



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-17
AGENDA DATE: Thu 06/24/2004
PAGE: 1 of 1

SUBJECT: C14-03-0173 - Bee Caves West - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6300-6502 FM 2244 (Eanes Creek Watershed) from single family residence standard lot (SF-2) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial conditional overlay (GR-CO) combining district zoning. Applicant: Capital City-Bee Caves, LTD. (Joe Lamy). Agent: Drenner Stuart Wolff Metcalfe Von Kriesler (Michele Allen). City Staff: Annick Beaudet, 974-2975.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0173

ZPC DATE: April 20, 2004
May 18, 2004

ADDRESS: 6300-6502 FM 2244

OWNER/APPLICANT: Capital City-Bee Caves, LTD (Joe Lamy, Vice President)

AGENT: Drenner Stuart Wolff Metcalfe von Kriesler, LLP (Michele Haussmann)

ZONING FROM: SF-2 **TO:** GR **AREA:** 9.61 acres

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is community commercial-conditional overlay (GR-CO) combining district zoning. The site would be subject to the TIA (Transportation Impact Analysis) recommendations stated in Exhibit A and the TIA done by WHM Transportation Engineering dated March 25, 2004. Staff does not object to the following conditions proposed by the applicant: to prohibit Bed and Breakfast Residential (Group 1), Automotive Rentals, Automotive Sales, Commercial Off-Street Parking, Exterminating Services, Indoor Entertainment, Off-Site Accessory Parking, Outdoor Sports and Recreation, Service Station, Hospital Services (General), Bed and Breakfast Residential (Group 2), Automotive Repair Services, Bail Bond Services, Drop-Off Recycling Collection Facility, Funeral Services, Indoor Sports and Recreation, Outdoor Entertainment, Pawn Shop Services, Theater, Hospital Services (Limited).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4-20-04: Postponed to 05/18/04 (Neighborhood).
[k.j; j.g 2nd] (7-0) b.b – absent

5-18-04: Recommended staff's recommendation of GR-CO on consent. Vote: 8-0.

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The applicant has been working with the Knollwood/Camelot I Neighborhood Association (the adjacent to the south) to achieve compatible development. A letter in support of this project by that neighborhood association and letters of support from spokesmen of adjacent commercial properties can be found as Exhibits to this report.

Staff received numerous emails and mailed comments in opposition to this rezoning request from individuals living in the adjacent neighborhood. Those comments can also be found as Exhibits to this report. Staff is not aware if those individuals are members of the Knollwood/Camelot I Neighborhood Association and/or have decided to support the project based upon subsequent meetings and discussion with the applicant since the last Zoning and Platting Commission public hearing. Staff will offer this item as a consent item unless any or all of those apparently opposing individuals wish to speak at the public hearing.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	church
<i>North</i>	County, LO, CS-1	office, restaurant, undeveloped
<i>South</i>	County	developed Single family subdivision
<i>East</i>	LO, SF-2	office, condominiums
<i>West</i>	County	developed large lot single family subdivision

AREA STUDY: No.**TIA:** Required – Please refer to Exhibit A.**WATERSHED:** Eanes Creek**DESIRED DEVELOPMENT ZONE:** No.**CAPITOL VIEW CORRIDOR:** No.**HILL COUNTRY ROADWAY:** Yes.**NEIGHBORHOOD ORGANIZATIONS:**

Bee Creek Hills Homeowners Assoc.
 Barton Creek Associations
 Old Spicewood Springs Rd. Neighborhood Assn.
 Bee Caves Road Alliance
 Rob Roy Home Owner's Association Inc.
 Knollwood/Camelot I
 Save Barton Creek Assn.
 Barton Springs Coalition
 Lake Austin Business Owners
 City of Rollingwood

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-00-2087	SF-2 to CS	9-22-00: Approved LR-CO.	Case expired.

RELATED CASES:

There are no active site plan or subdivision applications currently under review by the City of Austin.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO SERVICE	BIKE ROUTE
FM 2244	100'	50'	Arterial	No	No	#13
Knollwood	70'	30'	Collector	No	No	No

CITY COUNCIL DATE: June 24, 2004

ACTION:

ORDINANCE READINGS: 1st

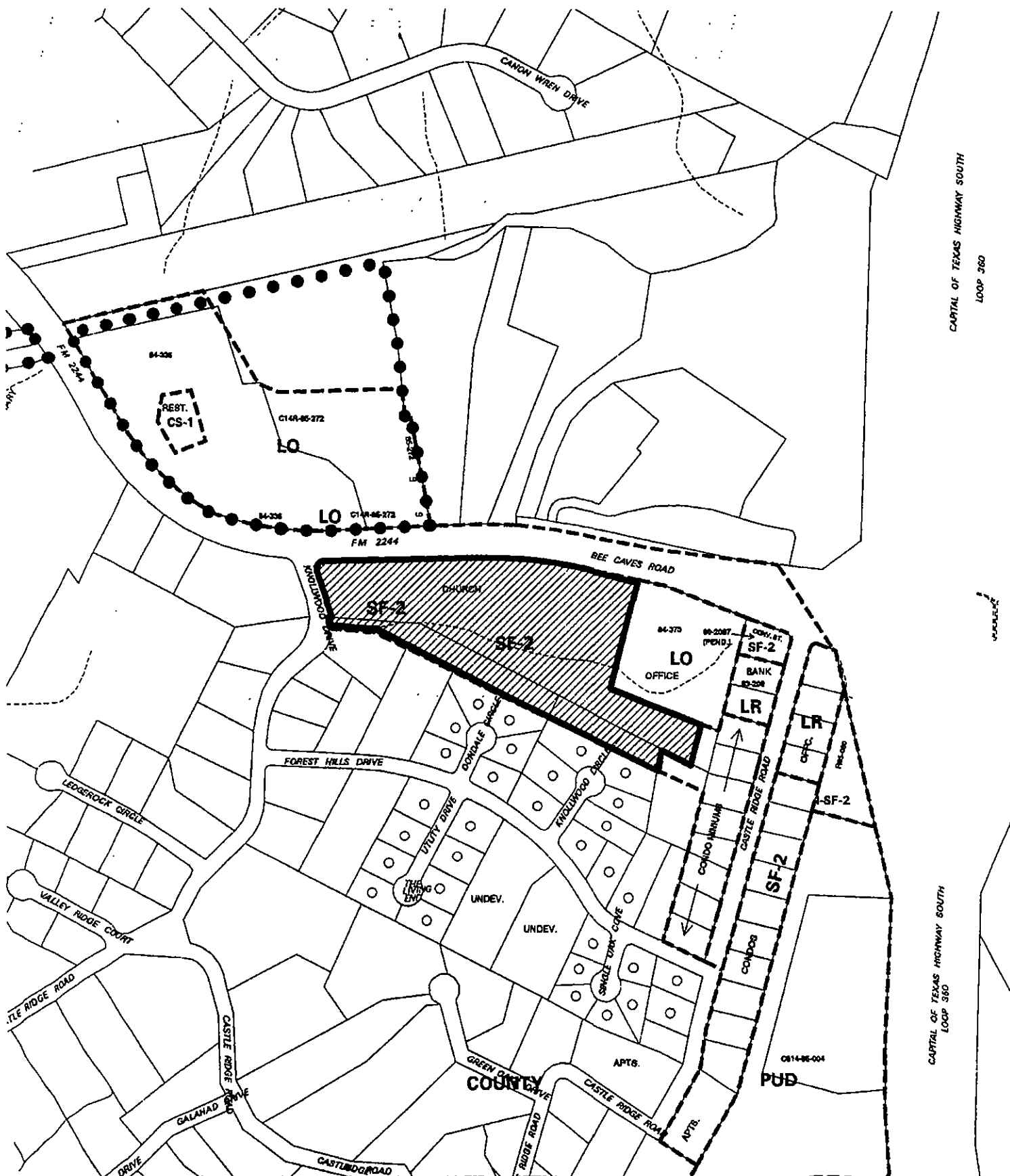
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Annick Beaudet

PHONE: 974-2975



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: A. BEAUDET



CASE #: C14-03-0173

ADDRESS: 6300-6502 FM 2244 RD

SUBJECT AREA (acres): 9.611

ZONING

DATE: 03-12

INTLS: SM

CITY GRID
REFERENCE
NUMBER
E24 D24

STAFF RECOMMENDATION

C14-03-0173

Staff's alternate recommendation is community commercial-conditional overlay (GR-CO) combining district zoning. The site would be subject to the TIA (Transportation Impact Analysis) recommendations stated in Exhibit A and the TIA done by WHM Transportation Engineering dated March 25, 2004. Staff does not object to the following conditions proposed by the applicant: to prohibit Bed and Breakfast Residential (Group 1), Automotive rentals Automotive Sales, Commercial Off-Street Parking, Exterminating Services, Indoor Entertainment, Off-Site Accessory Paring, Outdoor Sports and Recreation, Service Station, Hospital Services (General), Bed and Breakfast Residential (Group 2), Automotive Repair Services, Bail Bond Services, Drop -Off Recycling Collection Facility, Funeral Services, Indoor Sports and Recreation , Outdoor Entertainment, Pawn Shop Services, Theater, Hospital Services (Limited).

BASIS FOR RECOMMENDATION

1. The zoning is compatible with nearby zoning and uses (office, single family residential, restaurant, and food sales/service station). In addition, a number of incompatible land uses have been prohibited per the request of the owner to better achieve compatibility with adjacent uses.
2. The property is located with frontage on a major arterial roadway providing access to the site from the adjacent neighborhoods as well as the community as a whole.
3. The property is consistent with the purpose statement of the district sought. The purpose statement of the community commercial zoning district is "Community commercial (GR) district is the designation of an office or other commercial use that serves neighborhood and community needs and that is generally accessible from major traffic ways. LDC 25-2-98."
4. The requested zoning district would provide for retail services within walking distance of surrounding residential uses promoting the citywide goal of improving air quality by decreasing motor vehicle trips.

EXISTING CONDITIONS

Site Characteristics

The site is developed with an existing church. It contains heavy naturally occurring vegetation.

Hill Country Roadway

FM 2244 is a Scenic Roadway. The site is located within 1,000 feet of RM 2244 and within a Hill Country Roadway Corridor. The site lies within a HIGH Intensity Zone of the Hill Country Roadway. All non-residential development within this zone shall be subject to a maximum Floor-to-Area Ratio of 0.30 on 0-15% slopes, 0.12 on 15-25% slopes, and 0.06 on 25-35% slopes, excluding parking structures and atriums.

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along RM 2244. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of RM 2244, the maximum height is 28 feet, and beyond 200 feet the maximum height is 53 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Eanes Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone may not exceed 18% impervious cover

Environmental

According to flood plain maps, there is no flood plain in, or within close proximity of, 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. The site will also be subject to the landscape requirements of the Hill Country Roadway Corridor (HCRC) Ordinance.

At this time, site specific information is unavailable regarding existing trees and other 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

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, Sec. 25-6-142]. Comments will be provided in a separate memo.

Water and Wastewater

The landowner intends to serve the site with an onsite septic system and a connection to the Travis County Water Control and Improvements District No. 10 water system. The City and County must approve the onsite septic system. The landowner must provide written evidence that the Travis County WCID No. 10 will serve the site with the land use.



Date: April 13, 2004
To: Annick Beaudet, Case Manager
CC: Members of the Zoning and Platting Commission
Lynn Ann Carley, WHM Transportation Engineering
Reference: Bee Caves Village Traffic Impact Analysis C14-03-0173

The Transportation Review Section has reviewed the Traffic Impact Analysis for Bee Caves Village dated March 2004, and offers the following comments:

TRIP GENERATION

Bee Caves Village is a 9.611-acre development located in west Austin along the south side of FM2244 just west of Capital of Texas Highway. The TIA for the project was prepared by Lynn Ann Carley of WHM Transportation Engineering Company in March of 2004.

The proposed development consists of the following land uses:

- 14,000 square feet of Pharmacy with drive thru
- 4,500 square feet of Fast Food Restaurants without drive thru
- 4,700 square foot drive in Bank
- 10,000 square feet of Shopping Center

The property is currently developed as St. Michael's Church. The applicant has requested a zoning change from Single Family Residence (SF-2) to Community Commercial (GR). Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 7,253 unadjusted average daily trips.

The table below shows the trip generation by land use for the proposed development:

Table 1. Adjusted Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Pharmacy w/ Drive Thru	14,000	566	33	34	10	7
Fast Food Restaurant wo/ Drive Thru	4,500	1,745	32	31	64	43
Drive In Bank	4,700	627	17	13	65	65
Shopping Center	10,000	921	39	42	15	10
TOTAL		3,860	105	73	169	172

Exhibit A

If water system improvements are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the City of Austin Water Utility and the Travis County WCID No. 10. The plan must be in accordance with the City's utility design criteria.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

This site is developed with an existing site plan on this property (RZ-84-068).

The site is subject to compatibility standards. Along a portion of the south property line and east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

DEPARTMENT COMMENTS

The applicant has been working with the Knollwood/Camelot I Neighborhood Association (the adjacent to the south) to achieve compatible development. A letter in support of this project by that neighborhood association and letters of support from spokesmen of adjacent commercial properties can be found as Exhibits to this report.

Staff received numerous emails and mailed comments in opposition to this rezoning request from individuals living in the adjacent neighborhood. Those comments can also be found as Exhibits to this report. Staff is not aware if those individuals are members of the Knollwood/Camelot I Neighborhood Association and/or have decided to support the project based upon subsequent meetings and discussion with the applicant since the last Zoning and Platting Commission public hearing. Staff will offer this item as a consent item unless any or all of those apparently opposing individuals wish to speak at the public hearing.

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	2%

2. In addition to these growth rates, background traffic volumes for 1999 included estimated traffic volumes for the following projects:

C14R-85-272	Cedar Crest Plaza
C814-73-011.01	Sky Forest PUD

3. Reductions were taken for pass-by capture:

Table 3. Summary of Pass By and Internal Capture Reductions				
LAND USE	SIZE	Pass-By (%)		Internal Capture (%)
		AM	PM	
Pharmacy w/ Drive Thru	14,000	49	49	10
Fast Food Restaurant wo/ Drive Thru	4,500	43	43	5
Drive In Bank	4,700	47	47	5
Shopping Center	10,000	34	34	10

4. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

Loop 360 (Capital of Texas Highway) – This roadway is classified as a four lane divided major arterial from US 290 to US Highway 183. The 2000 traffic volumes for Loop 360 were approximately 39,000 vehicles per day (vpd) north of Bee Caves Road (FM 2244) and 35,000 vpd south of Bee Caves Road. Loop 360 is classified in the Austin Bicycle Plan as a priority 1 facility (Route #9).

FM 2244 (Bee Caves Road) – This roadway is classified as a four lane undivided major arterial between Barton Creek Boulevard and Loop 1. Within the vicinity of the site, Bee Caves Road is constructed as a four lane divided roadway with a center left turn lane. The 2000 traffic volumes for Bee Caves Road were approximately 35,000 vpd west of Loop 360. FM 2244 is classified as a Priority 2 facility in the Austin Bicycle Plan (Route #449).

Castle Ridge Road – This roadway is classified as a collector roadway and is built as a two lane undivided roadway. The 1997 traffic volumes were 2,570 vpd south of Bee Caves Road.

Knollwood Drive – This roadway is classified as a collector roadway within the vicinity of the project. The 2003 traffic volumes on this roadway were 1,344 vpd north of Forest Hills Drive.

Forest Hills Drive – This roadway is classified as a local street. The 2003 traffic volumes on this roadway were 370 vpd between Knollwood Drive and Castle Ridge Road.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2003 Existing Conditions
- 2004 Build-Out Conditions

The TIA analyzed 6 intersections, 3 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements included in the TIA are constructed.

Table 4. Level of Service				
Intersection	2003		2004	
	AM	PM	AM	PM
Loop 360 EFR and Bee Caves Road*	B	C	C	C
Loop 360 WFR and Bee Caves Road*	B	B	C	C
Castle Ridge Road and Bee Caves Road*	B	A	B	A
Knollwood Drive and Bee Caves Road**	F	A	F	A
Driveway A and Bee Caves Road			A	A
Driveway B and Bee Caves Road			F	F

* SIGNALIZED

** Note: The Bee Caves Village Tract site has a slight impact on all of the existing intersections evaluated in the TIA with less than 5% of the total forecasted traffic for the intersection Knollwood Drive and Bee Caves Road. The failing LOS is due mostly to the amount of background traffic generated in the area.

Neighborhood Impact Study

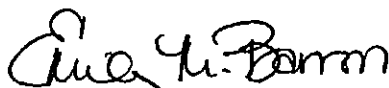
Table 5. Neighborhood Study				
Street	Pavement Widths	Maximum Number of allowed trips LDC 25-6-116	Existing 2003	Site Build Out 2004
Forest Hills Drive	23'	1,200	377	425
Knollwood Drive	30'	1,800	1,344	1,527

None of the streets exceed the thresholds allowed in the Land Development Code.

RECOMMENDATIONS

- 1) Driveway A should be constructed with one ingress and one egress lane. The outbound lane should be restricted to right turns only. Driveway B should be constructed with one inbound and two outbound lanes.
- 2) Final approval from the Texas Department of Transportation is required prior to 3rd Reading at City Council.
- 3) Development of this property should be limited to uses and intensities, which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions please contact Emily M. Barron at 974-2788.



Emily M. Barron
Transportation Review Staff
Watershed Protection and Development Review

Knollwood-Camelot Neighborhood Association

834 Castle Ridge Road
Austin, Texas 78746-5152
(512) 327-6672
FAX (512) 327-1974
email jrmase@bga.com
www.paisano.com/kcna

Submitted Via Facsimile

May 12, 2004

Reference: File Number C14-03-0173, Bee Caves Village by Capital City Partners, Inc.

Betty Baker, Chairperson
Zoning and Platting Commission
City of Austin, Texas

Dear Ms. Baker:

The Knollwood Camelot Neighborhood Association (KCNA) has completed a series of meetings and discussion sessions subsequent to the postponement of the referenced application at the Zoning and Platting Commission on April 19, 2004.

These meetings culminated in a general neighborhood association meeting last evening in which it was decided that KCNA supports the application for GR zoning of this tract. This support is based on the applicant's willingness to provide assurances that the retail center likely resulting from this rezoning will be compatible with existing neighborhood standards based on a restrictive covenant offered by the applicant.

KCNA feels assured that the conditions of the restrictive covenant, when finalized, will provide this compatibility and the proposed center will be an asset to our local community and our neighborhood. We expect to complete and execute this document with the applicant prior to the public hearing at the City Council.

I will be present at the Zoning and Platting Commission meeting on May 18, 2004 if any questions arise I may be of assistance in answering. KCNA sincerely appreciates the effort expended by the applicant, the applicant's representatives and City of Austin staff in clarifying questions this association has had with the application. We look forward to continue working with them.

Sincerely,



Rusty Mase, President

CC: Annick Beaudet, Neighborhood Planning and Zoning, City of Austin
Michele Allen, Drenner Stuart Wolff Metcalfe von Kreisler, LLP
Joe Lamy, Capital City Partners



June 16, 2003

Mr. Joe Larry
Capital City Partners
1717 West 6th Street, Suite 390
Austin, TX 78703

Dear Mr. Larry:

I enjoyed visiting with you this past week and I greatly appreciate your taking the time to inform me about your proposed development at 8317 Bee Cave Road. Because we own the property immediately across Bee Cave Road and operate the County Line Restaurant, we are happy to see some more retail development in the area.

I am writing in support of the rezoning of your property to GR or any more restrictive zoning such as LR. Please let me know if I can be of any further help.

Sincerely,

Bruce D. Walcutt
President
The County Line, Inc.

THE COUNTY LINE, INC.

3345 BEE CAVE ROAD, SUITE 150 • AUSTIN, TEXAS 78748 • (512) 327-1959 • FAX (512) 327-2622

June 25, 2003

Mr. Chris Whitworth
Mr. Joe Lamy
Capital City Partners
1717 West 6th Street, Suite 390
Austin, Texas 78703

Re: Capital City Partners/Bee Cave Zoning - Proposed Rezoning from SF-2 to GR

Dear Mr. Whitworth and Mr. Lamy:

Thank you for informing me of the proposed development at 6317 Bee Caves Road. As you know, I own a tract of land adjacent to the property that you are rezoning. My tract is to the east of your property near the intersection of Bee Caves Road and Loop 360. Based upon my review of the proposed rezoning, we support the rezoning of this property to GR or any more restrictive zoning district, such as LR. Please contact me if you have any questions.

Sincerely,



Preston Staats, EXEC VP
Computerized Properties, Inc.
5200 Green Falls Court
Austin, Texas 78746-1223

VIA EMAIL

annick.beaudet@ci.austin.tx.us

April 20, 2004

Ms. Annick Beaudet
Case Manager
City of Austin Zoning and
Planning Commission
One Texas Center
505 Barton Springs Rd.
Austin, Texas

Re: 6300-6502 FM 2244

Case: C14-03-0173

Dear Ms. Beaudet:

I would like to comment on A) the compatibility and B) the need for the proposed changes to the zoning of the above site. Since I have a previous engagement this evening I will not be able to attend the zoning meeting and am therefore sending my comments via this email transmission. I request that these comments be added as a part of the record for this zoning change request.

First of all let me assure you that I have great respect for the task and burdens of the planning commission. The planning commission has a tremendous responsibility to the community and I know that that responsibility is always foremost in their mind.

That being said I wish to bring up what I believe are some important and salient points regarding the zoning change request. In principle I believe it is true that not every corner, nor every office building or shopping center needs a Starbucks. Likewise not every site or piece of real estate along every highway in the county should be developed for commercial, retail or office space use. Since the applicant has requested a change in zoning so that he can add another retail (or whatever the ultimate plan is) site to Bee Caves Road I have dubbed this site the "Starbucks Site".

A) Compatibility

1) First of all I believe the requested change is incompatible with both the location and physical nature of the site. While looking at a plat of the site it appears that it is a nice piece of real estate along a normal flat highway near an intersection of two main highways (Loop 360 and FM2244). While others from my community will comment more about traffic issues regarding the site I wish you to consider that the location of the site and the traffic flows along the roadway in front of the site are not compatible with the additional daily, constant traffic entering and exiting any further commercial development along this highway between Knollwood Drive and Loop 360. This site is located on a significantly sloping, curving, high traffic volume highway.

I believe if you check you will see that the office building adjacent to the site has been vacant substantially more than it has been occupied because of the fact that its location is not compatible with traffic entering and exiting a commercial development along that section of the highway. And I think you will find that traffic turning into and out of those sites have been involved in numerous traffic accidents.

If you will note the only supporters of the change are the adjacent property owner and an owner across the highway from the site. Why do they support the change? It is not because they have the best interest of the community in mind. It is because it is their hope that once the Starbucks Site is commercially developed traffic entering and exiting their developments will allow them to get approval for a traffic signal into the sites thus saving their properties from failure as commercial developments.

It is my contention that even the addition of a traffic signal will not solve but will add to the traffic problems because the location and physical nature of the site is not compatible with commercial development. Adding, constant daily traffic entering and exiting the site is not in the best interests of the community.

The church which now occupies the site creates only limited traffic in terms of volume and days that the site is used. Since the site has already been developed for limited use I believe it is the only use of the property that is compatible with the site.

2) The site itself is not a flat piece of real estate. I believe to make the site economically viable extensive excavation and leveling will be required. In addition much of the existing vegetation will have to be removed. The current use of the property is built out as a church that was designed to fit into the contours of the site. There is much vegetation and its location adjacent to the residential neighborhood that abuts the site fits well with the overall community.

3) In addition the applicants "review sheet" makes it appear that the "community" will be benefited because it "would provide for retail services within walking distance of surrounding residential uses promoting the citywide goal of improving air quality by decreasing motor vehicle trips." I believe this clearly contradicts the purpose of changing the site to a commercial development that will add traffic to the area. While some people (including my wife and I) walk along the streets for exercise there is and will never be much, if any, walking to a fast food restaurant, a drive-in bank, or a drive-in pharmacy. There are no sidewalks and most of the traffic that travels through the area is coming from Lost Creek (because of that neighborhoods limited ingress and egress). That traffic often exceeds the posted speed limits making it dangerous for pedestrians. Therefore I do not believe you can show that commercially developing the site fulfills or is compatible with this "BASIS FOR RECOMMENDATION".

B) Need

1) Do we need more office space? I believe most if not all commercial real estate developers would tell you that this site is not a viable office site. In fact I believe the original plans for this site called for office space use. In addition I thought in fact that it was the desire of the various planning commissions to not have commercial developments spread across the county filling every highway with small commercial sites so the highways look like Highway 183, or Burnet Road. It is both not efficient use of the space and it does not actually serve the best interests of the community.

2) Do we need another fast food drive-in restaurant? I do not believe the community needs another one. If you consider the contradiction of benefiting the health and well being of the community (walking, healthy food) with the concept of a fast food restaurant you have your answer.

But let me add that recently I was having a business lunch with a friend (whose business is marketing) in a nearby fast food restaurant. During one of our bits of conversation he commented on how many restaurants were within ten minutes of his residence (our community). I do not remember the exact number but it was an amazing number. I want to say the number was fifty (that's five zero). In fact, there are four other brand new fast food restaurants next to the one we were in. I believe if you were to actually count the number of restaurants in our community (including fast food) you would conclude that the community is not well served by adding another one.

3) Do we need another drive-in bank? Again if you review the number of banks within ten minutes of the proposed site you would conclude that we do not need another bank. In fact a drive in bank facility already exists not two hundred feet from the Starbucks Site. In addition adding another bank ignores the trend of online banking, bill paying, etc.

5) Do we need another drive-in pharmacy? Again please review the number of pharmacies within ten minutes of the site. I can quickly count six. One is actually a local pharmacy (People's Pharmacy). And consider that the trend is toward telephone or online pharmacies.

I did not want this to go on and on but I think these points are important and I believe if you look at the needs of the community you will conclude that the commercial development of this site is not in the community's best interest. We do not need more development on this section of Bee Caves Road. The current use is truly the highest and best use of the site. We do not need another Starbucks.

Therefore, since I do not believe commercial development is compatible with the site or that the community needs are met by further development of the site I request that the zoning change be denied.

Respectfully submitted

Richard A. Willis
865 Castle Ridge Road
Austin, Texas 78746

Beaudet, Annick

From: Lauren Scott [laurenscoott@earthlink.net]
Sent: Wednesday, April 21, 2004 4:30 PM
To: annick.beaudet@ci.austin.tx.us
Subject: 6300 - 6502 Bee Cave Road project

I am a homeowner in the Camelot subdivision off of Knollwood Drive behind this proposed development's property. I am very concerned about the possibility of losing our light at Castle Ridge and Bee Cave. This is the only safe way to exit the neighborhood, especially for turning left (west) on Bee Cave. The amount of traffic makes turns without a light extremely dangerous. This would greatly impact me and other neighbors, especially because my daughter attends West Ridge Middle School, located west on Bee Cave from us.

Please reject any request from the proposed development to move our Castle Ridge/Bee Cave light to a location at the development. Thank you.

Lauren Scott
laurenscoott@earthlink.net
Why Wait? Move to EarthLink.

4/21/2004

Beaudet, Annick

From: Tony Spinelli [tspinelli@austin.rr.com]
Sent: Wednesday, April 21, 2004 11:42 AM
To: annick.beaudet@ci.austin.tx.us
Subject: FM 2244 Re Zoning

Hello Annick,

My name is Tony Spinelli. I reside in the neighborhood serviced by the traffic light at Castleridge Rd and Bee Cave Road. I am shocked by the thought of moving this light. Our neighborhood will not be able to get access to Bee Cave Rd. without this light. I am opposed to moving this light. Also, I feel that changing the zoning to allow a strip center at the old church is a joke. There is already too much traffic in this area. I am opposed to this zoning change.

I hope my voice will get heard.

Regards,

Tony Spinelli
695-1456

4/21/2004

Beaudet, Annick

From: JBradfute@aol.com
Sent: Tuesday, April 20, 2004 5:53 PM
To: annick.beaudet@ci.austin.tx.us
Subject: Development of 600-6502 FM2244

Sirs:

As a concerned homeowner who has lived in the area (6213 Green Oaks Drive) since 1972, I wish to register my vigorous protest to the plans for rezoning the referenced property. Of utmost concern to me is the attempt to remove the signal light at Castleridge and Bee Cave to accomodate any new development. It is only with the protection of this signal light that we have reasonable and safe access to our homes. It seems irrational to remove a light that has been successfully serving our area for years to support a new development. While I am aware that traffic studies show that moving the light theoretically would not have an impact on Castle Ridge traffic, I do not accept the assumptions supporting the studies. Traffic backup is now so large, and rapidly increasing, that there simply will not be adequate time for access off of Castle Ridge to Bee Cave and vice versa. In addition, southbound traffic on Loop 360 exiting west on Bee Cave will not be controlled, making it almost impossible to gain westbound access to Bee Cave from Castle Ridge.

Please register the concerns of the homeowners in the area as you consider changing zoning on the property and moving of the light at Castle Ridge.

Sincerely,

Jim Bradfute
6213 Green Oaks Drive
Austin, TX 78746-5130

512 327-1621
jbradfute@aol.com

4/20/2004

Beaudet, Annick

From: Karen Orsak [karen@utmetro.com]
Sent: Tuesday, April 20, 2004 5:43 PM
To: annick.beaudet@ci.austin.tx.us
Subject: 6300-6502 FM2244

Dear Ms. Beaudet:

As I am unable to attend the Planning Commission this evening I would like to express my concerns regarding moving the traffic light from Castle Ridge and Bee Cave Rd. It has come to my attention that the potential development where the Church currently stands may be rezoned for General Retail.

The Knollwood/Camelot neighborhood desperately needs to keep the light at Castle Ridge. If it is moved to accommodate any retail, it will make exiting/entering the neighborhood very dangerous. Please consider this email as a protest to any change in the current light position.

Thank you,
Karen Orsak
6601 Jousting Pl.
Austin, TX 78746

4/20/2004

Beaudet, Annick

From: Karen Ebert [karen@alpsmgt.com]
Sent: Tuesday, April 20, 2004 3:18 PM
To: annick.beaudet@ci.austin.tx.us
Subject: Knollwood-Camelot hearing

Annick,

I am a homeowner in the Knollwood-Camelot subdivision and am writing about the hearing that is to be held tonight to which I cannot attend. It is in regard to the property at 6300-6502 FM2244. I have lived in this subdivision since 1981 when most of Bee Cave Rd. from 360 to 71 was a two lane road and there were no signal lights at the intersection of Castle Ridge Rd. and Bee Cave Rd. I have witnessed many actual and many near miss accidents at that intersection.

I have no objection to someone developing the above mentioned site. However, it has been brought to our attention that there is a plan to move the signal light from Castle Ridge and Bee Cave further towards 71 in order for the commercial development of the mentioned tract to move forward. I seriously object to moving the light. With entrance and egress from the Speedymart, exit and entrances on and off 360 and Bee Cave Rd., the volume of traffic is tremendous. We had many traffic accidents prior to having the signal light in place. Even with the light, there are still many challenges to controlling the traffic flow at this intersection.

I strongly encourage the commission to vote against moving this signal light.

Thank you,
Karen Ebert
837 Castle Ridge Rd.
Austin TX 78746
327-6726

4/20/2004

Beaudet, Annick

From: Ljtobin626@aol.com
Sent: Tuesday, April 20, 2004 2:13 PM
To: annick.beaudet@ci.austin.tx.us
Subject: traffic light at Castle Ridge Road

Dear Mr. Beaudet,

I am writing to express my concern about the possible removal of the traffic light at Castle Ridge Road and Bee Caves Road due to the proposed new shopping center. I am not opposed to the shopping center, but I feel it is wrong to subsidize them by removing our traffic light. The right answer is for there to be two traffic lights. The traffic at the current intersection is normally heavy and is horrendous during morning and evening rush hours. We take both our kids to and from school each day and would not be able to safely enter and exit from our subdivision in Camelot without that light. We always need to go left on loop 360 and it would be unsafe to try to continually dart across both lanes of traffic to make that left hand turn onto loop 360 without the protection of the light. Surely the cost of one more traffic signal at the shopping center is not greater than the accidents and potential loss of life that would happen if that light at Castle Ridge were removed. Keep in mind there is a lot of traffic in and out of the Stop and Go at that intersection as well as the Wells Fargo Bank there. In addition to auto safety, the congestion arising from no definitely timed clear way to exit would be very burdensome to all those living and using that intersection in lost time in our daily life!

Surely an additional \$100,000 for a traffic light added to the cost of the shopping center that will probably cost several million to construct would not be too much to ask the developers to pay!

I would very much appreciate you bringing our concerns to the zoning commission and ensuring that our light stays.

Sincerely,

Jim and Linda Tobin
Austin(13) and Leah Tobin(11)
1103 Falcon Ledge Dr.
Austin, Texas 78746

4/20/2004

Beaudet, Annick

From: Elaine Penn [epenn@mindspring.com]
Sent: Tuesday, April 20, 2004 8:53 AM
To: annick.beaudet@ci.austin.tx.us
Subject: Re-zoning at 6300-6502 FM2244

I would like to express my deep concern that the property listed above is being considered for re-zoning for General Retail development. The area in question is already congested regularly - not only at peak traffic hours (which are lasting longer and longer), but throughout the day and on weekends. Since FM 2244 is one of the very few east-west corridors, there is no place to divert the current travelers when you add more! As the mother of a relatively new driver (17) and a NEW driver (16 last week), I would like to voice STRONG opposition to the re-zoning and EMPHATIC opposition to moving the only way we have to get out of our neighborhood with the assistance of a light! And with the gas station/store on the corner of Castle Ridge and Bee Cave, there is constant use of that light! It would be a disaster without it.

Our neighborhood, along with many others along Bee Caves Rd. suffered through the expansion several years ago to allow somewhat easier travel. Unfortunately, with the building further west, the traffic has already caught up with the expansion. Adding more traffic to this area is not only dangerous, but simply criminal! I urge the City of Austin Zoning and Platting Commission NOT to approve a zoning change and the movement of the light at Castle Ridge Road.

I regret I am unable to attend the meeting tonight, but I just received notice yesterday and cannot be there. If you have any questions, or if there is ANYTHING further I can do to convince you to save the Knollwood-Camelot neighborhoods, please contact me! Thank you for your consideration to this matter and the lives of all who reside in this area.

Sincerely,

Elaine Penn
912 Dartmoor Cv
Austin, TX 78746
Camelot Neighborhood
512-328-2015
512-328-3100 work
512-970-5051 cell

Elaine Penn
epenn@mindspring.com
512-328-3100

Beaudet, Annick

From: Richard M. Kriss [rmkriss@sbcglobal.net]
Sent: Monday, April 19, 2004 5:00 PM
To: annick.beaudet@ci.austin.tx.us
Subject: Zoning Change Hearing 20-Apr-04 for 6300-6502 FM 2244

Ms. Annick Beaudet,
City of Austin Zoning and Platting Commission

I will be unable to attend the public hearing scheduled for April 20, 2004 on the a zoning change to authorize a retail strip center on the South side of Bee Cave Road that is currently a church property. I have lived in the Knollwood-Camelot neighborhood since 1982 and would appreciate you expressing my feelings on this subject to the City Zoning and Platting Commission.

We do not need another retail strip center to further congest an already near gridlock traffic situation on Bee Cave Road. The location has very limited access and one solution mentioned is the installation of another signal light or to move the existing signal light from Bee Cave and Castle Ridge. Under no circumstance should the commission ever consider moving the existing traffic light and adding another traffic light would compound the traffic situation. The light at Castle Ridge is the only safe way for school buses to leave the neighborhood. While the existing light has some timing issues, it is consider essential. Please do not allow the light to be moved. In view of the above, I strongly recommend disapproval of the zoning change to allow the creation of a retail center at 6300 to 6502 FM-2244 (Bee Cave Road).

As mentioned above I will not be able to attend the hearing and will, formalize this objection by signed letter if needed. I object to propose zoning change!

Regards,

Richard M. Kriss
Property Owner

=====
Richard M. Kriss
904 Dartmoor Cove
Austin, Texas 78746
512-327-9566 or rmkriss@sbcglobal.net
=====

Beaudet, Annick

From: roberto porter [rpismacho@hotmail.com]
Sent: Monday, April 19, 2004 11:53 AM
To: annick.beaudet@ci.austin.tx.us
Subject: Castle Ridge Road & Bee Caves signal light

Follow Up Flag: Follow up
Due By: Tuesday, April 20, 2004 5:00 PM
Flag Status: Flagged

Do you have a death wish for more of our citizens??? Look at the statistics.

We built our home in 1974 on Castle Ridge & through the years there has been a major increase in accidents - You re-worked that intersection a few years ago because it was so dangerous....check with TxDOT.

Now you want to move the signal??? Use your head - traffic and accidents can only increase with more commercial development on Bee Caves & moving the signal is signing Death Certificates. Robert Ingrum 815 Castle Ridge Road Austin, TX 78746

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Beaudet, Annick

From: David Way [dpw@mail.utexas.edu]
Sent: Monday, April 19, 2004 11:42 AM
To: annick.beaudet@ci.austin.tx.us
Subject: rezoning concerns

Mr. Beaudet,

I am writing to express my concerns about the proposed rezoning of the property located on the south side of the 6300 block of Bee Caves Rd. (PM 2244), Austin, Texas 78746.

It is my understanding that a public hearing on this proposal will be held on Tuesday, April 20, 2004 at One Texas Center, 505 Barton Springs Rd. at 6 Pm. Since I will be unable to attend this hearing, please consider my concerns expressed in this letter to be what I would voice in person.

My family and I are unequivocally opposed to the relocation of the traffic signal at the intersection of Bee Caves Rd. and Castle Ridge Rd. This signal provides the only signal-regulated access to our neighborhood. Before it was installed, collisions between westbound vehicles attempting to turn left onto Castle Ridge Rd. and eastbound vehicles on Bee Caves Rd. occurred on a regular basis. Also, there were a significant number of accidents involving vehicles turning left or right onto Bee Caves Rd. from Castle Ridge Rd. before the signal's existence. While collisions at this intersection may still occur, we believe that they are greatly reduced by the presence of the signal, and that, overall, the signal significantly improves the safe, uniform flow of traffic into and out of the area via Castle Ridge Rd. For these reasons, we hope you will not authorize or enable the relocation of this traffic light.

An additional concern we have is that increased traffic generated by any kind of retail center established in place of the church in the 6300 block of Bee Caves Rd is undesirable and will eventually impact the value of homes in the area. We hope that any decision on rezoning the property in question will respect the rights and wishes of existing tax-paying homeowners who would be impacted.

Thanks for considering this letter.

Sincerely,

David Way and family
804 The Living End
Austin, Texas 78746

Beaudet, Annick

From: Robert Dale [bdale@austindalegroup.com]
Sent: Sunday, April 18, 2004 11:20 PM
To: annick.beaudet@ci.austin.tx.us
Subject: Opposition to proposed zoning change at 6300-6502 FM2244

The City of Austin Zoning and Platting Commission will be holding a hearing to propose a zoning change for property adjacent to my neighborhood. The property is located at 6300-6502 FM2244 (currently a church). The Public Hearing is set for Tuesday, April 20th, but I will be unable to attend. So I am writing to express my opposition to this zoning change. I am concerned about the potential increase in traffic from Bee Caves Rd. into my neighborhood, and the negative effect on my home property value.

Thank you for taking my input. I know that you'd want to hear from all the local citizens, voters, and taxpayers who will be directly affected by this decision.

-Robert Dale
905 Galahad Drive
Austin, TX 78746
phone 512-328-2947

Beaudet, Annick

From: Margo Kamin [margokamin@sbcglobal.net]
Sent: Sunday, April 18, 2004 9:11 PM
To: annick.beaudet@ci.austin.tx.us
Subject: Zoning at bee cave

PLEASE know I am AGAINST THIS. I own property on Castle Ridge Road, CLOSE to 2244/bee cave @ 360. To move that light would be a disaster, as well as putting lousy, low life fast food restaurants and and yet another UNNEEDED strip center. All people have to do is drive one minute down 2244 toward Mopac and there is a full, new, multi-stored strip mall. Right across the street from this proposed new retail development is The Village at West Lake. What MORE does one small community need for petes sake? It will lower the values here, make things more congested and do nothing but harm and it unnecessary. I hope I can make the meeting Tuesday, but if not, know this. I am WAY against this. I own at 700 Castle Ridge Road. People wont even want to come to this street if you take that light out, and it will be a nightmare! No one in this neighborhood, or nearby one (I have clients and friends in the area) ..no one wants that to happen, this re-zoning. No ONE!
Thank you.

--
Margo Kamin

One-on-One Fitness Training

328.2852 Home/Studio
423.7855 Mobile

4/20/2004

Beaudet, Annick

From: pgagne [pgagne@worldnet.att.net]
Sent: Sunday, April 18, 2004 5:03 PM
To: ANNICK.BEAUDET@CI.AUSTIN.TX.US
Subject: REZONING CHURCH

DEAR MS. BEAUDET,

I need to express my unhappiness with any proposal to rezone 6300-6502 FM2244. Moving the light at castle ridge rd. would cause many unnecessary accidents. We don't need any more general retail in our area. For our children's sake, please don't rezone.

Patti Gagne
714 C Castle Ridge Rd.
Austin, TX. 78746
pgagne@att.net

4/20/2004

Beaudet, Annick

From: Dave Henderson [dave@vedatech.com]
Sent: Saturday, April 17, 2004 12:40 AM
To: Annick Beaudet
Subject: Opposition to rezoning of site 6300-6502 FM2244

As a resident of the knollwood-Camelot neighborhood, I wish to state my opposition to the proposed rezoning of site 6300-6502 FM2244 which is to be heard at the public hearing on April 20, 2004 - agenda item 6.

The site, currently a church serves our community as it is. Developers, Capital City - Bee Caves, LTD, has purchased the property in order to build and sell structures for commercial enterprise. While this may not appear offensive at first glance, in reality it is. At a meeting on September 4, 2003 they told members of our community organization that they would like to sell the property to several high volume enterprises such as fast food restaurants, coffee shops, convenience stores and the like. In so doing they would redirect traffic through our neighborhood. As this neighborhood is mature and well established we could not accommodate such an increase in traffic, noise, all night lighting without serious impact to our residents safety, health and quality of life. Additionally, there are serious issues regarding the probable decline in our property values.

Most importantly, the developers are seeking to relocate our traffic signal at Castle Ridge and Bee Caves to their own driveway. So that their future customers can make left turns from their property, thereby increasing the resale value of their property. There are currently more than one hundred and thirty people living in the condominiums at that corner who also have to turn on to Bee Caves. Additionally, there are two high volume businesses there, a convenience store/gas station and a large branch of Wells Fargo as well as numerous other businesses in that building. This intersection is the only safe and convenient access to our neighborhood. It is also an alternative access to the larger community of Lost Creek. Because of its proximity to the condos and offices there is a great deal of pedestrian traffic throughout the day. The developers are hoping to attract one hundred cars per hour during the peak hours. Our convenience store alone has that now. The bank, gas station and residents add even more. Additionally, all this current traffic has to contend with the on and off ramps to Capital of Texas Highway 360, which is adjacent to Castle Ridge.

I feel that to allow these developers to proceed would decrease the safety and well being of the members of our community, many of whom worked long and hard to obtain a signal light and build their businesses.

Thank you for your consideration of this matter.

Lori Henderson
Veda Technologies, Incorporated
Austin, Texas 78746
512 329-5708
Lori@vedatech.com

Beaudet, Annick

From: Dave Henderson [dave@vedatech.com]
Sent: Friday, April 16, 2004 11:39 PM
To: Annick Beaudet
Subject: Opposition to rezoning

Dear Annick,

I wish to state my opposition to the proposed rezoning of site 6300-6502 FM2244 which is to be heard at the public hearing on April 20, 2004 - agenda item 6.

I am a resident of the adjacent Knollwood-Camelot neighborhood which would be affected by the proposed change. The developer, CAPITAL CITY - BEE CAVES, LTD, purchased the property from a Church and plans to develop it for General Retail including fast food development. I am extremely concerned that this development will have a drastic negative impact on the traffic in our neighborhood for the reasons below.

On September 4, 2003 members of our neighborhood association attended a presentation by the developers representatives to allow them to explain their plans. We met with them in good faith to discuss ways in which the development could be accomplished with the least impact to the adjoining properties, limit environmental impacts, and maintain the character of the neighborhood. During this meeting, to our shock, we found that the developer had already approached TxDOT with a proposal to relocate the traffic signal at Bee Caves and Castle Ridge Road (which is the only safe access to our neighborhood) to the entrance to their site.

On February 14, 2003 TxDOT notified the developers they could not commit to the developers request to relocate the traffic signal based on projected traffic volumes but left the decision open pending traffic counts. Capital City Partners commissioned a Traffic Impact Analysis by WHM Transportation Engineering Consultants, Inc. This TIA clearly states that no "improvements are recommended at this time", however, the developers clearly intend to continue in their effort to relocate the signal and are hoping to obtain the zoning required for the high traffic counts which would necessitate a signal change.

I want to emphasize that the Castle Ridge traffic signal in question is the only safe access to the Knollwood-Camelot neighborhood from Bee Caves Road. Hundreds of residents, customers of several businesses including a Wells Fargo Bank, and a gas station/convenience store rely on the light which was installed ten years ago because of the large number of accidents which were occurring at that intersection.

I feel that Capital City - Bee Caves, Ltd is acting in bad faith, against the wishes of the community, to jeopardize the safety and convenience of hundreds of Knollwood-Camelot residents in order to increase the value of their investment in site 6300-6502 FM2244. I feel certain that, knowing the facts, the City of Austin Zoning and Platting Commission will restrict development at this site to limit the traffic impact so that it is consistent with the numerous other businesses along this portion of Bee Caves Road which do not have private traffic signals. Being a business owner myself I do not object to commercial development if it benefits the community but I feel it is unjust to allow certain developers to profit at the expense of people's safety.

Thank you for your attention to this important matter.

David L. Henderson
President
VEDA Technologies, Inc.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0012/AB

Planning Commission Hearing Date: February 24, 2004

Name (please print) Lynne Keyes

☒ I am in favor

(Estoy de acuerdo)

Address 698 Winter Wood Dr

☐ I object

(No estoy de acuerdo)

Grapevine, Tx 76051

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0012/AB

Planning Commission Hearing Date: February 24, 2004

Name (please print) DEALVA MADDOX

☐ I am in favor

(Estoy de acuerdo)

Address 5707 CHESTERFIELD

☒ I object

(No estoy de acuerdo)

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0173-AB

Zoning & Platting Commission Hearing Date: April 20, 2004

Name (please print) SYENA MUZAFFAR & KAUAN ALI

☐ I am in favor

(Estoy de acuerdo)

Address

Syena Muzaffar & Kauran Ali
165 Knollwood Cir
Austin TX 78748-5135

☒ I object

(No estoy de acuerdo)

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0173-AB

Zoning & Platting Commission Hearing Date: April 20, 2004

Name (please print) Stephen Sekenehale II

☐ I am in favor

(Estoy de acuerdo)

Two Circle Center, Third Floor

Address

1250 Capital of TX Hwy S
Austin, TX 78746

☒ I object

(No estoy de acuerdo)

Attorney for Bee Creek Hillis Subdivision
d.b.a. Red Bay on the Canyon

SUBJECT - Traffic, ingress and egress problems, noise