

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0035 - Lakeline Mixed Use      DISTRICT: 6

ZONING FROM: I-RR

TO: Tract 1: MF-4  
Tract 2: CS-MU

ADDRESS: 9500 North Lake Creek Parkway

SITE AREA: Tract 1: 58.49 acres (2,547,824.4 sq. ft.)

Tract 2: 38.74 acres (1,687,514.4 sq. ft.)

Total: 97.23 acres (4,235,338.8 sq. ft.)

PROPERTY OWNER: State of Texas (Kyle Madsen)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends MF-4, Multifamily Residence-Moderate-High Density, District zoning for Tract 1 and CS-MU, General Commercial Services-Mixed Use Combining District, zoning for Tract 2.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 16, 2019: Approved MF-4 zoning for Tract 1 and CS-MU zoning for Tract 2 (7-0, N. Barrera-Ramirez, B. Evans, A. Tatkov-absent); J. Duncan-1<sup>st</sup>, S. Lavani-2<sup>nd</sup>.**

CITY COUNCIL ACTION:

**May 23, 2019**

ORDINANCE NUMBER:

ISSUES:

The staff submitted an Educational Impact Statement (EIS) for this property to the Round Rock School District on February 19, 2019 for their review and commentary. We have not received a response at this time.

CASE MANAGER COMMENTS:

The property in question is undeveloped and moderately vegetated. These tracts of land are located at the southeast corner of Avery Ranch Boulevard and US Highway 183A. Across Avery Ranch Boulevard to the north, there is an undeveloped area. Along the northeastern property line, there is a water tower and single-family residential lots. To the south of the site, there is an office complex and state offices (Texas Department of Transportation Cedar Park Campus). The lots to the east are developed with single family residences in the Avery Ranch Planned Unit Development. The applicant is requesting zoning to permit multifamily residential uses on Tract 1 and commercial uses on Tract 2.

The staff recommends MF-4, Multifamily Residence-Moderate-High Density, District zoning for Tract 1 and CS-MU, General Commercial Services-Mixed Use Combining District, zoning for Tract 2 because the property meets the purpose statement of the districts. These tracts of land are located at the intersection of an arterial roadway and a highway, Avery Ranch Boulevard and U.S. Highway 183A North. The MF-4 and CS-MU zoning districts are compatible and consistent with the surrounding uses because there is MF-4 zoning to the north and GR-MU and CS-CO zoning to the south of the site. The property is located adjacent to the Northwest Park & Ride Town Center Transit Oriented Development District (TOD) and by the Lakeline Station Regional Center as identified on the Growth Concept Map in the Image Austin Comprehensive Plan. The proposed MF-4 zoning on Tract 1 will provide for transition from the commercial zoning/uses fronting US Highway 183A to the west to the existing single-family residential uses in the Avery Ranch PUD to the east. MF-4 zoning will allow for additional housing opportunities in this area of the City adjacent to a planned transit oriented development (TOD). CS-MU zoning, as proposed for Tract 2, is appropriate for this location because it will permit a mixture of commercial, office and residential uses along a highway that will provide services for the surrounding residential developments.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily Residence (Moderate-High Density) district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting

transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The MF-4 and CS-MU zoning districts are compatible and consistent with the surrounding uses because there was recently MF-4 zoning approved to the north, across Avery Ranch Boulevard, and GR-MU and CS-CO zoning to the south of the site along Lakeline Boulevard.

The property is located adjacent to the Northwest Park & Ride Town Center Transit Oriented Development District (TOD) and by the Lakeline Station Regional Center as identified on the Growth Concept Map in the Image Austin Comprehensive Plan.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The tracts of land under consideration are located at the southeast intersection of an arterial roadway and a highway, Avery Ranch Boulevard and U.S. Highway 183A North.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	MF-4, PUD	Undeveloped Tract, Water Tower, Single Family Residences
South	GR-MU, I-RR	Undeveloped, Office Complex, Texas Department of Transportation Cedar Park Campus
East	I-RR, PUD	Undeveloped Area, State Offices, Single Family Residences
West	U.S. Highway 183A NB, I-RR	Highway, Right-of-Way

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Butter Cup Creek, South Brushy Creek, and Lake Creek Watersheds

SCHOOLS: Round Rock I.S.D.  
 Sommer Elementary School  
 Elsa England Elementary School  
 Pearson Ranch Middle School  
 McNeil High School

NEIGHBORHOOD ORGANIZATIONS:

Avery Ranch Owners Association Inc.  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Davis Spring HOA  
 Leander ISD Population and Survey Analysts  
 Neighborhood Empowerment Foundation  
 Northwest Austin Coalition  
 SELTEXAS  
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0134 (Avery Ranch at 183A: U.S. Highway 183A Toll Road and Avery Ranch Boulevard)	I-RR to MF-4	2/05/19: Approved MF-4 zoning by consent (7-0, A. Aguirre, N. Barrera-Ramirez, D. Breithaupt, S. Lavani-absent); A. Denkler-1 <sup>st</sup> , B. Evans-2 <sup>nd</sup> .	3/07/19: Approved MF-4 zoning on consent on all 3 readings (11-0); L. Pool-1 <sup>st</sup> , J. Flannigan-2 <sup>nd</sup> .
C14-2018-0133 (Lakeline at 183A: 14115 North U.S. Highway 183A North Bound Service Road)	CH, GO, GR to GR-MU	1/15/19: Approved GR-MU-CO zoning, with a conditional overlay to prohibit Alternative Financial Services, Bail Bond Services and Pawn Shop Services uses by consent (10-0, N. Barrera-Ramirez-absent); S. Lavani-1 <sup>st</sup> , J. Duncan-2 <sup>nd</sup> .	2/07/19: Approved GR-MU zoning on all 3 readings (11-0); P. Renteria's motion, J. Flannigan-2 <sup>nd</sup> .
C14-2007-0046 (Wolf Hester Tract: 14000 U.S.	DR to GR	6/05/07: Approved GR-CO with condition to prohibit Pawn Shops by consent (7-0, S. Hale,	7/26/07: Approved GR-CO by consent on all 3 readings (6-0); J. Kim-1 <sup>st</sup> , B. Dunkerely-2 <sup>nd</sup> .

Highway 183 North)		J. Martinez-absent); J. Pinnelli-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	
C14-04-0166 (Lake Creek, Lakeline Boulevard and North Lake Creek Parkway)	GO to CS	06/21/05: Approved CS-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	7/28/05: Approved general commercial services-conditional overlay (CS-CO) district zoning on all 3 readings.
C14-04-0165 (Lakeline Boulevard at Lake Creek Parkway)	GR to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)
C14-01-0173	DR to GR	1/15/02: Approved GR-CO zoning, with a condition prohibiting pawn shop services, by consent (8-0, K. Jackson- absent)	2/14/02: Approved GR-CO on 3 readings (7-0)
C14-00-2094	DR to GR	7/11/00: Approved staff rec. of GR by consent (7-0)	8/17/00: Approved GR on 1 <sup>st</sup> reading (6-0, Goodman-absent)  8/31/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings (6-0, KW-absent)
C14-00-2107	MF-3 to GO	8/29/00: Approved staff rec. of GO by consent (7-1, RC-Nay)	9/7/00: Approved GO on 1 <sup>st</sup> reading only (7-0)  12/14/00: Approved GO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0134	CH to GR	1/10/95: Approved GR-CO (7-0)	2/9/95: Approved GR w/ conditions (6-0); 1 <sup>st</sup> reading  2/29/95: Approved GR (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0132	CH to GR GO to GR IP to GR LR to GR	12/20/94: Approved GR w/ conditions (7-0)	1/10/95: Approved GR w/ conditions (6-0); 1 <sup>st</sup> reading  2/9/95: Approved GR w/ conditions (6-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings

RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

NAME	ROW	PAVEMENT	CLASSIFICATION	Sidewalks	Bicycle Route	Capital Metro (with ¼ mile)
US Highway 183	440 ft	50 ft (frontage road only)	Highway	No	No	No
Avery Ranch Boulevard	130 ft	95 ft	Major Arterial (MAD4)	No	Yes, bike lane	No

OTHER STAFF COMMENTS:Comprehensive Planning

Monday February 25, 2019

Lakeline Mixed Use I-RR to MF-4 and CS-MU

This zoning case is located on the southeast corner of Avery Ranch Boulevard and SH 183/183A, and Lakeline Boulevard to the south, and is not located within a neighborhood planning area. The undeveloped property is approximately 97.23 acres in size and is owned by the State of Texas, and the Department of Transportation. Surrounding land uses to the north include a large single family subdivision, SH 183, vacant land, a church and the Williamson County Twin Lakes Park; to the south is a large shopping center with big box retailers and a grocery store, an office building, and an apartment complex; to the east is a single family subdivision; and to the west is SH 183, a vet hospital, a single family subdivision, an apartment complex and a large car dealership. The proposed use for Tract 1 (MF4 and 58.49 acres in size) is 1,200 multifamily unit apartment complex, while for Tract 2 (CS-MU and 38.74 acres) is an undetermined commercial land use.

Connectivity

The Walkscore for this area is 23/100, Car Dependent, meaning most errands require a car. There are public sidewalks and bike lanes located along Avery Ranch Blvd., but none along the frontage road of US 183A. Public sidewalks, and bike lanes are partially located along both sides of Lakeline Blvd. Public transit stops are located along Lakeline Blvd, and immediately across the street from the subject property. There are no urban trails or parks located within a half of a mile from this property. The 183A Shared Use Path Trailhead and Bushy Creek Trailhead are located over a mile away to the north but there is no access available via a public sidewalk or a connecting trail. The connectivity and mobility options in the area are average but growing.

## Imagine Austin

The property is located by the Lakeline Station Regional Center as identified on the Imagine Austin's Growth Concept Map. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The following Imagine Austin policies are applicable to this case:

- LUT P3 Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Analyzing this specific site, there seems to be some mobility options available (bike lanes and a public sidewalk along Avery Ranch Blvd. and bike lanes, public sidewalks and transit stops along South Lakeline Boulevard). The proposed apartment complex will provide much needed work force housing for the existing Regional Center. Goods and services are accessible by foot from the large shopping center located to the south but the area is lacking schools, parks, and other civic uses within a half a mile of this site. Based on this property: (1) being located near a Regional Center, which supports multifamily uses; (2) other residential uses being located within a quarter mile radius of this site; (3) some mobility options available in the area (public sidewalks, public transit and bike lanes); and (4) the project being located within walking distance to a myriad of commercial goods and services, this project appears to support the Imagine Austin Comprehensive Plan.

## Environmental

Tuesday February 19, 2019

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Buttercup Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

According to floodplain maps there is no floodplain within or adjacent to 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.

At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2-year storm on site.

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

### Site Plan

Friday February 08, 2019

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result



from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

The Austin Metropolitan Area Transportation Plan requires North Lake Creek Parkway to be extended as a MAD4 along the eastern boundary of the site. This reviewer has reached out to ATD to determine the location and required right-of-way width for the extension. Staff will provide comments separately to the applicant.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bicycle facility is recommended for US Hwy 183. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

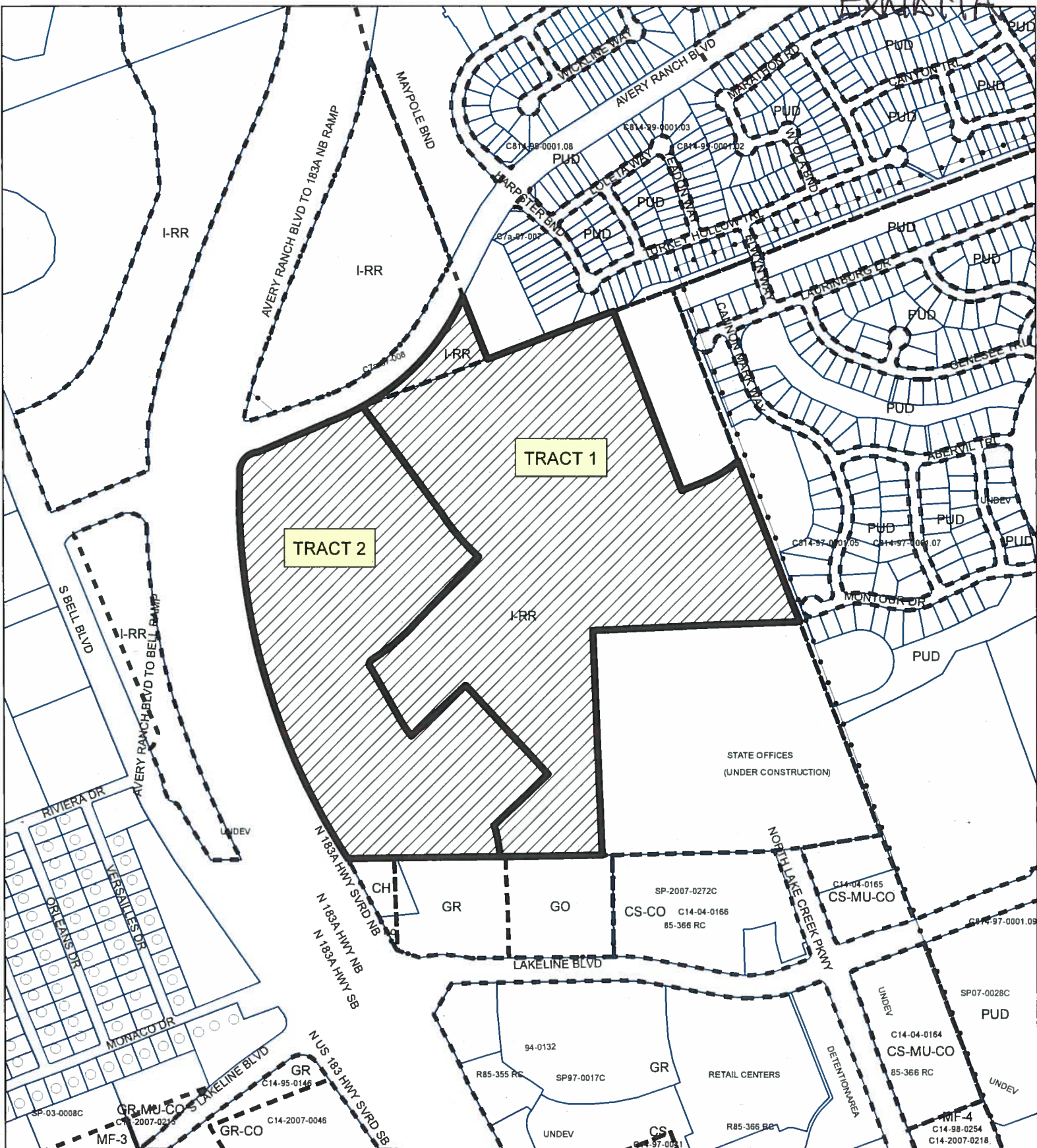
#### Austin Water Utility

Wednesday, February 06, 2019

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

#### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Northwest Park & Ride Town Center Map
- E. Imagine Austin Comprehensive Plan Growth Concept Map
- F. Correspondence from Interested Parties



## ZONING

ZONING CASE#: C14-2019-0035



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/7/2019







**ALICE GLASCO CONSULTING**

Tel. 512-231-8110

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February 4, 2019

Mr. Greg Guernsey, Director  
Neighborhood Planning and Zoning Department  
505 Barton Spring Road, Suite 500  
Austin, Texas 78704

RE: 9500 North Lake Creek Parkway Zoning

Dear Greg:

I represent JCI Residential, LLC (Sam Kumar/Alex Clarke), the prospective buyer of the subject property that comprises approximately 97.23 acres and is located at 9500 North Lake Creek Parkway, bounded by U.S. Highway 183A and Avery Ranch Blvd.

The subject property is owned by the State of Texas (Department of Transportation) and is zoned I-RR. Our zoning request is: MF-4 for tract 1 and CS-MU for tract 2. Approximately 1,200 apartments are proposed for tract 1; however, the uses for the CS-MU tract are undetermined at this time.

We look forward to a positive staff recommendation. Please let me know if you have any questions or need additional information.

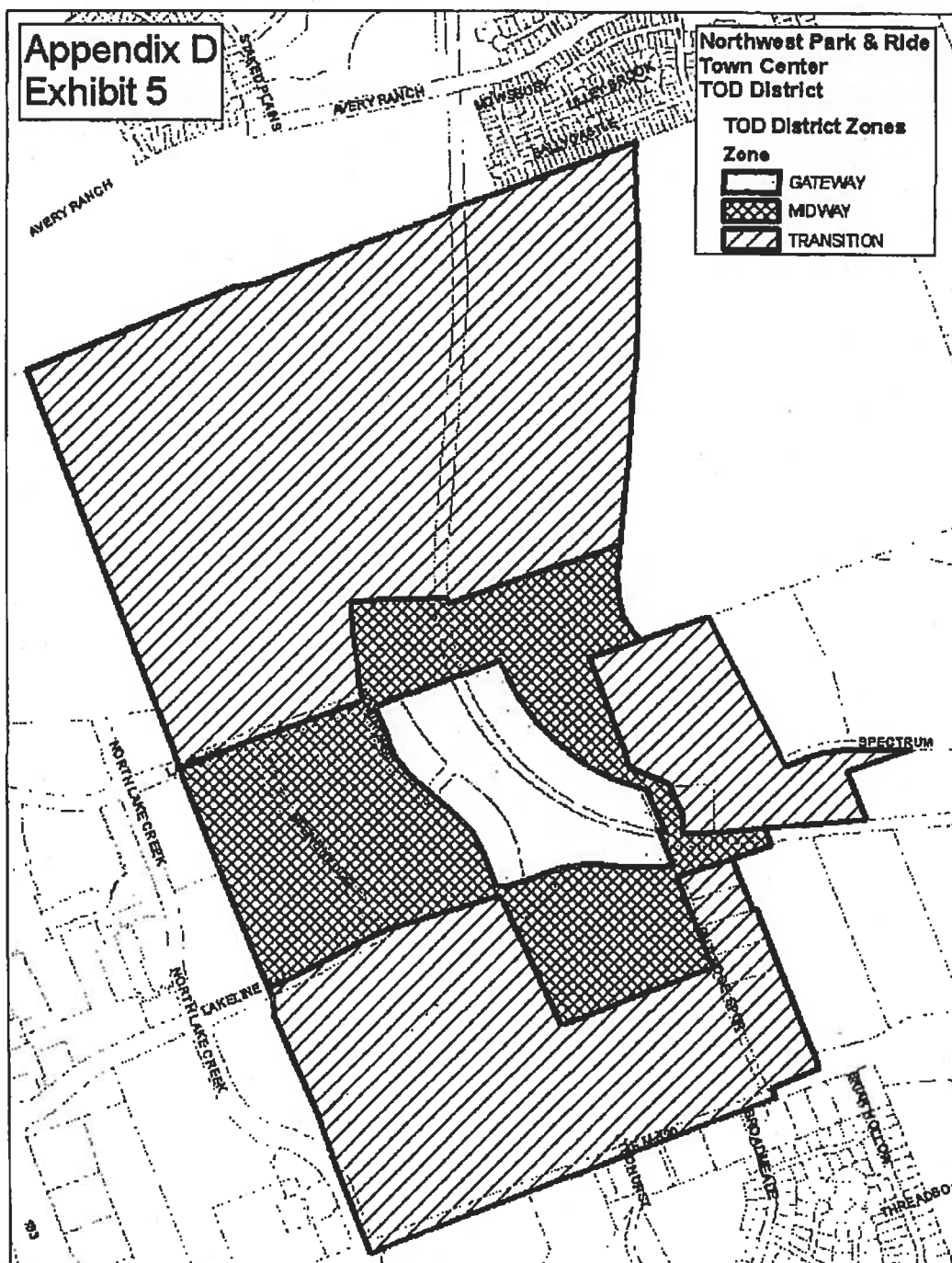
Sincerely,



Alice Glasco, President  
Alice Glasco Consulting

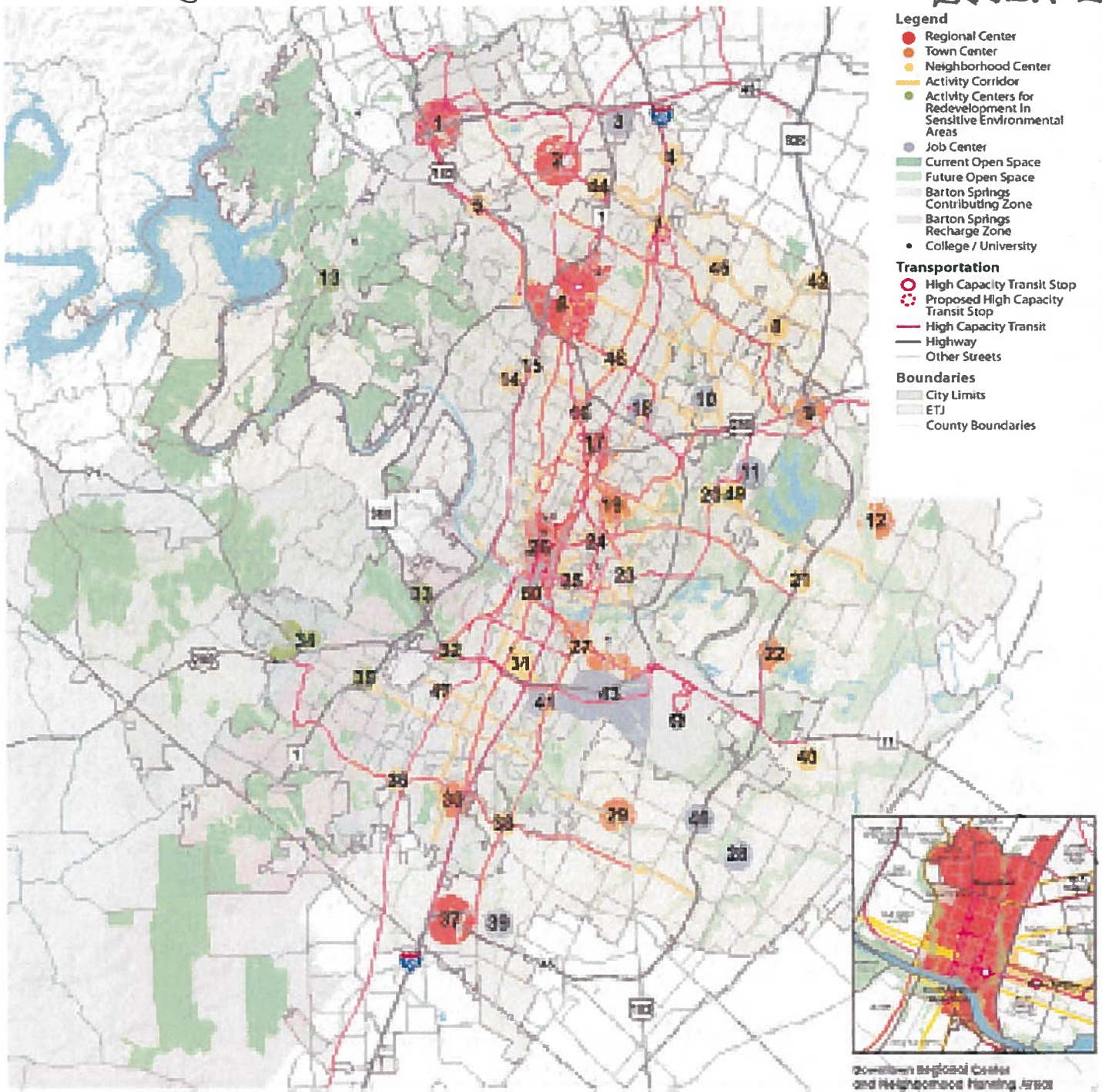
Cc: Sherri Sirwaitis, Zoning Planner

Appendix D  
Exhibit 5



# Imagine Austin Comprehensive Plan Growth Concept Map

## Exhibit E



35	William Cannon/ MoPac	Activity Center for Redevelopment in Sensitive Environmental Areas
36	Slaughter Lane Station	Neighborhood Center
37	Southside Regional Center	Regional Center
38	Goodnight Ranch	Neighborhood Center
39	TDS Center	Job Center
40	71/Ross	Neighborhood Center
41	Dove Springs	Neighborhood Center

42	Cameron/Wells Branch	Neighborhood Center
43	McKinney Center	Job Center
44	Howard Station	Neighborhood Center
45	Dessau/Parmer	Neighborhood Center
46	FM812/130 Center	Job Center
47	South Austin Combined	Neighborhood Center
48	Lamar and Rundberg	Neighborhood Center
49	Colony Park	Neighborhood Center
50	South Central Waterfront	Regional Center

**Sirwaitis, Sherri**

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**To:** Hai Le  
**Subject:** RE: Case Number C14-2019-0035

-----Original Message-----

From: Hai Le <>  
Sent: Monday, February 25, 2019 7:15 AM  
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
Subject: Case Number C14-2019-0035

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 14301 Genesee Tr. , Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.

The noise and light pollution from parking and high rise apartments would be detrimental to our property values.

In the recent months, our personal water pressure in our home has become substandard. As todays writing it was measured below 60 PSI.

Our family would be directly affected by student overcrowding at the local schools.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Hai and Emily Le

Sent from my haiPhone



## Sirwaitis, Sherri

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**Subject:** FW: Case Number C14-2019-0035

**From:** Tim Lambert <>

**Sent:** Sunday, February 24, 2019 11:22 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Cc:** Sheila Kadura <sheilakadura@yahoo.com>; Tim Lambert <timlambert2@gmail.com>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb 24, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code, which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the rezoning application for Multifamily Residence (Moderate-High Density) and would like to highlight our concerns about this change located adjacent to our property at 10708 Cannon Mark Way, Austin, Texas.

- Safety and traffic congestion along the Hwy 183 frontage road, Avery Ranch Boulevard, within the neighborhood, along Stake Plains Blvd and Lakeline Blvd. Inhabitants cutting through or on adjacent roads to the Northwoods at Avery Ranch neighborhood en route to the Lakeline Train station, the zoned middle school, Parmer Lane, nearby daycares, etc. would seriously degrade the road safety.
- Within 1 mile, near the Lakeline metro train station adjacent to Northwoods at Avery Ranch, has been approved or build in progress or recently completed at least 5 high density and multi-family housing developments. A new one was just announced with mixed use adjacent to the train station and <0.5 miles from this zone in question.
- Water pressure has already gone down significantly in the 3 years we have lived here adjacent to the tract in question, which would continue with a large apartment complex next to the water tower.
- School crowding is already a problem, such as for the zoned Purple Sage Elementary school (which is about 3 miles away along Hwy 620). In addition to the numerous additional multi-family dense complexes mentioned above, >=1200+ new residents in this location would break that school and there are no known alternate plans to help. We have multiple small children as do many of our neighbors who would be adversely affected. There are also not enough nearby day cares to support such a complex.
- Having >=1200 new inhabitants within 100 yards of the Northwoods neighborhood, including our adjacent property would significantly degrade my and the neighbors' property values and quality of life (light, noise pollution, crime, disrupting the high amount of wildlife on that property).
- There are proven caves in various adjacent areas including the 3 nearby or directly touching small greenbelts excluded from any structural builds. It is not clear from my research that the tracts in question have been thoroughly surveyed for similar instabilities. That should be required before rezoning to multi-family large structures is considered!
- The application includes zero affordable housing units, which is not good due to the high rents and housing prices in this area.
- The daily metro train commute would also be affected by having such a large number of additional riders from Lakeline station.



**Sirwaitis, Sherri**

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**Subject:** FW: Case#: C14-2019-0035  
**Attachments:** rezoning proposal.jpg

**From:** Giri N <>

**Sent:** Saturday, February 23, 2019 12:23 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; District 6 <District6@austintexas.gov>

**Subject:** Case#: C14-2019-0035

Your information was provided as feedback on the proposal for a new development at Avery Ranch blvd. and 183A (Case #: C14-2019-0035). I am strongly against turning it into an apartment complex. I live in the Northwoods at Avery ranch neighborhood, and my family and neighbors would be directly negatively impacted by the changes with such a large multifamily development.

Traffic – Every year there are more people flowing through the intersection of both 183 feeder/Avery Ranch and Avery Ranch/Parmer. Adding at least 1200 new apartment homes to a two lane road and into the feeder would definitely impact commute times and safety. Avery Ranch is almost always backed up during rush hour and it take 15-20 minutes to get on to Parmer. This is going to make it worse.

Elsa England and Rutledge Elementary School – These schools have seen enormous growth, especially in the last couple of years with the expansion of the Granite shoals neighborhood that is still in progress and the new large number of multifamily homes that have been coming up around Lakeline Train station. This new rezoning proposal is unnecessary strain to put on schools that is already struggling with the growth.

In the recent years there has already been an explosion of multifamily zoning permits that have been approved and built in and around Lakeline Train station. This is putting a lot of strain on the train station as well and there is not enough parking at times unless you get there early.

Lot 25, I was told has natural aquifers that feed the under-ground water system. With this new large construction this close to Lot 25, it may disturb the ecological balance. I believe large construction may cause more harm than smaller homes. At the least the new proposal to build such large construction should be moved 500-1000 ft away from these acquirer zones that have existed for possibly centuries and should not be disturbed from surrounding construction. I have marked the same on the attached plot. This new buffer zone should be planted with more native trees and preserve existing flora.

I appreciate your time and consideration in this matter and hope to find a solution that brings satisfaction to the existing neighboring communities of Granite shoals and Northwoods at Avery Ranch, who will be the most affected by this rezoning.

Thank you

Giridhar Narayanaswami

**Sirwaitis, Sherri**

---

**Subject:** FW: Case Number C14-2019-0035

**From:** Geraldine Hutt <>

**Sent:** Monday, February 25, 2019 8:16 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.25, 2019

To: Sherri Sirwaitis and The Austin City Council

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**I strongly protest** the building of a Multifamily Residence (Moderate-High Density ) and would like to address my concern about the change in zoning located adjacent to my property at 10902 Brazoria Lane, Austin, Tx 78717

According to the letter sent to my address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4 my most serious concerns are:

The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

The amount of traffic congestion and lack of safety that would occur on Staked Plains.

Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

The noise and light pollution from parking and high rise apartments would be detrimental to my property values.

I would not be directly affected by student overcrowding at the local schools , however I'm confident it would affect many of my neighbors and my property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. I will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4.

Thank you for your time and consideration in this matter.

Sincerely,  
Geraldine J. Hutt

**Sirwaitis, Sherri**

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**Subject:** FW: Rezoning Case Number C14-2019-0035

**From:** Deb Jaworski < >

**Sent:** Monday, February 25, 2019 8:46 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Rezoning Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.25, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 14217 Montour Drive, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

(1) The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

(2) Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

(3) Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.

(4) The noise and light pollution from parking and high rise apartments would be detrimental to our property values.

(5) In the recent months, our personal water pressure in our home has become substandard.

(6) Our family would not be directly affected by student overcrowding at the local schools because we do not have children, but I'm positive it would affect many of my neighbors and my property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

## Sirwaitis, Sherri

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**Subject:** FW: Protest Case Number C14-2019-0035

**From:** Sonya Zagorski <>  
**Sent:** Monday, February 25, 2019 9:03 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Protest Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.25, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10404 Cannon Mark Way, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is **unreasonable**, furthermore according to the city's own zoning guide which states MF-4 is only appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is **not compatible** to our quiet neighborhood of single family homes.

In the last 2 years, we have watched 2 hotels (Towne Place Suites by Marriott & Hilton Garden Inn ) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project, Lakeline Station Apartments) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

- The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).
- Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station and access road to Toll road 45.
- Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could likely be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.
- The noise, water and light pollution from parking and high rise apartments would be detrimental to our property values.
- In the recent months, our personal water pressure in our home has become substandard. As today's writing it was measured below 60 PSI.
- Our family would not be directly affected by student overcrowding at the local schools because we have adult children, but I'm positive it would affect many of my neighbors and my property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Chris and Sonya Zagorski

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Wan Ying Lim < >

**Sent:** Monday, February 25, 2019 9:37 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Cc:** Stephen Oh <stephen.oh33@gmail.com>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.25, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

According to the letter sent to our address, maximum density of 36-54 units per acre that translate to a maximum 2500 units residence unit. Furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin.

We strongly protest the building of a Multifamily Residence (Moderate-High Density) and would like to address our concerns about the change in zoning located adjacent to our property at 11017 Steelton Cove, Austin Texas 78717.

In the past few years of residing in this neighborhood, we have witnessed development of 2 hotels (TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presidio, The Street Lights in addition to an affordable housing project) built within a 5 miles radius of our home. This has not only impacted our the flow of traffic - increased congestion but the safety of the pedestrian as well as the livability condition.

With the proposed development and rezoning, this has raised serious concerns from our end that :

- The **traffic congestion** will increased exponentially and this will post **serious safety issue** to our children on a daily basis as they commute to and from school. Maps provided showed that Avery Ranch Boulevard as one entrance and exit from the proposed area (TRACT 1). Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains is already **experiencing a surge in high speed traffic** traveling towards the Lakeline Metro Station and the proposed development area. Currently we have our school kid bus stops situated right beside the busy road
- There will be increased amount of students. This will add to the issue we already have today where the **school is overcrowded** without near term solution to alleviate the situation. This will lead to **drop of the quality of education** for our children as schools are not able to provide the needed attention accordingly.
- In the recent months, **water pressure** in our home has **became substandard**. As of today, it was measured below 60 PSI

- The noise and light pollution from parking and high rise apartments would be detrimental to our property values. Rezoning this area is **not compatible** to our quiet neighborhood of single family homes.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Wan Ying and Stephen Oh

**Sirwaitis, Sherri**

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**Subject:** FW: Regarding CASE# C14-2019-0035 - 9500 North Lake Creek Parkway

**From:** Abhijit Raghunathan <>

**Sent:** Tuesday, February 19, 2019 4:01 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Regarding CASE# C14-2019-0035 - 9500 North Lake Creek Parkway

Dear Ms Sherri Sirwaitis

I am a resident of the northwoods@avery ranch subdivision which borders the property under question which has been rezoned from a low density residential area to a high density apartment complex.

I strongly protest this change because this will greatly negatively affect the property prices of homes in my neighborhood in addition to adding a lot of strain on all public services in the area right from water to traffic on the roads, to and from 183.

Most people in my neighborhood have been witness to massive construction in this area in the last 5 years and we have already had multiple apartment complexes come up in the area in addition to new condos and town homes that are being built currently. There is also a mixed used development called Presidio coming up across the road from our subdivision which will include a mix of commercial enterprises in addition to apartment type homes.

The schools in this area are already extremely overcrowded and we cannot sustain another group of high density apartment come up so close to the vicinity of our neighborhood. We want people who are going to be invested in the neighborhood and contribute long term to the needs of the people who live here to be buying homes in the area under question. Another possibility that seems amenable to most people in my neighborhood is for some sort of commercial enterprise (as long as it brings good businesses into the neighborhood) which does not affect the quality of life of the people already residing here. However we are the tipping point where any more high density residential home construction is going to very badly influence our quality of life, be it the schools our children attend, the roads we use to commute to work or the property prices of the homes we built from scratch.

Please consider this appeal and help us by doing the right thing for everyone in this and the surrounding communities like granite shoals/Northwoods and other Avery ranch subdivisions.

Regards

Abhijit Raghunathan

Resident@ Northwoods at Avery Ranch

**Sirwaitis, Sherri**

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**Subject:** FW: concern regarding case number C14-2019-0035

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**From:** Lori Sallop < >  
**Sent:** Monday, February 18, 2019 9:34 PM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** concern regarding case number C14-2019-0035

Hello Ms. Sirwaitis

It has come to my attention that Austin is considering rezoning for high density apartments next to my neighborhood. I am a resident of Northwoods at Avery Ranch and I very considered about this potential rezoning and VERY against the idea of apartments in that area.

There have been several apartment complexes that have recently popped up almost overnight around Lakeline Blvd and Lyndhurst. Additional apartment complex in the area be considered will bring an influx of children to overwhelm and over populate the schools in the area. This is unnecessary strain for our schools that are already struggling to keep up with the growing demand. Our children deserve better.

Traffic in this area is continuing to be problematic and a high density building will make it so much worse. Recently there were road improvements to make Lakeline Mall Dr two lanes from 183 to Staked Plains, but then it's still one lane between Staked Plains to Parmer. Avery Ranch Blvd is also seeing huge increase in traffic. I am concerned about the commute times and overall safety. Since the construction and poor design of the Staked Planes / Lakeline Blvd intersection, I have seen several cars going the wrong direction on the road. More traffic will only increase the likelihood of fatal car accidents.

I would love to see more neighborhood restaurants that people can walk to, or more establishments focused on kid activities, things that will enhance our neighborhood. Thank you so much for your time and consideration, and looking out for the safely and quality in our neighborhood.

Lori Sallop



**Sirwaitis, Sherri**

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**Subject:** FW: case # C14-2019-0035

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**From:** Rachel Foster <>  
**Sent:** Monday, February 25, 2019 10:29 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** case # C14-2019-0035

Case number C14-2019-0035

February 25th, 2019

To: Sherri Sirwaitis and the Austin City Council

We recently received the notice of filing of rezoning application in the mail. Me, my Husband and my 4 very young children all live at 10401 Cannon Mark Way. We STRONGLY protest the building of a multifamily residence in this area. My children are my number one priority and I fear greatly that building these apartment complexes may jeopardize their safety. Our favorite thing to do everyday is play in the culdesac adjacent to our house and it is my understanding that this could very well be jepordized by the large influx of new residences. Our streets are already overcrowded, as our our school. We believe it is completely unreasonable to build so many apartments. Although this is the least of my concerns, this will also be detrimental to our property values.

We enjoy our neighborhood for it's quiet , family friendly feel, and rezoning this area is just NOT compatible with that.

Please, **I beg of you**, do not allow this to push through. It brings me to tears to think the impact it could have on my children and my community. Please.

There are plenty of new apartment complexes in our area as it stands and this would be DETRIMENTAL to us.

Rachel Foster

(and my four children Wyatt (7), Sutton (6), Landry (3), and Whitt (1)

**Sirwaitis, Sherri**

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**Subject:** FW: Opposed to Case Number C14-2019-0035 to MF-4 Rezoning

**From:** Brent Riggs < >

**Sent:** Monday, February 25, 2019 11:12 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Opposed to Case Number C14-2019-0035 to MF-4 Rezoning

Case Number C14-2019-0035

Feb.24, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code

which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10409 Cannon Mark Way, Austin Texas.

I have one comment that I would like to make and that is that the developers of Northwoods at Avery Ranch had informed us during the building phase of the neighborhood that the area under consideration for rezoning could not be developed due to underground aquifers and caves in that area. So it has come as a shock that this area is under consideration for high-density housing. We know for a fact that there are many cave systems in the Avery Ranch and surrounding areas so if this was true what the developers had informed us, then shouldn't this area remain protected?

Other major concerns that we have are as follows:

- **This proposal will further add traffic congestion to an already congested area.** If the proposed multifamily residences are built it will gridlock the area during morning and evening commutes as well as the 183 corridor. It already takes 10 - 15 minutes to get through the Parmer Lane and Avery Ranch

Blvd lights during rush hour. Parmer backs up as well as 183 significantly during these times too. Adding the number of proposed multifamily units would significantly add to this issue.

- **This additional traffic will generate another added danger to those of us living in Northwoods, particularly children.** We already have many apartments and hotels (Towne Place Suites by Marriott for example) as well as other high-density housing such as the Indigo Apartments, The Michael, and others. There are already so many people that are driving through this neighborhood, many at high rates of speeds and without regard to the safety of the kids, that this will simply add an overwhelming additional number of drivers who will likely do the same. Every single day I see people running the red lights at Staked Plains and Lakeline and Avery Ranch Blvd and Parmer. Every single day I see dozens of people speed around the stopped school buses while loading and unloading kids. We don't need any more of this.
- **Our schools are already overcrowded.** This will only further add to the overcrowding issue.
- In general, people seek out the outskirts of town and suburbs in order to get away from the traffic, noise, light pollution, high-density city living and you are continuing to bring it literally right into our backyards. Nobody wants this area to develop like you are proposing. That should be reconsidered for newer and trendy areas closer to the city center where many of the younger professionals and such would likely want to work and live, not the quiet suburbs that we try to escape to.

In closing, we oppose rezoning Case C14-2019-0035 to MF-4 for high density housing.

Regards,

Brent & Crystal Riggs

**Sirwaitis, Sherri**

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**Subject:** FW: Rezoning

**From:** Dominique Isaac Williams < >  
**Sent:** Tuesday, February 26, 2019 1:07 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Rezoning

**Case Number C14-2019-0035**

**Feb.24, 2019**

**To: Sherri Sirwaitis and The Austin City Council**

**We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.**

I think building these apartments is a bad idea because of a few things.

1. If you were to build on our green belt I think the buildings should be houses so it's not just some huge building in the Cannon Mark backyards. I also think if apartments were built it would be invading our privacy. If this project were to take place I request that the city builds us a bigger fence so that they can't see me in my own backyard minding my business.
2. Another thing to take into consideration is traffic, kids would be losing sleep because they would have to wake up earlier just to beat traffic in their own neighborhood. Think about the school bus drivers, the whole school schedule would have to change so the bus driver does not have to sit in traffic. Think about the adults and their commutes, for some people work is only fifteen minutes away but for others, it's more like forty-five and with traffic, it's like an hour and thirty minutes.
3. Finally, think about the people who work the night shift and the sound of the construction will ruin there sleep, it's already hard to sleep and it will be a nightmare with construction.
4. There is a lot of wildlife that lives in our greenbelt where are they going to go if this huge building goes up?

TThis will be harming innocent animals lives. Some of these animals have been there forever it's bad they destroyed the forest to build our neighborhood and now we're adding more. I do understand that Austin is expanding but you have to leave something green. If these apartments get built our community will become a lot more polluted because of all the cars that will be in the area. All in all these apartments will just cause problems. Irvin Williams, V - age 11

**Sirwaitis, Sherri**

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**Subject:** FW: Rezoning

**From:** Dominique Isaac Williams < >  
**Sent:** Tuesday, February 26, 2019 1:28 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Rezoning

Case Number C14-2019-0035

Feb.54, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code that would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10400 Cannon Mark Way, Austin, Texas.

Maximum density of 36-54 units per acre could translate as high as 2500 units which we find untenable. According to the city's own zoning guide MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not in alignment with our quiet neighborhood of single-family homes.

In the last 5 years, there has been quite a bit of construction in our area: 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Light project in addition to an affordable housing project have all been built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

- The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).
- Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.
- The possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.
- The noise and light pollution from parking and high rise apartments would be catastrophic to our property values.
- In recent months, the water pressure in our home and that of several of our neighbors has become substandard.
- Our family will be directly affected by student overcrowding at the local schools because they are 11 and 6, it will also have an impact on our property taxes!

The addition of yet another multi-family housing structure in this area will strain the infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

Irvin and Dominique Williams

**Sirwaitis, Sherri**

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**Subject:** FW: Zoning Case Number C14-2019-0035

**From:** Sally Baker < >  
**Sent:** Monday, February 25, 2019 2:14 PM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Zoning Case Number C14-2019-0035

Feb.25, 2019

To: Sherri Sirwaitis and The Austin City Council  
Re: Case Number C14-2019-0035

We protest the rezoning to MF-4 proposed for Tract 1 in the above referenced case.

Information sent to affected residents indicates maximum density of 36-54 units per acre which could result in 2500 units. The City of Austin zoning guide states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Proposed rezoning of Tract 1 appears to be in contravention of stated policy and is not compatible with neighborhoods of single family homes.

Concerns are expressed relative to a significant increase in vehicular congestion and limited access to the development from Avery Ranch Boulevard. Residents are rightly concerned that the developer will propose an access to the adjacent single family neighborhood to relieve congestion on the Avery Ranch Boulevard outlet.

Increased traffic congestion is not the only infrastructure issue. Residents report decreases in water pressure as low as 60 PSI, a possible consequence of the recent completion of a number of multi-family projects nearby.

Our home is not in the area adjacent to Lot 1 but we are subject to traffic issues on Avery Ranch Boulevard and its connection to Staked Plans Boulevard, and we will support our friends and neighbors in their objection to the proposed rezoning in the case number referenced above.  
Sincerely,

Wayne and Sally Baker  
10820 Colborne Trail  
Austin, Texas 78717

Street address: 10820 Colborne Trl

Council District: 6



**Sirwaitis, Sherri**

---

**Subject:** FW: Case Number C14-2019-0035

**From:** Lisha Pitts <>  
**Sent:** Monday, February 25, 2019 5:16 PM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Case Number C14-2019-0035

February 25, 2019

Case Number C14-2019-0035

To: Sherri Sirwaitis and The AUSTIN City Council

I, the undersigned owner of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single-Family Standard Lot.

I emphatically oppose the the construction of a Multifamily Residence.

My husband and I reside at 14117 Montour Drive, Austin, Texas 78717.

We feel the proposed zoning change would disrupt the lifestyle we chose, when deciding to build in The Estates, in Northwoods at Avery Ranch.

Traffic on Lakeline Boulevard, Staked Plains, and Avery Ranch Boulevard are already reaching a critical state. Even though the new construction on Lakeline was helpful, it still causes numerous traffic problems, and the congestion has not truly been well remedied.

Furthermore, the possibility of the cul-de-sac at the end of our street, Montour Drive, being cut through for traffic flow for the new construction, would make matters worse. What was meant to be a residential street, would than be turned into a thoroughfare.

I apologize for the simplicity of this protest. We did not receive a notice of the proposed re-zoning. I only learned of it recently.

Sincerely,

Lisha Roark Pitts and Roger Pitts

Sent from my iPad

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Rosie Hayer < >

**Sent:** Monday, February 25, 2019 5:45 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10404 Cannon Mark Way, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.

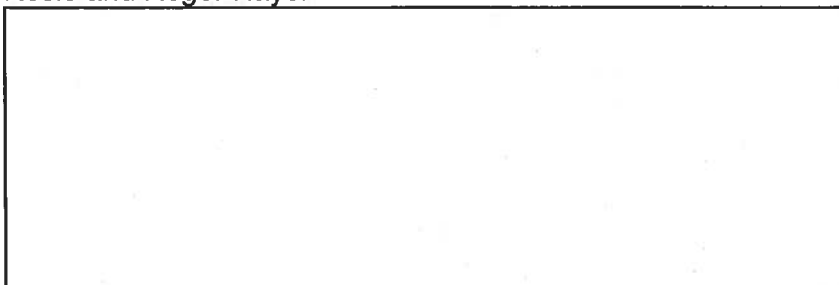
The noise and light pollution from parking and high rise apartments would be detrimental to our property values.

In the recent months, our personal water pressure in our home has become substandard. As todays writing it was measured below 60 PSI.

Our family would not be directly affected by student overcrowding at the local schools because we have adult children, but I'm positive it would affect many of my neighbors and my property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Rosie and Roger Hayer



**Sirwaitis, Sherri**

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**Subject:** FW: tract of land hwy 183 at lakeline and avery ranch

-----Original Message-----

From: Gray Chaney <>

Sent: Monday, February 25, 2019 6:35 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: tract of land hwy 183 at lakeline and avery ranch

i am writing because i own a home in the northwoods at avery ranch and i want to protest the rezoning of this property. there are already a large number of apartment complexes in the immediate area and developing yet another so close certainly seems like bad city planning. once there becomes a glut in the market, then the complexes have to start offering incentives, cutting prices and other aggressive measures to get all those units filled. then when the profit margins start dropping, the lack of maintenance starts, and i've lived thru the rest of this in the houston area on numerous occasions. what ends up happening is that all the home owners suffer as our property values drop. please stop this from happening. thank you very much.

sincerely  
gray chaney  
14312 tyburn trail  
austin tx 78717

Case Number: C14-2019-0035

February 25, 2019

To Sherri Sirwaitis and the Austin City Council

We, the undersigned owners of property affected by the proposed zoning change are writing to protest that proposed change.

Changing from single-family 1-acre lots to high density apartments will noticeably exacerbate the strain on our roads. Adding hundreds of more vehicles to the area will have an immediate detrimental impact once those apartments are rented. With the Lakeline Mall exit being the last free exit on Hwy 183N, hundreds of cars already creep through that exit. This change would make that particularly difficult situation much much worse.

We are also concerned that access to these proposed high-density areas could be cut through into our neighborhoods. These tracts are surrounded by single-family homes. There are children, pets, walkers, and joggers using our roads and sidewalks. Opening up access to these neighborhoods to cut through traffic would threaten the safety and character of the neighborhood in which we have chosen to live.

We understand that these tracts will be developed. However, rezoning these areas to allow such high-density development is inappropriate.

Thank you for listening. We look forward to the public hearing on this issue to further express our neighborhood concerns.

Maureen and Mark Scheevel  
10408 Cambria Coast Run  
Avery Ranch Northwoods

**Sirwaitis, Sherri**

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**Subject:** FW: Cell phone tower

**From:** Ell Feste < >

**Sent:** Monday, February 25, 2019 8:19 PM

**To:** Aguirre, Ana - BC <BC-Ana.Aguirre@austintexas.gov>; Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>; Edmond, Cindy <Cindy.Edmond@austintexas.gov>; Davis, Clarissa <Clarissa.Davis@austintexas.gov>; Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Cell phone tower

Hello all,

I am emailing regarding the proposed cell phone tower near my home and I object to this tower and rezoning of the land for the cell tower allowance. I am pregnant and already have health problems and I am aware of the health risks associated with living near a tower. Please do not force me and my husband to move.

Ellen Dean Feste  
12306 Rolling Hill Drive  
Austin, Tx 78758

Case number C1814-01-0038.03 and SP-2018-0509C

**Sirwaitis, Sherri**

---

**Subject:** FW: C14-2019-0035

-----Original Message-----

From: Thomas Dere <>

Sent: Monday, February 25, 2019 9:44 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: C14-2019-0035

2/25/2019

To: Sherri Sirwaitis and The Austin City Council

I Thomas Dere, the undersigned owner of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

I strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10620 Cannon Mark Way 78717

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, I have watched 2 hotels and 5 High Density Multifamily structures be built within a 1.4 mile radius of my home. This has impacted our traffic congestion, light pollution, pedestrian safety, and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

Traffic from Avery Ranch Blvd to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station which is very dangerous. I have personally witnessed traffic going at speeds in excess of 40 mph drive over curbs, hit light poles, and fire hydrants.

The aquifer recharge zone located directly to the left of my home can not handle any large parking lots in the proposed area of tract 1. It already has enough trouble taking on water properly just from the development of the other homes on Cannon Mark way as I was one of the first homes on this street. My backyard and side yard already flood under moderate rain. Nothing on this land besides standard size lots with single family homes would be acceptable and the consequences from the flooding of yards and homes from more concrete being poured on this land would be significant.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. I will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

Thomas Dere  
10620 Cannon Mark Way 78717

## Sirwaitis, Sherri

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**Subject:** FW: Case Number C14-2019-0035

**From:** Adeela Gill Chaudhry < >

**Sent:** Monday, February 25, 2019 9:51 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Taylor.Smith@austintexas.go

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.24, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest changing any zoning that would allow more multi-family residences (moderate high-density) in the area adjacent to our neighborhood and our property located at 10808 Canton Jack Road; Austin, Texas.

According to public information shared with us, the maximum density to be allowed would be 36-54 units per acre which could translate to up to 2500 units which is entirely too much, since the city has previously and accurately zoned MF-4 to be just for central areas near downtown Austin. While we are in the Austin city limits, we are far from downtown in a quiet small neighborhood of single family homes.

Prior to us moving here, two multifamily structures (The Legends, the M at Lakeline) were already in this area, and in the past 3.5 years, we have watched the The Michael at the Presidio and the Street Lights huge multifamily structures as well as the Foundation Communities multifamily building go in. A large townhome community has been built (Lennar homes), two hotels have been built within two miles of my home (Townplace Suites, La Quinta) and another is going in. A storage facility, A private school is in the finishing stages right now.

There is another facility currently being built on Lake Creek near Lakeline Mall Blvd and it has really changed the area and not in a good way. There is so much traffic now, so much noise, and so little politeness!

Changing the zoning from RR to MF-4 would add too much additional traffic congestion to our area and impact our safety. As it stands, the expansion of Staked Plains and Lakeline Boulevard (for which my tiny community is solely responsible for the next 25 years!!!!) has really made safety a huge concern. People use our road as a main thoroughfare to cut through as it is, and the maps seem to indicate that a direct access would be made through an existing neighborhood (TRACT 1).

Our property values would be negatively affected by the addition of high-rise apartment noise, light pollution, population density and other factors. Our schools are already massively overcrowded and can not handle additional load of multifamily units. The closest schools are so packed that we were thrown over to the distant Purple Sage Elementary (which we have grown to love) but they are at capacity and have no more space.

Also please note that we considered building on one of the lots that would back this new zone and avoided it when we heard that there was a cave found in the area. I do not believe enough research has been completed to be sure that another cave is not in this area and that the land could sustain a multifamily structure.

I believe that an additional multi-family housing structures in this area would be highly detrimental to the city infrastructure. We are not suggesting that nothing be built on this plot of land, but please allow it to remain as a single-family acre homesites. Please note that I also protest the re-zoning of Tract 2.



Sincerely,  
Adeela and Shaan Chaudhry

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Adeela Gill Chaudhry  
[adeela@gmail.com](mailto:adeela@gmail.com)

**Sirwaitis, Sherri**

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**Subject:** FW: case number C14-2019-0035

**From:** Anitha Dasara <>  
**Sent:** Tuesday, February 26, 2019 8:18 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** case number C14-2019-0035

Case Number C14-2019-0035  
Feb 26th 2019  
To: Sherri Sirwaitis and The Austin City Council

we, the undersigned owners of property affected by the requested rezoning change proposed in the referenced file, do hereby protest against any change of the Land Development code which would zone the property to any classification other than single family-standard lot.

We strongly protest the building of a Multifamily residence( high density housing)and would like to address out concerns about the change in zoning located across from our property at 14316 Laurinburg Dr , Austin 78717.

In the last 4-5 years we have watched lots of development happening on Avery ranch/lakeline and staked plains /Lyndhurst . lot of apartment complexes have risen and that has impacted our traffic congestion on staked plains , light pollution, pedestrian safety especially families with small children playing outside or riding bikes, walking their pets. There is also an increase in accidents near the intersections of Avery ranch /Stake plains and Stake plains /Lakeline as people use the stake plains as thoroughfare to get to/from metro station which is becoming a bigger concern. Water pressure also has been impacted with lot more houses /apartments in the neighborhood.

As to proposed rezoning from RR to MF-4, the major concern is lack of safety that would occur on Avery Ranch blvd and already congested traffic getting much worse.

Our family would not be directly affected by school overcrowding at the local schools because our son will finish high school in 2020 but i am positive it would affect many of the my neighbors with small children and my property taxes.

in conclusion , the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. we will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

Raj Raghavan and Anitha Dasarakothapalli.

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Melissa Ulrich <>  
**Sent:** Tuesday, February 26, 2019 10:16 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Cc:** District 6 <District6@austintexas.gov>  
**Subject:** Case Number C14-2019-0035

Dear Sherri Sirwaitis and the Austin City Council,

We, the property owners of property affected by the requested zoning change described in the case number referenced above, do hereby protest against any change of the Land Development Code which would rezone the property to any classification other than Single Family Standard Lot.

We strongly protest the building of a Multi-Family Residence, moderate to high density, and would like to address our concerns about the change in zoning. We live in Northwoods at Avery Ranch and own the property 13717 Camp Comfort Lane, Austin, TX 78717.

The proposal is stated that this could result in 36-54 units per acre and that is as high as 2500 units. This is unreasonable. Furthermore, according to the city's own zoning guide, this is appropriate for centrally located areas adjoining downtown Austin. That does not fit this neighborhood's description. We are in suburbia and well outside of anywhere near downtown Austin.

In the recent years, two hotels and five high density Multi-family structures have been built within a 1.3 mile radius of our home along with a new Montessori school. This has impacted traffic congestion along with pedestrian traffic as well.

As the proposed rezoning from RR to MF-4 our most serious concerns are:

- The amount of traffic congestion and the lack of safety that would occur on Avery Ranch Boulevard.
- The traffic congestion and the lack of safety that would occur on our major neighborhood street Staked Plains. As a side note, that street was built and funded by the property owners in Northwoods Avery Ranch. If you want to use it for all of this extra traffic, then I strongly suggest you find the funding for the upkeep.
- Based on these plans proposed, there would need to be an exit that cuts through our neighborhood. That is unreasonable to suggest 2500 cars coming and going from a neighborhood street where children walk and ride their bikes.
- The noise and light pollution from the parking and high rise apartments would be detrimental to the property values in our neighborhood. If our property values decrease you will find that leaves an entire neighborhood in economic distress.
- There will be overcrowding at our schools with this additional multi-family plan.

We clearly oppose this rezoning. It is unacceptable to our property values, to the city infrastructure, and above all to the safety of the children living in this community.

Thank you for your attention to this matter. It is of great importance to our community and to us personally that the city council do the right thing and deny this proposed zoning change.

Warm Regards,

Melissa Ulrich

**Sirwaitis, Sherri**

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**Subject:** FW: Protest of rezoning - Case Number C14-2019-0035

**From:** Amy Behrnes <>

**Sent:** Tuesday, February 26, 2019 10:07 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Protest of rezoning - Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density) adjacent to our neighborhood.

While we are in favor of zoning Tract 2 as commercial tract (bordering Hwy 183), rezoning TRACT 1 is not compatible to our quiet neighborhood of single family homes. This area does NOT need another apartment complex.

In the last 2 years, we have watched 2 hotels ( Towne Place Suites & Hilton Garden Inn ) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project, Lakeline Station Apartments) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

- The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).
- Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.
- Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.
- The noise and light pollution from parking and high rise apartments would be detrimental to our property values.
- In the recent months, our personal water pressure in our home has become substandard.
- We are zoned to an older neighborhood school, Purple Sage, that is already at max capacity with no room to add more classrooms or portables.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. Thank you for your time and consideration in this matter.

Sincerely,

Amy Behrnes  
10904 Wynnewood St  
225-892-2986

**Sirwaitis, Sherri**

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**Subject:** FW: Northwoods @ Avery Ranch (opposition to rezoning)

-----Original Message-----

From: Nichol Kros < >

Sent: Tuesday, February 26, 2019 9:39 AM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: Northwoods @ Avery Ranch (opposition to rezoning)

We are very much opposed to the rezoning of the 100 acres of land for multi-family complex behind the Estates/Manors in the Northwoods at Avery Ranch neighborhood. If you need more input, please let me know.

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035 Protest

**From:** Forrest Higdon <>  
**Sent:** Tuesday, February 26, 2019 10:42 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Cc:** Michelle Higdon <michellehigdon@gmail.com>  
**Subject:** Case Number C14-2019-0035 Protest

Case Number C14-2019-0035

Feb. 25, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to high density MF-4.

We strongly protest the building of a Multifamily Residence (Moderate-High Density) and would like to address our concerns about the change in zoning located adjacent to our property at 14209 Montour Dr, Austin Texas.

The basic density calculations based on the 36-54 units per acre in this area is extremely high and we feel uncharacteristic for the neighborhood. Rezoning to this density does not match the single-family neighborhood directly to the east of the subject property.

We are worried about increased traffic & safety issues in & on our neighborhood streets. My highest & most pressing concern would be the developer possibly connecting Tract 1 into one of the neighborhood streets on Montour Dr or Laurinburg Dr. These cul-de-sacs are the regular site of children playing & neighborhood gatherings.

Adding the traffic of 2,500 units and the possibility of that many or more cars on to our neighborhood street is unsafe and does not match the capacity of those streets.

We are opposed to and ask that the planning and zoning commission deny the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

Forrest & Michelle Higdon

ATTENTION! The information contained in this email may be CONFIDENTIAL and PRIVILEGED. It is intended for the individual or entity named above. If you are not the intended recipient, please be notified that any use, review, distribution or copying of this email is strictly prohibited. If you have received this email by error, please delete it and notify the sender immediately. Thank you

**Sirwaitis, Sherri**

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**Subject:** FW: Case C14-2019-0035

**From:** Jatan Naik < >

**Sent:** Tuesday, February 26, 2019 10:59 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case C14-2019-0035

Case C14-2019-0035

To the Honorable City Council,

I am a resident of Northwoods at Avery Ranch and I oppose the MF-4 zoning action for the following reasons:

- Overcrowding of schools. The schools in the area are already struggling with a surge of new students, and additional high density development would only exacerbate this situation
- increased traffic. The developer's plan does not include detail on traffic mitigation. The Avery Ranch Blvd & 183A intersection is already dangerous to drive across when exiting the freeway

I hope you consider our concerns when making your decision.

Regards,

Jatan Naik



**Sirwaitis, Sherri**

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**Subject:** FW: Case C14-2019-0035

**From:** Dale Biermann <>

**Sent:** Tuesday, February 26, 2019 11:11 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case C14-2019-0035

To: Sherri Sirwaitis an Austin City Council

We own property at 10404 Nicolet Way in Northwoods and Protest the rezoning request above.

Thanks Dale

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Eric Chang < >

**Sent:** Tuesday, February 26, 2019 11:12 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We protest the building of a multi-family residence on Tract 1 and are **very concerned about school overcrowding** in addition to other negative impacts this rezoning will have on our neighborhood/sub-division of Northwoods at Avery Ranch.

**School Overcrowding - Schools in this area are already dealing with overcrowding.** Such a large influx of additional people will surely push schools far past the tipping point. To be clear, we oppose rezoning this land for MF residences, but if the proposal moves forward **is the city considering building several additional schools in conjunction with this rezoning proposal in order to compensate for the resulting overcrowding? Or just looking at rezoning in isolation without consideration for how this will affect our children's education?**

Other concerns include:

**Insufficient Infrastructure** - The roads/infrastructure in the surrounding area are not compatible with such a large influx of residents and would have an immediate impact of congestion/crowding.

**Diminished Neighborhood/Area Livability** - The proposal to convert Tract 1 to high density is listed as appropriate for central housing areas located to overly-constrained areas like downtown Austin. Rezoning this to high density housing is not a fit with the calm/quiet area of single family homes. There is no lack of demand for Austin single-family homes and we feel that the land should be used for this purpose.

Thanks,  
Eric and Darlene Chang

**Sirwaitis, Sherri**

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**Subject:** FW: Protest: CASE NUMBER C14-2019-0035

**From:** Tiffany Haag < >

**Sent:** Tuesday, February 26, 2019 11:45 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Smith, Taylor <Taylor.Smith@austintexas.gov>

**Subject:** Protest: CASE NUMBER C14-2019-0035

Case Number C14-2019-0035

Feb. 26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located in very close proximity to our property at 14500 Laurinburg Drive, Austin Texas.

Rezoning this area is not compatible to our quiet neighborhood of single family homes. I have seen math that suggests that the maximum density of 26-54 units per acre could result in as much as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin.

In the last years we have seen the construction of multiple High Density Multifamily structures in a 1.4 mile radius of our neighborhood, all of which have contributed to significantly heavier traffic. These include the Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

- The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).
- Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station. So many people already use Staked Plains as the "cut through" due to a lack of North South roads in the area, and we see very frequent accidents in the heart of our neighborhood. It would be worth looking at road accident data on Staked Plains.
- Possibility of new road access through our neighborhood, Northwoods at Avery Ranch. I see two cul-de-sacs in our neighborhood that I would be concerned might ultimately be connected through to help alleviate a single point of access to this development.
- The noise and light pollution from parking and high rise apartments would be detrimental to our property values.
- In the recent months, our personal water pressure in our home has reduced significantly.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level.

We will oppose the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Tiffany Haag  
Resident, Northwoods @Avery Ranch  
14500 Laurinburg Drive  
Austin, TX 78717

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Hemal Udani <>

**Sent:** Tuesday, February 26, 2019 11:54 AM

**To:** Smith, Taylor <Taylor.Smith@austintexas.gov>; Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 14212 Montour Dr, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.

The noise and light pollution from parking and high rise apartments would be detrimental to our property values.

In the recent months, our personal water pressure in our home has become substandard. As today's writing it was measured below 60 PSI.

Our family would not be directly affected by student overcrowding at the local schools because we have adult children, but I'm positive it would affect many of my neighbors and my property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Yamini Udani <>

**Sent:** Tuesday, February 26, 2019 11:54 AM

**To:** Smith, Taylor <Taylor.Smith@austintexas.gov>; Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 14212 Montour Dr, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:  
The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).  
Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.  
Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the

back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road. The noise and light pollution from parking and high rise apartments would be detrimental to our property values.

In the recent months, our personal water pressure in our home has become substandard. As todays writing it was measured below 60 PSI.

Our family would not be directly affected by student overcrowding at the local schools because we have adult children, but I'm positive it would affect many of my neighbors and my property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Yamini Udani



**Sirwaitis, Sherri**

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**Subject:** FW: Case number C14-2019-0035

**From:** Sheetal Vaidya <>

**Sent:** Tuesday, February 26, 2019 12:32 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case number C14-2019-0035

we, the undersigned owners of property affected by the requested rezoning change proposed in the referenced file, do hereby **protest** against any change of the Land Development code which would zone the property to any classification other than single family-standard lot.

We strongly protest the building of a Multifamily residence( high density housing)and would like to address out concerns about the change in zoning located across from our property at 14308 Laurinburg Dr , Austin 78717.

In the last 4-5 years we have watched lots of development happening on Avery ranch/lakeline and staked plains /Lyndhurst . lot of apartment complexes have risen and that has impacted our traffic congestion on staked plains , light pollution, pedestrian safety especially families with small children playing outside or riding bikes, walking their pets. There is also an increase in accidents near the intersections of Avery ranch /Stake plains and Stake plains /Lakeline as people use the stake plains as thoroughfare to get to/from metro station which is becoming a bigger concern. Water pressure also has been impacted with lot more houses /apartments in the neighborhood.

As to proposed rezoning from RR to MF-4, the major concerns are

- increase in traffic in Avery Ranch which is already worse.
- overcrowding of schools
- decrease of property value
- increase in traffic on Staked Plains which is already accident prone. Staked plains is also being used by Parmer side traffic to cut through for 183. Another stream from Avery ranch will add to the problem.

Our family would be directly affected by school overcrowding at the local schools

in conclusion , the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. we will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

Ashish Bandi and Sheetal Vaidya

14308 Laurinburg Drive, Austin TX 78717

## Sirwaitis, Sherri

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**Subject:** FW: Rezoning protest

-----Original Message-----

From: VICKIE BURGNER <>

Sent: Tuesday, February 26, 2019 2:11 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: Rezoning protest

> Dear Ms. Sirwaitis,

>

> My name is Vickie Burgener and I live at 14301 Montour Dr, Austin Texas 78717. I am only three doors down from an area at the end of my street where you are proposing a zoning change from RR to MF4. I am very opposed to this change! While there are many reasons, the noise, traffic and esthetics of the area are my most serious concerns. It seems very likely that if this were to become multi-family units that our cul de sac would also be positioned as an alternative entrance or exit creating more traffic and access to our quiet neighborhood.

>

> It would be a concern for me that changes to this zoning and development of that type of property would increase the crime in our neighborhood.

>

> I am not opposed to developing this tract as it is currently zones with residential lots of one acre. In fact, I would consider buying or building there.

>

> I am hopeful that there will be enough of my neighbors that take the time to communicate their concerns and opposition to this change and that if a vote is taken our voices will be heard by our council.

>

> Regards,

>

> Vickie Burgener

> Northwoods at Avery Ranch

> Sent from my iPhone

## Sirwaitis, Sherri

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**Subject:** FW: Regarding CASE# C14-2019-0035 - 9500 North Lake Creek Parkway

**From:** Abhijit Raghunathan <>

**Sent:** Tuesday, February 26, 2019 2:20 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Re: Regarding CASE# C14-2019-0035 - 9500 North Lake Creek Parkway

Hi Sherri

I am resending my email again to make sure you register my protest against this proposed construction. Please do acknowledge receipt of this email if possible. Thanks.

On Tue, Feb 19, 2019 at 4:01 PM Abhijit Raghunathan <[abhijit@gmail.com](mailto:abhijit@gmail.com)> wrote:

Dear Ms Sherri Sirwaitis

I am a resident of the northwoods@avery ranch subdivision which borders the property under question which has been rezoned from a low density residential area to a high density apartment complex.

I strongly protest this change because this will greatly negatively affect the property prices of homes in my neighborhood in addition to adding a lot of strain on all public services in the area right from water to traffic on the roads, to and from 183.

Most people in my neighborhood have been witness to massive construction in this area in the last 5 years and we have already had multiple apartment complexes come up in the area in addition to new condos and town homes that are being built currently. There is also a mixed used development called Presidio coming up across the road from our subdivision which will include a mix of commercial enterprises in addition to apartment type homes.

The schools in this area are already extremely overcrowded and we cannot sustain another group of high density apartment come up so close to the vicinity of our neighborhood. We want people who are going to be invested in the neighborhood and contribute long term to the needs of the people who live here to be buying homes in the area under question. Another possibility that seems amenable to most people in my neighborhood is for some sort of commercial enterprise (as long as it brings good businesses into the neighborhood) which does not affect the quality of life of the people already residing here. However we are the tipping point where any more high density residential home construction is going to very badly influence our quality of life, be it the schools our children attend, the roads we use to commute to work or the property prices of the homes we built from scratch.

Please consider this appeal and help us by doing the right thing for everyone in this and the surrounding communities like granite shoals/Northwoods and other Avery ranch subdivisions.

Regards

Abhijit Raghunathan

Resident@ Northwoods at Avery Ranch

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Shannon Keeney < >

**Sent:** Tuesday, February 26, 2019 2:51 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Ms. Sirwaitis,

I serve as President of the Home Owners Association of Northwoods at Avery Ranch and am formally protesting on behalf of our homeowners against the development for multifamily (medium to high density) use described within this case as Tract 1.

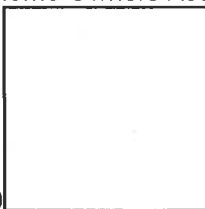
36-54 units per acre on Tract 1 equates to essentially 2500 units in an area where the current infrastructure struggles to withstand current vehicle volumes. Our fairly young and quiet neighborhood is not in a position nor supported by the City or County to take on any type of multifamily structures. Major concerns center around traffic, particularly as it relates to Avery Ranch Blvd and Staked Plains, both of which are listed as 40mph speed limits and have heavy foot and bike traffic. Adding additional vehicles in on these neighborhood arteries will only lend itself to additional risk for those traveling those routes, but will also inherently cause true Austin traffic to expose itself within our very own neighborhood. I am very concerned that new access points into Northwoods will be created as part of this project not only filling our major neighborhood roadways, but our side streets where our children play in front yards and ride their bikes.

Additionally with new construction comes noise, utility stress and how this could impact local schools, many of which are experiencing overcrowding.

In summation, Tract 1 of this proposed developmental plan in it's current state would put undue hardship on the homeowners I represent with infrastructure, utilities, school crowding all being real concerns which need to be fully vetted before any approval is given to a project that will impact so many.

This issue should not be another rubber stamp issue and should be discussed in greater detail public forums versus some letter going out a week ago regarding the matter.

Shannon M. Keeney  
President  
Northwoods Home Owners Association

512.633.6670 

## Sirwaitis, Sherri

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**Subject:** FW: Case Number C14-2019-0035

**From:** Susan Birmingham < >

**Sent:** Tuesday, February 26, 2019 3:23 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Sherri Sirwaitis and The Austin City Council:

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 14600 Laurinburg Drive, Austin Texas.

Pollution, traffic and a decrease in our property values are the main reasons for our protest. We moved to this area of the city because of the open green space and lack of traffic throughout our neighborhood. It is to our understanding, that there is a possibility of an entrance/exit through our quiet, children-filled neighborhood. This opens the people of this neighborhood to unwanted traffic for those that do not even reside here.

The addition of so many units will also negatively impact the value of our property.

Please consider our request to NOT allow the multi-unit development to continue.

Regards,  
Susan and Justin Birmingham

**Sirwaitis, Sherri**

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**Subject:** FW: Case# C14-2019-0035

**From:** Melissa Rose <>

**Sent:** Tuesday, February 26, 2019 3:25 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; District 6 <District6@austintexas.gov>

**Cc:** Mike Rose <mikeroseatx@gmail.com>

**Subject:** Case# C14-2019-0035

Hello Ms. Sirwaitis & Mr. Flannigan:

Your information was provided as a contact for feedback on the proposal for a new development at Avery Ranch Blvd and 183A. We, the undersigned owners, of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We **strongly protest** the re-zoning from RR to MF-4 and the building of a Multifamily Residence adjacent to our property at 14512 Laurinburg Dr, Austin, TX 78717. Such a change would directly and negatively impact our quiet neighborhood. Since we moved into our home in 2015, we have watched 2 hotels and 5 apartment complexes go up within a 1.5 mile radius of our home. The impact of these alone have already begun to impact our traffic congestion, water pressure, and pedestrian safety. Rezoning this area would only exacerbate the issues.

In summary, the addition of yet another multi-family housing structure in this area will put a strain on city infrastructure, create overcrowding in area schools, increase light pollution, and decrease property values. We will oppose and lead the resistance against the rezoning of case: C14-2019-0035 to MF-4. Thank you for your time and consideration and we are hopeful to find a solution that brings satisfaction to the existing communities of Northwoods and Avery Ranch.

Sincerely,  
Melissa and Mike Rose

**Sirwaitis, Sherri**

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**Subject:** FW: Case number C14-2019-0035

-----Original Message-----

From: Jo Ann Murphy <>

Sent: Tuesday, February 26, 2019 3:48 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: Case number C14-2019-0035

Dear Ms. Sirwaitis and the Austin City Council

I currently live at 14305 Montour Dr which is adjacent to the proposed zoning change. I strongly object to changing the zoning from RR to MF-4. This would bring too much density to an area that has already seen much high density growth in recent years.

Under no circumstances should the cul-de-sac at the end of Montour be turned into a thoroughfare connecting to Staked Plains road. Children frequently ride bikes and play there. In addition no one seems to be monitoring the cars that currently speed down Staked Plains to Lakeline Blvd and the Metro at Lakeline.

Please consider the impact on schools before adding up to an additional 2500 units. Also consider the traffic jam that will already occur on Staked Plains at the intersection of Lakeline Blvd because of the Montessori school that is about to open there.

Thank you for your consideration of these concerns.

Sincerely yours,  
Jo Ann Murphy

Sent from my iPad



Case Number C14-2019-0035

Feb.26.2019

To: Sherri Sirwaitis and The Austin City Council

We the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the land

Development Code which would zone the property to any classification other than a Single Family-Standard Lot.

We are strongly not standing with the new proposal MF-4 Multifamily Residence, and please give attention to our protest about the change in zoning located bordering to our Single Home property at 14213 Montour Dr, Austin, Texas.

Proportion to the letter we received in mail about rezoning to MF-4 is unreasonable due to the following concerns:

Recent structures within the 1.3 miles radius surrounding us are Streetlight, Indigo, The M at Lakeline, The Michael at Presido, The Legends, Laquinta, TownPlace Suites, and Hilton Garden Inn. This is already causing major problems to our house like Heavy Traffic Flow, Water Drainage, Pedestrian Safety, and Possible Crime Activity. In addition to these nuisances, we will experience noise and visual intrusions on peace and privacy. This will cause significant problems to our houses.

As of proposed rezoning RR to Multifamily grievous issues are:

- Our family directly affected by student overcrowding assigned schools because of unanticipated population Growth
- Expected of New road access through our community, Northwood At Avery Ranch, The Estates on Our street Montour Drive will Additional Direct access point to the back portion of proposed Tract 1 alleviate snarling traffic on Avery Ranch Road

- Due to proposed Multifamily residence nature problem of noise, Safety, other unexpected things affect quality of many young family in the neighborhood and also house value
- The recent road change structure and traffic flow around community facing serious everyday and future problem for pedestrians.
- Due to Multifamily change, water pressure will be inadequate for purpose and water drainage issue will be expected severely which could lead way to flooding.

In Cessation, addition of another multifamily housing in this area will dreadful.

We will actively resist against the going C14-2019-0035 to Multi family Houses.

Thank you for your time and motive taken towards this issue.

Radjendran, Selvi.

Case Number C14-2019-0035

February 26, 2019

To: Sherri Sirwaitis and the Austin City Council

We the undersigned owners of property affected by the zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

Our primary residence is located at 10404 Cambria Coast Run, Austin TX 78717, within 500 feet of the proposed development. We oppose strongly the construction of a Multifamily Residence (Moderate-High Density) development as it would have significant negative impact on our property, as well as seriously affect the quality of life in our now quiet neighborhood of single-family homes.

In the nearly 6 years we have owned our property we have seen the construction of numerous high-density multi-family developments in close proximity of our neighborhood. This latest proposal would truly complete the surrounding of the area in which we live by an "apartment city" and would cause serious life-changing impact on current residents.

These high-density multi-family developments currently existing in the area have already contributed to a huge impact on traffic congestion and mobility. What was just a few years ago a 15-20-minute commute for the 12 miles to North Austin is now sometimes 30-45 minutes, with hundreds of vehicles inching along on U.S. 183, wasting fuel and further degrading Austin's air quality. Many who reside north and west of our neighborhood use Staked Plains Dr as a short cut from Avery Ranch Blvd to U.S. 183 or to access the Lakeline Metro Station. Many vehicles are seen traveling at high rates of speed on Staked Plains Dr, treating it like an expressway, and posing a real safety threat to pedestrians on the sidewalks, as well as other drivers. The new development would put more vehicles onto Avery Ranch Blvd and Staked Plains Dr, worsening an already dangerous situation.

We also have concerns regarding the City's capacity to support infrastructure for another high-density development in this area, in particular, water supply. On moving here about six years ago, we noticed water pressure was much lower than at our previous home in Central Austin; sometimes it takes a minute or two to fill a tea kettle. We attribute some of that to the newer water-saving faucets, and we have adjusted to it. Over the years, however, water pressure has sunk even lower, and low water pressure seems to be the norm in the area, judging by complaints we hear from other residents. We wonder how the City would meet the demands of potentially thousands of additional residential units concentrated in this area where apparent limitations already exist, and importantly, who would pay for any necessary system improvements? .

We are not unreasonable people but this development would not only have serious and significant negative impact on our property value, but more importantly would create infringement on our rights to the quiet enjoyment of our home. It would benefit no one but the developer, to the detriment of others living in the area. We join with others who have expressed opposition to the rezoning of Case C-14-2019-0035 to MF-4.

Respectfully submitted,

Gilbert W. Smith and Karen S. Smith

Gilsmith42@gmail.com

Ph. 512.454.8336

**Sirwaitis, Sherri**

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**Subject:** FW: Rezoning issue - Northwoods at Avery Ranch

**From:** Jenny Williams < >

**Sent:** Tuesday, February 26, 2019 5:00 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Rezoning issue - Northwoods at Avery Ranch

Hello,

I am writing this email in protest to the rezoning of the 100 acres of land behind Northwoods at Avery ranch from single family to MF-4.

I am a huge proponent of multifamily and affordable housing to the Austin area and financially support many organizations that support affordable housing. However, I live on the street in question that will connect to this area.

I am also an emergency room director with many years in trauma background. As it is, our street is a thoroughfare and we are hoping to have stop signs and/or speed bumps installed at some point in the future.

Adding a multifamily area where the street will be used much heavier than it already is highly concerns me for the safety of my children who play outside.

I have no issues with the rezoning and building IF there is no ability to cut through our neighborhood to enter/leave the multifamily area.

Again, my concern is not in the building of MF use adjacent to our neighborhood, it is in the proposed access through our neighborhood. For that reason, this is my official protest to the rezoning.

Thank you for your time and attention to this matter. You can reach me below with any questions.

512.965.0147

Sincerely,

Jennifer Williams

**Sirwaitis, Sherri**

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**Subject:** FW: Protest the rezoning of Case Number C14-2019-0035

**From:** Brian Wells < >

**Sent:** Tuesday, February 26, 2019 5:00 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Protest the rezoning of Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

As property owners of 10401 Cannon Mark Way, we must protest this proposed rezoning of the land to a MF-4 Multifamily Residence district. We do not believe that this particular area has the infrastructure to support this proposed plan.

One of the infrastructure issues that we see is that there appears to be only one road access point and that is on Avery Ranch Blvd. This will cause massive traffic issues on a road that is already fairly busy and has many pedestrians on it. A way to alleviate this issue of only one entry point would be to create routes to Staked Plains Rd. through existing neighborhoods. It would be completely unacceptable for the city to do this, as these neighborhoods have many children who play in these areas. It would be incredibly dangerous as well as irresponsible for the city to do this.

Another issue is schools, if this rezoning goes through an apartment building with as many as 2500 units could be built. These people will not pay property taxes but their children will be enrolled into the schools. We, the property owners, will then have to bear the burden of the additional cost of these children. We have already seen multiple apartment complexes being built around us, this will and is causing a strain on Round Rock ISD's resources. Many of the schools in the school district are already over crowded and operate at completely full levels or are very close to it.

A better idea than allowing another Multifamily residence would be to allow the property to be rezoned to single family homes. This would decrease the potential issues of over crowding due to it not being able to house as many people, as well as increase the potential tax base for the city in order to fund badly needed services. As well as provide financial resources to our local school district.

Thank you for your consideration on this issue.

Brian Wells



**Sirwaitis, Sherri**

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**Subject:** FW: Case # C14-2019-0035

**From:** Christina Carrier <>  
**Sent:** Tuesday, February 26, 2019 5:07 PM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Case # C14-2019-0035

Case Number C14-2019-0035

Feb.25, 2019

Dear Sherri Sirwaitis and The Austin City Council,

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10404 Cannon Mark Way, Austin Texas.

We recently received a letter stating that maximum density living of 36-54 units per acre could translate as high as 2500 units which is irrational. Austin's own zoning guide states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Our neighborhood is not compatible with the rezoning that is being discussed.

In recent years, we have witnessed two hotels and five high-density Multifamily structures be built within two miles of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

Please consider our biggest concerns associated with the proposed rezoning:

- Noise and light pollution
- Traffic and congestion on Staked Plains
- Higher traffic through our neighborhood streets making it unsafe for our children
- Overcrowding at our local school (Rutledge Elementary)-
- Increase in property taxes

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Christina and Jason Carrier  
10405 Cannon Mark Way, Austin, TX 78717

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Nishant Kukadia < >

**Sent:** Tuesday, February 26, 2019 5:12 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 14201 Genesee Trail, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and impact to safety - the intersections of Lakeline Blvd and US 183 currently have a lot of crashes, and this would increase the frequency and potentially severity of such crashes. The exit at Lakeline Mall Drive would see additional traffic, which currently backs up on the main lanes of US 183 not only during peak periods, but also during weekends. The amount of additional residential could cause even more congestion at this exit during commute times.

In order to access the Lakeline Metro Station, the residents would either have to turn take the US 183 FR, turn around to go southbound, and then take a left at Lakeline Blvd. The alternative would be to take Avery Ranch and Staked Plains drive. Staked Plains drive is not designed to have high (speed) traffic, and would cause additional safety issues.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We oppose the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Nishant and Hetal K.

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035 Letter of Protest

**From:** Jack Darden <>

**Sent:** Tuesday, February 26, 2019 6:18 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Cc:** <sonyazagorski@gmail.com> <sonyazagorski@gmail.com>

**Subject:** Case Number C14-2019-0035 Letter of Protest

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot and perhaps, Mixed Use commercial (office/retail) along existing frontage roads to US 183 and the 183 Toll Road.

My wife and I have watched for the past three years, with some anxiety, the proliferation of various, types and style of multi-family apartments, condominiums, and hotels in the Northwest Austin corridor surrounding US Highway 183 and Highway 620/Toll 45. The ensuing increase in traffic congestion, pressure on still limited public services and encroachment on existing single family residents have reached the point where one has to draw a line in the sand. No more, please!

To change the Zoning as proposed for the identified area (Case Number C14-2019-0035) to MF-4 – Multifamily Residence (Moderate-High Density), could add 2000 to 2500 family units to an impact area that has already tripled in population and congestion in just the past three years. It is a well known fact that public services and infrastructure have not and can not keep pace with the experienced explosion of multi-family building/construction and resulting congestion.

We make note of two perfect examples of the deleterious affect on nearby common public service areas, which will only be exacerbated if this Zoning change proposal is approved:

- Traffic congestion adjacent to the subject proposed tracks of land at the major intersections of US 183 and Lakeline Blvd and US 183 and Avery Ranch Blvd. At various times of the day and evening extreme traffic congestion can easily back up at both intersections to the point that a driver can expect to wait through three or four light changes to pass through.

- The HEB Plus Grocery Store at US 183 and Lakeline Blvd. Though not a true public service, the grocery store and shopping center may as well be. It is a true indicator of the results of the near tripled increase in congestion. Except for the early, early morning or late night closing time, the HEB parking lot is always filled to near capacity, shopper density in the store during prime time hours is very high and remarkably, if you arrive to shop after 5 to 6 pm on any day, many common items are gone with shelf space open.

Further, the proposed Zoning change clearly violates the City of Austin Land Use policy as the identified area does NOT “adjoin downtown Austin” or “major institutional or employment centers” as specified in official policy.

In conclusion, the proposal, if construction is completed as planned, will potentially add some 2000 to 2500 family units to an impact area already experiencing exploding congestion with lagging public services, which are hard pressed to keep pace. We oppose the rezoning of Case C14-2019-0035 to MF-4 as proposed and look forward to participating in the required public hearing. Thank you for your time and consideration.

Respectively,

Jack and Charlotte Darden

10509 Cannon Mark Way

**Sirwaitis, Sherri**

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**Subject:** FW: Protest

**From:** Nicki.Bigon@dell.com < >  
**Sent:** Tuesday, February 26, 2019 8:39 PM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Cc:** Nicki.Bigon@dell.com  
**Subject:** Protest

Dell Customer Communication

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10500 Cannon Mark Way, Austin Texas.

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels ( TownePlace Suites & LaQuinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard as the map provided shows one entrance and exit from the proposed area (TRACT 1).

Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. Our cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.

The noise and light pollution from parking and high rise apartments would be detrimental to our property values.

In the recent months, our personal water pressure in our home has become substandard.

The classes at Rutledge Elementary and Purple Sage Elementary are already OVER capacity.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

*Nicki Bigon*

**Nicki and Chet Bigon**  
Property Owners at 10500 Cannon Mark Way  
Austin, TX 78717



**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Linh Nguyen < >

**Sent:** Tuesday, February 26, 2019 9:09 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case Number C14-2019-0035

Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We reside in the cul de sac at 14309 Montour Way with our 2 young children and we strongly protest the proposed development of the multi family units that will be directly behind us. In the last few months and years we have watched the traffic and congestion grow immensely which directly affects our safety and not to mention burden our already over crowded schools .

Our other concern is that Montour way maybe developed into a entry point to Avery Ranch Blvd. That additional flow of traffic would be a very concerning safety hazard as every one of our neighbors have young children who enjoy the peacefulness and quietness outside on our streets.

We are writing to state that we do strongly protest the proposed rezoning and hope you will read our concerns.

Thank you so much for your time on this matter.

Sincerely,  
Linh Nguyen and David Ma

Sent from my iPhone

## Sirwaitis, Sherri

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**From:** Rachel Foster <rachelfwells2@gmail.com>  
**Sent:** Tuesday, February 26, 2019 10:02 PM  
**To:** Sirwaitis, Sherri; Smith, Taylor  
**Subject:** C14-2019-0035  
**Attachments:** FM7A6646.jpg; 52911777\_2519528978076562\_6113080072552316928\_n.jpg; 52717039\_2358779864155590\_5807456418881601536\_n.jpg; 52852246\_307468203293623\_863708010441080832\_n.jpg

Case Number C14-2019-0035

February 26th, 2019

I am writing this on behalf of my Mother and 4 children that live at 10401 Cannon Mark Way, directly adjacent to the Cul-d-sac at the end of Montour drive.

WE STRONGLY PROTEST the new rezoning of the land to MF-4 and wish for the city to keep the land as single unit family homes.

Our biggest concern is the connection that is being proposed through the very cul-d-sac our children run, play, and ride bikes in EVERY SINGLE DAY. The proposition to open that area up is going to jeopardize the safety and well being of our children. We would never have moved to this property a year ago from Parkside if we had any idea that area would be rezoned for high density multifamily use.

Northwoods is currently the small, safe, quiet neighborhood I've always dreamed of. PLEASE, do not allow this area to be re-zoned.

I've attached a picture of our beloved home, beloved cul-d-sac and our sweet children Wyatt (7), Sutton (6), Landry (3) and Whitt (1) who play in this very area on a daily basis.

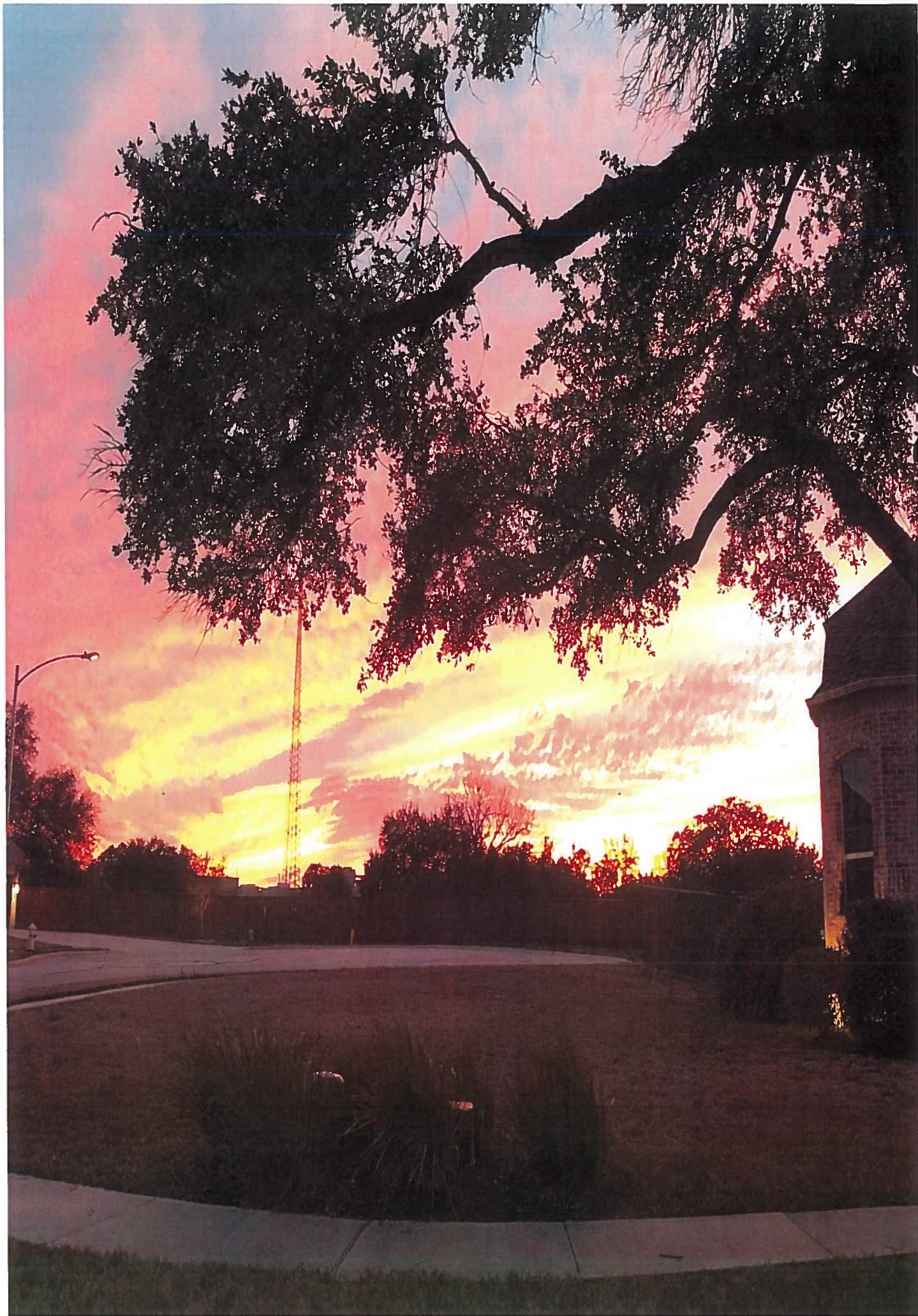
Thank you so much for your consideration.

The Wells Family and Denise Foster

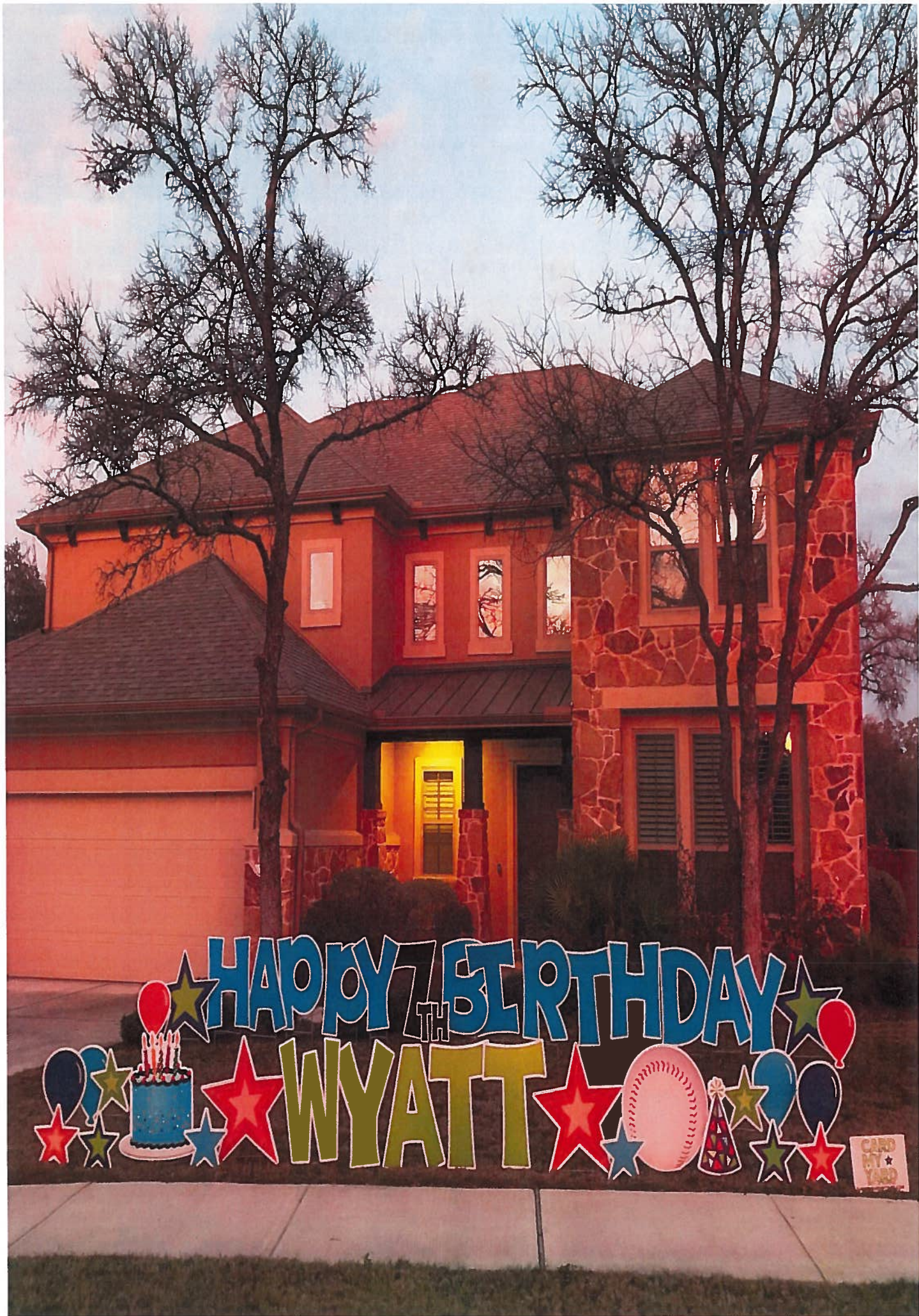












HAPPY 7<sup>TH</sup> BIRTHDAY

WYATT

CARD BY TARD



## Sirwaitis, Sherri

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**Subject:** FW: Protest Letter - Case Number C14-2019-0035

**From:** Jackie Saldana < >

**Sent:** Tuesday, February 26, 2019 10:21 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Protest Letter - Case Number C14-2019-0035

Case Number C14-2019-0035

Feb. 26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at 10404 Cannon Mark Way, Austin Texas.

According to the letter sent to our nearby neighbors, maximum density of 36-54 units per acre could translate as high as 2500 units which is **unreasonable**, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is **not compatible** to our quiet neighborhood of single family homes.

In the last 2 years, we have watched 2 hotels ( Towne Place Suites & Hilton Garden Inn ) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights in addition to an affordable housing project, Lakeline Station Apartments) be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

- The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard shows one entrance and exit from the proposed area (TRACT 1).
- Traffic from Avery Ranch BLVD to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

- Possibility of new road access through our neighborhood, Northwoods at Avery Ranch, The Estates. The cul de sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.
- The noise and light pollution from parking and high rise apartments would be detrimental to our property values.
- Many families would be directly affected by student overcrowding at the local schools as well as having a negative affect on property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,

Jeff and Jackie Flanagan

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035

**From:** Hardik Patel <>

**Sent:** Tuesday, February 26, 2019 10:22 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Cc:** Hardik Patel <hardiksp@gmail.com>; Kiran Patel <kiranaknchi1@gmail.com>

**Subject:** Case Number C14-2019-0035

Re: Case Number C14-2019-0035

Feb.26, 2019

To: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We strongly protest the building of a Multifamily Residence (Moderate-High Density ) and would like to address our concerns about the change in zoning located adjacent to our property at [10613 Cannon Mark Way, Austin Texas](#).

According to the letter sent to our address, maximum density of 36-54 units per acre could translate as high as 2500 units which is unreasonable, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is not compatible to our quiet neighborhood of single family homes.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

The amount of traffic congestion and impact to safety - the intersections of Lakeline Blvd and US 183 currently have a lot of crashes, and this would increase the frequency and potentially severity of such crashes.

The exit at Lakeline Mall Drive would see additional traffic, which currently backs up on the main lanes of US 183 not only during peak periods, but also during weekends. The amount of additional residential or retail could cause even more congestion at this exit during commute times.

In order to access the Lakeline Metro Station, the residents would either have to turn take the US 183 FR, turn around to go southbound, and then take a left at Lakeline Blvd. The alternative would be to take Avery Ranch and Staked Plains drive. Staked Plains drive is not designed to have high (speed) traffic, and would cause additional safety issues.

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We oppose the rezoning of Case C14-2019-0035 to MF-4. Thank you for your time and consideration in this matter.

Sincerely,  
Hardik and Kiran Patel

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Best Regards,  
Hardik Patel

**Sirwaitis, Sherri**

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**Subject:** FW: Rezoning Protest (C14-2019-0035)

**From:** Jami Moubry <>

**Sent:** Tuesday, February 26, 2019 10:58 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Rezoning Protest (C14-2019-0035)

Case Number C14-2019-0035

February 26, 2019

To: Sherri Sirwaitis and The Austin City Council

My husband Sean and I live at 14508 Laurinburg Dr, a house that is very close to the proposed rezoning of Tract 1 in Case C14-2019-0035 from RR to MF-4.

We strongly protest the rezoning of this property to any classification other than Single Family-Standard Lot.

It is very difficult for me to overstate how disappointing this news was to me. We purchased our house under the assumption that it would be at the end of a quiet neighborhood street. I've lived in plenty of apartments in my twenties but now I have young children and would prefer to not have to live with the noise and contend with the increased traffic so close to our house.

Respectfully, I feel like—given the area and all the property surrounding it—that it's inconsistent and inappropriate to rezone this area to anything but single family lots.

Thank you for your consideration.

Jami and Sean Moubry  
14508 Laurinburg Dr, Austin, TX 78717

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Jami Moubry  
[jami@moubry.com](mailto:jami@moubry.com)  
972.768.5682

**Sirwaitis, Sherri**

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**Subject:** FW: Rezoning Protest (C14-2019-0035)

**From:** Jami Moubry < >

**Sent:** Tuesday, February 26, 2019 10:58 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Rezoning Protest (C14-2019-0035)

Case Number C14-2019-0035

February 26, 2019

To: Sherri Sirwaitis and The Austin City Council

My husband Sean and I live at 14508 Laurinburg Dr, a house that is very close to the proposed rezoning of Tract 1 in Case C14-2019-0035 from RR to MF-4.

We strongly protest the rezoning of this property to any classification other than Single Family-Standard Lot.

It is very difficult for me to overstate how disappointing this news was to me. We purchased our house under the assumption that it would be at the end of a quiet neighborhood street. I've lived in plenty of apartments in my twenties but now I have young children and would prefer to not have to live with the noise and contend with the increased traffic so close to our house.

Respectfully, I feel like—given the area and all the property surrounding it—that it's inconsistent and inappropriate to rezone this area to anything but single family lots.

Thank you for your consideration.

Jami and Sean Moubry  
14508 Laurinburg Dr, Austin, TX 78717

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Jami Moubry  
972.768.5682



**Sirwaitis, Sherri**

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**Subject:** FW: Case#C14-2019-0035

**From:** Michael Harbers < >

**Sent:** Wednesday, February 27, 2019 2:38 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Case#C14-2019-0035

Sherri

I am totally against the Rezoning application. I live on 10408 Cannon Mark Way. My property will be right next to Tract 1. I bought this home here because Tract 1 was zoned RR. This will hurt my property value with more noise and traffic. I also live right next to Montour and Montour as a through street would be dangerous for our children playing, traffic. I bought because MONTOUR was not a through street. This is a terrible idea by The City of Austin. Northwoods was built as a green subdivision with a high density of trees that were saved. This rezone kills all the effort and money we paid for large lot sizes to save trees and build a green subdivision. This rezone has no consideration for the environment. This is the worst idea the City of Austin has come up with. PLEASE STOP THIS TRAGEDY.

Michael Harbers  
10408 Cannon Mark Way  
512-673-8158

## Sirwaitis, Sherri

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**Subject:** FW: Rezoning of 100 acre land in NW Austin - Avery Ranch area

**From:** Sara Waldo <>

**Sent:** Wednesday, February 27, 2019 11:30 AM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Cc:** sara.waldo@va.gov; 1 David Cell <david@atxwaldo.com>

**Subject:** Rezoning of 100 acre land in NW Austin - Avery Ranch area

Case Number C14-2019-0035

February 26, 2019

Attn: Sherri Sirwaitis and The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-Standard Lot.

We **strongly** protest the building of a Multifamily Residence (Moderate-High Density), and would like to address our concerns about the change in zoning located adjacent to our property at 10820 Crosbyton Lane, Austin Texas 78717.

According to the information I have received, a maximum density of 36-54 units per acre could translate as high as 2500 units which is **unreasonable**, furthermore according to the city's own zoning guide which states MF-4 is appropriate for centrally located areas adjoining downtown Austin. Rezoning this area is **not compatible** to our quiet neighborhood of single family homes.

In the last 5 years, we have watched 2 hotels (Towne Place Suites & La Quinta) and 5 High Density Multifamily structures (The Legends, The M at Lakeline, The Michael at Presido, The Street Lights, and an affordable housing project), be built within a 1.4 mile radius of our home. This has impacted our traffic congestion, light pollution, pedestrian safety, and water pressure.

As to the proposed rezoning from RR to MF-4, our most serious concerns are:

- The amount of traffic congestion and lack of safety that would occur on Avery Ranch Boulevard, which would result in one entrance and one exit from the proposed area (TRACT 1).
- Traffic from Avery Ranch Blvd to our neighborhood access road, Staked Plains. This road is already experiencing a surge in high speed traffic traveling towards the Lakeline Metro Station.

**Sirwaitis, Sherri**

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**Subject:** FW: Protest for Case C14-2019-0035

**From:** Yogesh Lund < >

**Sent:** Thursday, February 28, 2019 8:56 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Protest for Case C14-2019-0035

Sherri,

We are residents and owners of 10412 Nicolet Way which is within 500 feet from the proposed zoning change in Case # C14-2019-0035. The property behind us was zoned for single family units with 1 acre lot sizes and that was a big factor in us purchasing the current property. We strongly protest the rezoning of this tract to multi family high density units, on the following grounds

1. Traffic congestion on Lakeline Drive, Avery Ranch Drive and Staked Plains has increased dramatically with new multifamily constructions and two new hotels built in the vicinity just last year. Also, there has been significant increase in commuters driving to Lakeline Station. This rezoning would further strain these smaller roads
2. Not sure if Montour Drive and/or Abrevil drive will connect to this rezoned area now or in the future. If that happens, it will increase car traffic through our neighborhood which was designed, and sold with the goal of being a place where kids can play outside
3. Noise and light pollution from new construction. We already have noticed large increases with the increased traffic from Highway 183.
4. Water pressure remains sub par and is below 60 PSI
5. Overcrowding of schools. Our kids were zoned to a new middle school recently which is already at capacity due to overcrowding in this area. McNeil High school is over capacity and RRISD does not have bond approved for a new school.

The above will also impact our property values. We and several neighbors are concerned about this proposed rezoning and will continue to oppose and organize this change.

Thanks,

Yogesh and Maitreyee Lund

- Possibility of new road access through our neighborhood, Northwoods at Avery Ranch and The Estates. The cul-de-sac on Montour Drive could be an additional access point to the back portion of TRACT 1 to alleviate snarling traffic on Avery Ranch Road.
- The noise and light pollution from parking and high rise apartments would be detrimental to our property values.
- In the past 2 years, our water pressure in our home has become substandard. As of today, ours was measured below 60 PSI. It's never been that low in the last 5 years that we've owned our home.
- Our family will directly be affected by student overcrowding at the local schools as we have a child who attends Purple Sage Elementary school.
- This will negatively affect our property taxes!

In conclusion, the addition of yet another multi-family housing structure in this area will strain the city infrastructure beyond an acceptable level. We will oppose and lead the resistance against the rezoning of Case C14-2019-0035 to MF-4.

Thank you for your time and consideration in this matter.

Sincerely,

Sara & David Waldo

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0035

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: April 16, 2019, Zoning and Platting Commission  
May 23, 2019, City Council

JOSEPH LAND

Your Name (please print)

13701 TURKEY HOLLOW TRAIL 78717

Your address(es) affected by this application

4/10/19

Date

Daytime Telephone: (210) 639-1821

Signature

Comments: ZONING AND PLATTING COMMISSION/CITY COUNCIL:

AS A PROPERTY OWNER CONCERNING THE PROPOSED REZONING AND PROJECT, I AM STRONGLY OPPOSED TO APPROVAL. ALLOWING FOR ADDITIONAL HOUSING IN THE PROPOSED TRACTS WILL HAVE AN EXTREMELY ADVERSE AFFECT ON CURRENT WILDLIFE AND TRAFFIC IN THE AREA. PLEASE CONSIDER IN DEPTH SURVEYS AND STUDIES ON BOTH SUBJECTS AS NEIGHBORHOOD AND FAMILY QUALITY OF LIFE ARE DIRECTLY IMPACTED. THANK YOU FOR YOUR TIME AND CONSIDERATION.

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

Item # C-6

**Sirwaitis, Sherri**

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**Subject:** FW: Case Number C14-2019-0035, 9500 North Lake Creek Parkway

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**From:** gilsmith42@gmail.com < >  
**Sent:** Tuesday, April 16, 2019 1:21 AM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>  
**Subject:** Case Number C14-2019-0035, 9500 North Lake Creek Parkway

To the COA Planning Commission and Austin City Council:

This email is being sent to express our **strong objection to the rezoning of a portion of the subject property to MF-4, Multifamily Residence (Moderate-High Density)**. MF-4 zoning would permit unreasonably high density and would be detrimental to existing residents, and owners of single-family homes in the areas adjacent to the proposed development.

We appreciate and respect the applicant's right to develop this property and profit from it, but not at the expense of owners of adjacent and nearby properties. Not only would our property values be negatively impacted by this proposed zoning, but it would also be further detrimental to the quality life for all current residents of thee area.

My wife and I live approximately one block from the subject tract. We purchased our home in August, 2013. Over the last 5 years we have seen the area where we live become practically surrounded by high-density residential developments, along with dramatic increases in traffic congestion, reduced air quality, increase in noise and light pollution, decrease in water pressure, and sadly, the continued destruction of the once tree-covered wildlife habitat.

I have been informed by TCEQ staffers that this area (Northwoods) is riddled with environmentally-sensitive water recharge features, including some 27 "karsts", or natural formations that serve as paths for groundwater to find its way into underground streams, and possibly to the acquirer. We are not geologists but have to wonder what effects enormous drainage from this project would have on the water entering these features.

In summary, we are realistic and we know that we cannot stop progress, nor would we attempt to do so; however, we see the request for MF-4 zoning as overreaching and incompatible with existing adjacent development. The rezoning would potentially maximize developer profit while producing overwhelming burden on the environment, the infrastructure, and public safety. Approval of this request would benefit only the applicant at expense of others, and we respectfully request that it be denied.

Gilbert W. Smith  
Karen S. Smith  
10404 Cambria Coast Run  
Austin, TX 78717  
512.454.8336

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2019-0035

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: April 16, 2019, Zoning and Platting Commission  
May 23, 2019, City Council

DAVID MG  
Your Name (please print)

14309 Montau Dr.

Your address(es) affected by this application

*[Signature]* 07/19/2019  
Signature Date

Daytime Telephone: 512-632-5534

Comments: I object the proposed change of zoning because this area is already congested. Changing the zoning will drastically affect the traffic, calm, comfort and character of this neighborhood. My kids play outside on the streets because there are minimal traffic. the zoning change will make playing outside dangerous. Please don't change the zoning, it is going to affect the.

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

## PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0035

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: April 16, 2019, Zoning and Platting Commission  
May 23, 2019, City Council

HEMAL AND YAMINI UDANI

Your Name (please print) AUSTIN TX 78717

14212 MONTOUR DR

Your address(es) affected by this application

Yodanis:

4/13/2019

Signature

Date

Daytime Telephone: (512) 826 7612

Comments: This proposal includes opening a road from the apartment complex to the Estates neighborhood on Montour Dr. That makes no sense (and is against policy, I think). I objected to opening up traffic for so many residents to the street when a major thoroughfare is already available - Lakeline Blvd and they stated plans - both are divided major thoroughfares.

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



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Case Number: C14-2019-0035

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: April 16, 2019, Zoning and Platting Commission  
May 23, 2019, City Council

Victoria Shekarchi

Your Name (please print)

11620 Fambian Ln

Your address(es) affected by this application

Victoria Shekarchi

Signature

4/14/19

Date

Daytime Telephone: 713-377-0612

Comments: Objection Reasons:

1. Commercial will have parking lots that will reduce the sound buffer between the toll road & my house.
2. Moderate-High Density is impractical in this area as people move out here for a backyard for their kids, pets, etc.
3. The city should have more ZONKS for trees & stop letting developers take over.

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

☐ I am in favor  
☒ I object