
Cathy Olive*

8/16/2020
Case C814-2018-1022

To whom it may concern on the Zoning and Platting Commission:

The Elroy Road Neighborhood Association is apposed/object to the COTA PUD. We are putting signs on Elroy Road to that fact.

1) COTA Blvd is not a public thoroughfare. Gates are locked when there isn't an event. You can NOT have a "free" park or fields open to the public with locked gates. And on event days how do to separate park people from event people. You can't. Will not happen.

2) When FEMA changed/enlarged the flood plain, it now comes up, or close to the track. These mythical buildings would be in the flood plain, causing MORE down stream flooding then they have already been causing. COTA is not disclosing this to the 2 downstream neighborhoods effected. 1 or 2 new retention ponds will not stop the water pouring off a 170 ft hill. And the retention ponds that are there now, aren't working.

3) The Airport Hilton and another hotel on Ben White told me they are seldom at or near a 100% occupancy rate unless a big event is in town. **A 6 story hotel** on Elroy Road, a long way from Highway 71 traffic flow, would be looking at bankruptcy with low to empty occupancy, except 2 major events a year. We do not believe this is the reason for a PUD. We have

NO idea what they are going to do with this PUD. And that is worrisome to the neighborhood.

4) There is NO shopping center on a race track in America as was told to the Del Valle Coalition meeting. Or day care. A day care could NOT be licensed by the State of Texas due to the noise level and children's ear drums. That should have been disclosed in the Del Valle Coalition meeting. Two other day cares near by, BUT not on the property have NOT been licensed by the state, due to excessive noise level. That was misleading, at best.

5) A hospital or medical building would not build on private property with locked/closed gates. And/or not able to operate on event days with bumper to bumper traffic.

6) We want an answer from the property owner, not a laugh.. HAS THIS PROPERTY APPLIED FOR AN OPPORTUNITY ZONE DESIGNATION IF A PUD IS GRANTED?

7) What Del Valle jobs would there be for a park or condo's except maybe picking up trash or cutting grass? And since COTA uses low bid, contract labor, to do that, it isn't likely to happen. Using "jobs" is a misleading statement.

8) I looked up the Dallas/Ft Worth "water park" that was in the paper. It's small. More like a big covered pool with tubes for a \$36.00 admission. They did not confirm they were interested to me when I called the owner. Since the water park in Pflugerville went bankrupt from low attendance, once I don't see this being popular either, past the 1st year. Or a reason to re-zone the property. COTA already has a swimming pool. It just isn't covered or has slides. They could open that pool to the public, to be civic minded.

9) Again the neighborhood sees no reason to re-zone at this time. It's a race track but has a pool, has had petting zoo's, camping, and circus tents. Many events. Unless it's for sale? Does zoning know if the Wandering Creek subdivision or any other coming back?

Elroy Road Neighborhood Association
Del Valle, TX
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