

From: Mark Walsh
To: [Sirwaitis, Sherri](#)
Subject: Case No. C-14-2021-0100; Rezoning 8176 N MoPac Expressway
Date: Monday, August 2, 2021 10:23:08 PM

*** External Email - Exercise Caution ***

Subject: Case Number C14-2020-0100, Re-Zoning Request
Contact: Sherri Sirwaitis
Public Hearing: August 3, Zoning and Platting Commission

Good afternoon Ms. Sirwaitis,

I received the Notice of Public Hearing for Rezoning on the above-referenced case. I am not able to attend the hearing but would like to register my objection to this rezoning application.

I have lived at 8228 Summer Place Drive for over 30 years and am aware of the traffic patterns and problems surrounding the property at 8176 N. Mopac Expressway SVRD SB. I feel re-zoning this property from LR (Neighborhood Commercial district) to MF-6 (Multifamily Residence (Highest Density)) is inappropriate.

I want to thank the Zoning and Platting Commission for soliciting input from residents within the area. I think this is a wise and important step in the evaluation process. In conclusion, **I object to the rezoning and want to urge the Zoning and Platting Commission to deny the request.**

Respectfully yours,

Mark Walsh
8228 Summer Place Dr.
Austin, Tx, 78759
Daytime telephone: 512-343-1414

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PUBLIC HEARING INFORMATION

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Case Number: C14-2020-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 3, Zoning and Platting Commission

Leo H + Teresa J White

Your Name (please print)

8111 West Court, 78759

Your address(es) affected by this application

[Signature]

Signature

☐ I am in favor
☒ I object

7/27/21

Date

Daytime Telephone: 210-349-2450

Comments:

We oppose any structure more than 2 stories in height.

City of Austin

AUG 01 2021

NHCD / AHFC

If you use this form to comment, it may be returned to:

City of Austin, Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov

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Case Number: C14-2020-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 3, Zoning and Platting Commission

Debby Walthman

Your Name (please print)

3703 Claborn, Austin 78754

Your address(es) affected by this application

Debby Walthman

Signature

☐ I am in favor
☒ I object

8/2/2021
Date

Daytime Telephone: (512) 799 5902

Comments: The recommendation to change the zoning to a higher density will adversely affect the traffic in the area and increase accidents. Residential and Businesses in the area include: Summerwood, Villa Serena, Ly Matreux, the Park (businesses), the Arbors, Bent Tree Apartments and Hampton Park. Street is currently only a 2 lane road and it does not appear to have room to expand.

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Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov

From: Susan Summers
To: [Sirwaitis, Sherri](#)
Subject: Objections to zoning change
Date: Monday, August 2, 2021 3:39:20 PM

*** External Email - Exercise Caution ***

Dear Ms. Sirwaitis,

I write to record my opposition to the proposed zoning change for the Luby's property at the Mopac-Steck intersection.

I believe that a combination of decreased business for Luby's and diminished traffic due to the pandemic have caused a false picture of traffic conditions in the area.

I have been familiar with this area for 33 years. Ingress and egress at this property have always been extremely problematic.

My first point: when Luby's was a "going" business, people going west on Steck would turn left across eastbound traffic to enter the parking lot. This caused long and frustrating waits for people in the cars behind them. A densely populated apartment house will once again make this a problem.

Second, at peak times one can wait through 2 traffic lights in the left lane when headed east on Steck, wishing to turn left onto the northbound access road to enter 183 or northbound Mopac. Traffic backs up a considerable distance. This problem will be enormously exacerbated when dozens of apartment residents want to be in this lane as well for their northbound commute.

Third, the east side entrance/exit presents a problem. There is very little "space" to exit the property and cross three lanes of traffic to enter southbound Mopac. Again, imagine when other dozens of residents want to do this as they begin a commute southward.

In addition to these considerations, I ask that you consider the implications of the impact a high-density dwelling will have on the student populations at Hill Elementary and Murchison Middle School.

There are aesthetic issues as well. The corner is considerably higher than the areas to the north and east. What will surely be a high rise building will be out of scale for its surroundings.

Obviously something will replace Luby's. In the best interests of public safety and community well-being, I urge you to deny any plan that proposes high-density use.

My husband asks that you know he also believes the proposed change is a bad idea aesthetically or practically.

Yours sincerely,
Susan S. Summers
8332 Summerwood Dr.

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From: Judy Briscoe
To: [Sirwaitis, Sherri](#)
Subject: Proposed Zoning Change for current Luby's Restaurant
Date: Monday, August 2, 2021 10:59:04 AM

*** External Email - Exercise Caution ***

Dear Ms. Sirwaitis –

My husband, Gary Briscoe, and I, Austin natives, have lived in Summerwood for 30 years. As the population density of Austin has increased exponentially, traffic has become a nightmare. Trying to get onto Steck Avenue from Summerwood Drive has become increasingly more difficult. The light at MoPac and Steck Avenue can cause a delay of several minutes and multiple light changes to get onto MoPac from Steck, either going north or south.

Putting in a multi-unit apartment complex will only exacerbate an already untenable situation. Please reconsider the potential zoning change. We don't need the additional residents, potentially increased crime, and unbearable traffic congestion.

Thank you for your consideration.

Judy and Gary Briscoe
8302 Summerwood Drive
Austin, TX 78759
512-338-1916

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Case Number: C14-2020-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 3, Zoning and Platting Commission

ANN WARD

Your Name (please print)

3604 BRANIGAN Lane

Your address(es) affected by this application

78759

Ann Ward

Signature

8/2/2021

Date

Daytime Telephone: 512-338-1623

Comments: I oppose changing this zoning to a multifamily residence highest density district. It will increase traffic on Steck Ave, and it is almost impossible to turn left off of Summer Side & Bent Tree onto Steck now. This will make it worse. A high rise doesn't fit in neighborhood & will make the Steck/MOPAC intersection more dangerous.

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Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov

☐ I am in favor
☒ I object

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Case Number: C14-2020-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 3, Zoning and Platting Commission

Thomas D Carter

Your Name (please print)

3803 Cima Serena Drive 78759

Your address(es) affected by this application

TD Carter

Signature

8-2-21

Date

Daytime Telephone: 512-418-0869

Comments:

- Current zoning has been/is well suited to adjacent businesses & residences locating during past 50 years.
- Public schools which serve students of this area are already at/above capacity. Adding students of MR (hd.) will only lower levels of education for all students.
- MR (hd.) housing would be of highest disparity from existing businesses and residents
- Forcing MR (hd.) housing will disaccomodate existing majority businesses and residences for sake of accommodating a small minority of new and, disparate residents.
- MR (hd.) is incompatible with existing housing density.'
- More people, more, more traffic, more noise—all damaging to existing, surrounding residents and businesses.

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov