

# Pecan Springs ♦ Springdale Hills

## NEIGHBORHOOD ASSOCIATION

**Re: Zoning Case #: C14-2017-0149**

**June 10, 2018**

Dear Austin City Council,

The developers interested in developing the property located at 5521 Springdale Road, 78723 came to the Pecan Springs-Springdale Hills Neighborhood Association (PSSNA) monthly meetings in January - May 2018. They were seeking the PSSNA's support of changing the existing zoning from GR-NP to GR-MU-NP which adds a "mixed use" zoning designation to this parcel and therefore would allow them to build a residential complex of approximately 215-230 units on the property.

This is what we think about this project and its potential impact, both positive and negative, in our neighborhood. We like that they are interested in moving the Little Walnut Creek Greenbelt (LWCG), masterplan and development forward, since their development would back up to it. They are pushing to have city the dedicate all the Parkland Fees (est. \$279,000) specifically to the LWCG.

It has recently been suggested that there may be a possibility to obtain a financial commitment from the developers to provide future maintenance for a portion of the greenbelt through a zoning ordinance. At this time the greenbelt master plan is still in development, so it is difficult to describe exactly what that should look like. We look to council to help better define that commitment, and to help progress the development of the LWCG by ensuring that all parkland fees collected along the many developments happening in the PSSNA boundaries be earmarked for the LWCG development. We also request that City Council add all money needed to complete the LWCG master plan to the 2018 Bond election.

Ideally, we'd like to see a development that is truly mixed use meaning that it would include a 25% retail component to provide much needed services/jobs to the surrounding residents being that area is in desperate need of it and the Association has been outspoken about this need in the past.

As it currently stands based on what's been presented to us, the PSSNA does not support the rezoning of 5521 Springdale Road, 78723.

The PSSNA requests the city does proper market research and give "incentives" for undeveloped commercial property in our neighborhood since the area does not have a need for rooftops and has very limited commercial property and so rezoning is not an option.

In conclusion, if the council votes against the PSSNA we request the council:

***P.O. Box 14206 \* Austin, TX 78761 \* pssnapresident@gmail.com***

***www.pecansprings.org***

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1. Guarantee that all the Parkland Fees dedication fees generated by the development at 5521 Springdale Road, 78723 be directly applied to development of the LWCG as outlined by its future mater plan.
2. Have the developer provide funds for the future maintenance of the LWCG in the amount of \$50,000 or more through a zoning ordinance.
3. Mandate 25% of the development be retail through a conditional overlay formalizing it. The retail component could either be located on the ground floor, or facing Springdale Rd., or a mix of the two.

Lastly, regardless of what ultimately gets built here, there are known traffic issues on this stretch of Springdale Rd. to 51<sup>st</sup> St. and there is even greater need to help mitigate that by constructing the unbuilt portion of Norwood Hill Rd. in the near future to accommodate the increased traffic that will be generated from multiple residential developments in the immediate area, an additional 215-230 units will only increase the need.

We want the Councilmembers to know what we would like to see in our neighborhood in the future and hope this helps to see what we envision.

Sincerely,

**Nathaniel Bradford**

PSSNA President

[PSSNAPresident@gmail.com](mailto:PSSNAPresident@gmail.com)

<https://pecansprings.org/>

A handwritten signature in black ink, appearing to read 'Nat Bradford', with a long horizontal flourish extending from the end of the name.