

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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2020-0027.SH
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: June 4, 2020, City Council

Marcia R. Godbois
Your Name (please print)

I am in favor
 I object

6717 Bancroft Woods Drive
Your address(es) affected by this application AUSTIN, TX 78729

[Signature]
Signature

06/01/2020
Date

Daytime Telephone: 512-657-9871

Comments: _____

I object to making this property at 6306 McNeil Drive a multifamily residence. First, this property does not have multiple exits like all the other multi-family units on McNeil Drive. This puts residents at risk should an accident occur or if there is a need for an emergency vehicle. Second, this property is situated between Oak Knoll Drive with an entrance to a highly congested industrial park and Corpus Christi Drive. There is less than 0.3 miles between the two lights. In the morning and evening, this area is very dangerous because of the traffic pattern due to the high number of cars entering and leaving both Oak Knoll Drive and Corpus Christi Drive. Please remember that Corpus Christi Drive has an elementary school less than two blocks from McNeil. In the morning, parents are dropping off their children, which results in backup traffic on McNeil as well as backup traffic from people attempt to turn into the industrial park. In the evening, it is even worse since this property does not have an entrance from the west bound lane forcing the residents to U-turn at Corpus Christi Drive, which has many blind spots due to the curvature of the lanes. At least once a month, there is an accident between Corpus Christi Drive and Oak Knoll Drive. The developer committed to putting sidewalks down both sides of McNeil (which don't exist today) and having a bus stop in front of this property. Currently, the nearest bus stop is 1.1 miles from this location. I think that a plan should be in place for both these commitments from the developers before construction begins. Last, it is my understanding that there are protected caves between the property line of homes on Bancroft Woods Drive and this property on McNeil Drive. I think it is important to understand how far these caves extend before construction begins.

Jollyville Elementary School

Bancroft Woods Drive

Corpus Christi Drive

Melrose Trail

Foundation Auto Repair

Wag-A-Bag

Turning Lane

House

Parking Lot

Abandoned Office Space

Gift A'La Mode

Honeycomb RV Park

Sound System

Dakota Lane

Dr. Justin D'Abadie, DDS

County Line Car Wash

Extra Space Storage

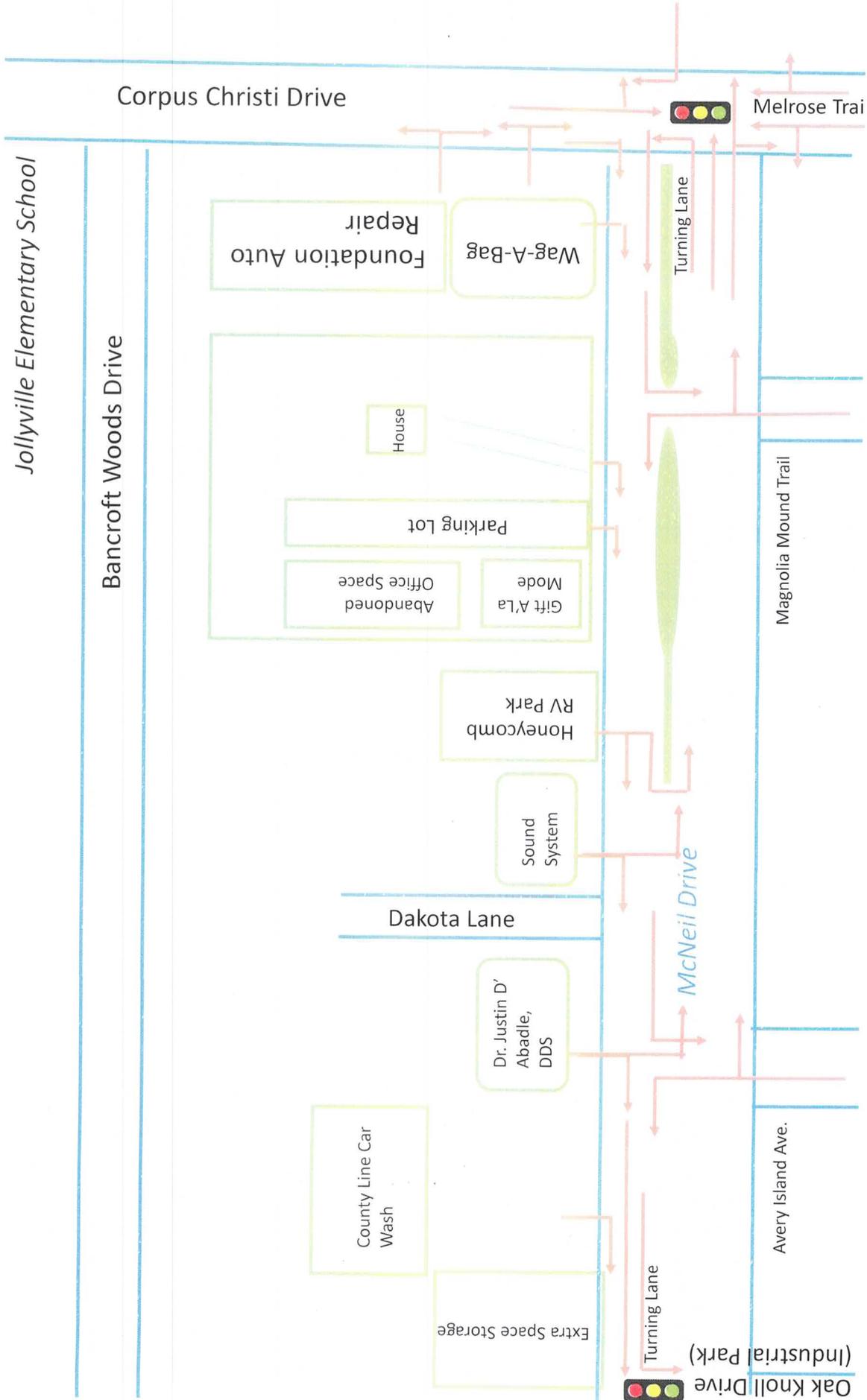
Turning Lane

Oak Knoll Drive (Industrial Park)

Magnolia Mound Trail

Avery Island Ave.

McNeil Drive





Townhomes at Sendera Trail

Foundation Auto Repair

Valero

Honeycomb RV Park

6306 McNeil Drive

Gifts A La Mode
Temporarily closed

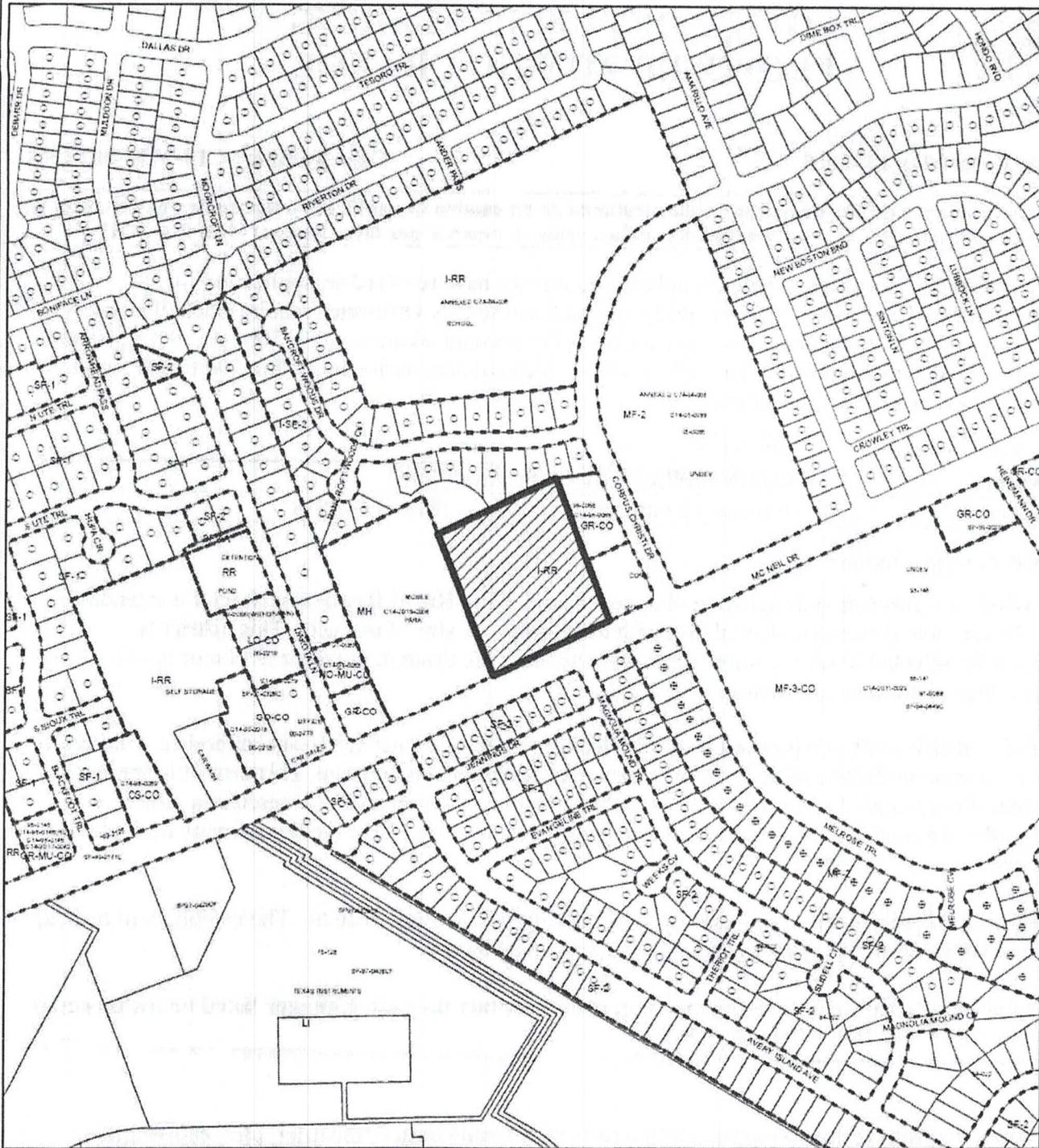
Melrose Place

Justin D'Abadie,
DDS, FAGD

y Line Car Wash

Storage

Google



ZONING

ZONING CASE#: C14-2020-0027

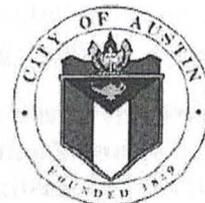


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 3/14/2020

I object to making this property at 6306 McNeil Drive a multifamily residence. First, this property does not have multiple exits like all the other multi-family units on McNeil Drive. This puts residents at risk should an accident occur or if there is a need for an emergency vehicle. Second, this property is situated between Oak Knoll Drive with an entrance to a highly congested industrial park and Corpus Christi Drive. There is less than 0.3 miles between the two lights. In the morning and evening, this area is very dangerous because of the traffic pattern due to the high number of cars entering and leaving both Oak Knoll Drive and Corpus Christi Drive. Please remember that Corpus Christi Drive has an elementary school less than two blocks from McNeil. In the morning, parents are dropping off their children, which results in backup traffic on McNeil as well as backup traffic from people attempting to turn into the industrial park. In the evening, it is even worse since this property does not have an entrance from the west bound lane forcing the residents to U-turn at Corpus Christi Drive, which has many blind spots due to the curvature of the lanes. At least once a month, there is an accident between Corpus Christi Drive and Oak Knoll Drive. The developer committed to putting sidewalks down both sides of McNeil (which don't exist today) and having a bus stop in front of this property. Currently, the nearest bus stop is 1.1 miles from this location. I think that a plan should be in place for both these commitments from the developers before construction begins. Last, it is my understanding that there are protected caves between the property line of homes on Bancroft Woods Drive and this property on McNeil Drive. I think it is important to understand how far these caves extend before construction begins.

From: Emilie Croisier
To: [Sirwaitis, Sherri](#)
Subject: lodging protest of new development, case number C14-2020-0027.SH
Date: Tuesday, June 2, 2020 1:12:20 PM

*** External Email - Exercise Caution ***

Hi there!

My name is Emilie Croisier, I'm a homeowner in Rattan Creek (78729).

I found about about this proposed new development to be built in the area (case number C14-2020-0027.SH, a multi-family and I'd like to communicate my concerns. I see the plan calls for adding sidewalks, but it does not address other traffic burdens that will arise from adding ~150 new residences (and cars) to the neighborhood. The traffic situation around the area of McNeil and Parmer is already incredibly dangerous, with serious accidents regularly. Within our neighborhood, we are seeing increased problems with speeding and crowded roads as more drivers see our residential streets as a "short cut" between Parmer and US-183, Anderson Mill and McNeil. When high school is in session, the magnitude of students getting to and from McNeil High School makes the situation much worse. I understand that development in this area is inevitable, but larger-scale development projects like Robinson Ranch are much better equipped to address their impact on our infrastructure (particularly traffic and safe pedestrian walkways), such as through widened roads and new traffic lights, than this relatively "small" new development which will nonetheless represent a large additional strain on our existing resources.

Thank you for everything you do to make our city a wonderful place to live,
Emilie

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From: Kelly Nordin
To: [Sirwaitis, Sherri](#)
Subject: Opposed to Case # C14-2020-0027.SH
Date: Tuesday, June 2, 2020 12:33:09 PM

*** External Email - Exercise Caution ***

Hello Sherri,

I am writing to object and officially go on record that I am opposed to Case #C14-2020-0027.SH, rezoning of the property located at 6306 McNeil Drive to a Multifamily Residence.

This is a high traffic area that is already congested with multiple accidents on a weekly/monthly basis. The property does not have enough space to accommodate such a multifamily residence as is being proposed and would only add the existing problem and safety of the residents and families living in this area. There is only one entrance and exit and given the proximity of this location to major intersections that poses a potential safety concern and puts current residents at risk. There is an elementary school a few blocks away and a daycare facility a few blocks in the other direction, this added congestion would again only perpetuate the traffic problems and safety concerns for the surrounding area. There is only a two lane road of traffic in either direction and every morning and evening the traffic backs up onto McNeil Drive directly in front of this address from both directions, already posing a threat to safety. There is a bus stop located in front of this property and no sidewalks available for pedestrians, which again poses another safety hazard and additional concerns for children and residents getting to and from school and work.

Not to mention, the already over crowded school system in this area. Children are being re-routed from other school districts that have recently been closed and are already at capacity. With the new Apple Campus being built only a few blocks down the road this again, brings more safety concerns; congestion, traffic, not enough side walks and proper city/street planning to accommodate these new additions.

Having a multifamily residence in addition, would be a huge invasion of privacy and drive down property prices for those residents living on Bancroft Woods Drive with homes that back up to this property. Who would want an apartment building towering into their backyard- would you? There are also, a lot of native old growth Oak trees that would be destroyed if such a development were to take place. This location is currently zoned for commercial, which seems more appropriate for the area and would be welcome by the local community.

It is also my understanding that there is a major sinkhole or protected caves on this property that poses another safety concern that needs to be addressed when considering to build a multifamily residence at this location- along with the proximity of the multifamily residence to these protected caves. Overall, this is not an appropriate location for many reasons for a multifamily residence and I highly oppose the rezoning of this property.

Please take all of this into consideration before making any decision to rezone this location.

Thank you,
Kelly Nordin
Cell- 530.518.5751

Sent from [Mail](#) for Windows 10

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From: STEPHANIE Sanchez
To: [Sirwaitis, Sherri](#)
Subject: Against development of 6306 McNeil Drive
Date: Monday, June 1, 2020 4:02:54 PM

*** External Email - Exercise Caution ***

Sherri,

I would like to let you know once again that I am against the proposed development change for the property at 6306 McNeil Drive, case Number C14-2020-0027.SH. This is the property between Wag-a-Bag and Honeycomb RV Park.

As I stated in an earlier email I live in the old milwood subdivision that is across McNeil Drive from this proposed development. Traffic and commuter congestion in this area is already a problem and should be more of a concern then this new development. As a tax payer and voting member of this area I would like to see infrastructure upgrades/improvements made if any new development is propose. Don't let this project move forward!

Thank you for your consideration in this matter.

Stephanie Sanchez
6203 Magnolia Mound Cove,
Austin, TX 78727

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From: Tara Iagulli
To: [Sirwaitis, Sherri](#)
Subject: CONCERNS: Case number: C14-2020-0027.SH - Agains this Rezoning Request
Date: Monday, June 1, 2020 5:36:58 PM

*** External Email - Exercise Caution ***

Hi Sherri,

As a resident of Rattan Creek neighborhood off of McNeil drive, I have some real concerns about this proposed multi-family development. The traffic is already very backed up on McNeil during rush hours and this development is only proposing one entrance/exit point. I believe this will cause not only more back ups, but many more accidents as drivers try to get around cars turning into the complex (who are making u-turns) and with drivers trying to get around the traffic that is excessively backed up on the right lane with the residents trying to leave the complex.

This area is mostly commercially zoned businesses where limited people are in and out and I think that is how it should stay. This should not be rezoned for residential - multi-family development.

Thanks,
Tara

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From: Jennifer Curtiss
To: [Sirwaitis, Sherri](#)
Subject: Objection to Rezoning for C14-2020-0027.SH
Date: Monday, June 1, 2020 6:57:13 PM

*** External Email - Exercise Caution ***

To whom it may concern,

The proposed zoning change for 6306 McNeil Drive is highly inappropriate for its location. A multifamily residence with medium density district should only be granted for properties that have sufficient acreage to support the volume of residents. The location of the property limits the ability for the numerous potential residents to enter and exit McNeil Drive safely. With the existing apartment complexes on McNeil Drive, the multifamily residences on Melrose, and the proposed complex at 6306 McNeil, the schools would be flooded with more students than they were built to manage. The outrageous invasion of privacy for the homes behind the property is inexcusable as a multifamily development would surely tower over the existing homes on Bancroft Woods Drive. Indeed, the development of the property with the proposed zoning would produce unwelcome traffic congestion and collisions, unnecessary destruction of native trees and foliage, and an undeniable burden placed on the public schools.

As residents of Bancroft Woods Drive, my family will be personally impacted by the potential changes. Please allow our voices to be heard on this matter.

Sincerely,
David and Jennifer Curtiss
6704 Bancroft Woods Dr
Austin, TX 78729

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From: Mayukhee Das
To: [Sirwaitis, Sherri](#)
Subject: Re: Case C14-2020-0027.SH
Date: Monday, June 1, 2020 9:12:44 AM

Sherri,

Please note that McNeil Dr is a two lane city road with traffic backed up from 183 Hwy to Parmer lane (stretch of 2 miles only) all the time due to large number of traffic from over 20 apartment complexes nearby. Not to mention the neighborhoods nearby at Rattan Creek, Hunters Chase, Los Indios, Lakeline. The proposed apartment is between two traffic lights within 200 ft, and across from an industrial park where numerous people and commercial trucks drive to everyday. The residents of this future apartment (with only exit on McNeil) will be trapped within the complex and will never be able to come out on the McNeil Dr due to the intersections being blocked by vehicles all the time or they would have to hit another car to get to the street

This problem is further exacerbated by large number of homeless population currently living in that area, making it unsafe not only for the drivers but for pedestrians. When you try to rezone a part of the city why do you not count the homeless population that lives on the streets, shopping areas and under the bridge of highway? It is not like city is unaware of them.

Mayukhee

On Mon, Jun 1, 2020 at 8:53 AM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

Hi Mr. Das,

Thank you for the information. I have requested that your e-mail be uploaded to be included with the backup material for this case for the June 4th City Council meeting.

Sincerely,

Sherri Sirwaitis

City of Austin

Planning & Zoning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(office)

From: Mayukhee Das <>
Sent: Sunday, May 31, 2020 8:11 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Case C14-2020-0027.SH

*** External Email - Exercise Caution ***

Hello,

I am a resident of the area where the building with 138 unit is proposed to be build at McNeil dr. I hereby protest the rezoning and the new development due to unsafe traffic condition that already causes numerous accidents each week.

Sincerely,

Concerned citizen

Mayukhee Das

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From: Karen Dale Wolman
To: [Sirwaitis, Sherri](#)
Subject: Support for rezoning of 6306 McNeil Drive, case number: C14-2020-0027.SH
Date: Monday, June 1, 2020 8:12:39 PM

*** External Email - Exercise Caution ***

Sherri;

I am writing with my strong support of the rezoning of 6306 McNeil Drive, Case # C14-2020-0027.SH – Arbor Park.

I am very happy to see a proposal for affordable housing in my neighborhood and find it well-designed to include individuals and families living at or below 30% - 80% of the MFI.

Our local neighborhood list-serves regularly contain posts asking neighbors to help other people in our neighborhood who are struggling financially. Residents are very generous in sharing food, diapers, furniture, etc. Adding affordable housing will be a major benefit, especially in this part of the City that has few affordable housing options.

I have been a homeowner in this neighborhood for 14 years and request the City Council vote yes on this zoning change.

Thank you very much.

Best regards,
Karen Dale Wolman, Grant Writer

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From:
To: [Sirwaitis, Sherri](#)
Subject: McNeil Low Income Development
Date: Monday, June 1, 2020 8:45:11 PM

*** External Email - Exercise Caution ***

I do not agree with low income housing being build on McNeil Dr near the wag-a-bag and the existing trailer park. I am a local resident in the neighborhood next to the proposed development.

Regards,
Betty Zeugin

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From: Carolyn Slavin
To: [Sirwaitis, Sherri](#)
Subject: Affordable Housing - McNeil Rd.
Date: Monday, June 1, 2020 9:32:54 PM

*** External Email - Exercise Caution ***

Hello,

I am a resident of the Rattan Creek neighborhood (12921 Marimba Trl.) and I would like to voice my support for the zoning of affordable housing on McNeil Road in our neighborhood. There is a severe lack of affordable housing in the Austin area, and this would bring a much needed balance to an area with such proximity to the new Apple campus. We value economic diversity and accessibility to good schools and resources for all families.

Thank you.
Sincerely,
Carolyn Slavin

--

Carolyn Slavin, M.Ed.

(847) 721-4338
Bilingual Librarian/Bibliotecaria bilingüe
Reed Elementary/Escuela Primaria Reed
Leander ISD

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From: melissa
To: [Sirwaitis, Sherri](#)
Subject: housing development McNeil and Corpus Christi near Wag a Bag
Date: Monday, June 1, 2020 9:35:18 PM

*** External Email - Exercise Caution ***

Good Evening

I was recently made aware of a plan to vote on "very low income" housing in this area. I am writing to ask that you NOT place this development in our community.

To start I think its important to note that I am an African American women, married with 2 children. This is important because I want all sides to be addressed without you thinking that this is a race issue.

Currently our schools are over filled in the area. We also already have an increase in the homeless population under 183 and McNeil which currently causes issuses with health and public safety. They are often in the middle of the street and there is trash overflowing into the road.

By adding low income housing, you are affecting not only the property values but increasing crime in the neighborhood. Unfortunately we know that crime often follows low income housing projects. I myself grew up in a housing project in Corpus Christi, Texas and am very aware of the dangers associated with them.

It would be a great disappointment to allow our schools to become further over run as well as increase the foot traffic into the neighborhood. This will also cause increased traffic on the already conjested McNeil road. In addition to Apple, it will make McNeil and Parmer even more unmanageable.

This is a diverse area full of different nationalities, religions, races, sexual orientation, ages and political parties. Please reconsider this decision before stuffing apartment projects next to a RV park that is full of older residents that have lived there for decades.

Thank you for your time
Melissa Dagar

[Sent from Yahoo Mail on Android](#)

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From: Kelly B
To: [Sirwaitis, Sherri](#)
Subject: zoning change on McNeil between Wag-A-Bag & trailer park.
Date: Tuesday, June 2, 2020 12:06:36 AM

*** External Email - Exercise Caution ***

Ms. Sirwaitis,

We were told we were able to email you by Tuesday regarding the upcoming vote on Thursday.

I have no opinion on changing the zoning to allow affordable housing but to do so without public transportation is stupid. If you are planning on adding affordable housing you should make sure the buses reach the new residential area. And affordable housing does not mean ugly housing. You do a disservice to the folks that need assistance by choosing the cheapest bids with the ugliest facade and cheapest materials. You go a long way with maintenance and tax payer money by choosing materials that hold up better over time.

Thank you for your time,
Kelly Buczek

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From: jodi metzger
To: [Sirwaitis, Sherri](#)
Subject: Case number: C14-2020-0027.SH.
Date: Tuesday, June 2, 2020 1:50:36 AM

*** External Email - Exercise Caution ***

Hello Sherri,

I understand that the City Council will be hearing comments for and against the proposed development change for the property at 6306 McNeil Drive on June 4, 2020. This is the property between Wag-a-Bag and Honeycomb RV Park. I have concerns over this development largely in part to the additional traffic it will add to McNeil. With the new Apple Campus being built less than a few miles away, thousands more people will be using McNeil and our neighborhood as a cut through. We already have speeding, disregard for stop signs, and pedestrian issues on the main streets that connect Hunter's Chase, Milwood, Rattan Creek, and Indian Oaks neighborhoods. Without proper traffic restructuring and additional speed deterrents in our neighborhoods, the tax paying residents will be negatively impacted. Please voice the neighborhood concerns and opposition to this proposal to re-zone.

Since there have been several people that have expressed concern over this. PLEASE file a protest.

Thank you,
Jodi Metzger

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From: Justin Ellason
To: [Sirwaitis, Sherri](#)
Subject: case number: C14-2020-0027.SH.
Date: Tuesday, June 2, 2020 9:57:44 AM

*** External Email - Exercise Caution ***

I just wanted to reach out and state that i am completely against this proposed project.

Thanks,

Justin Ellason

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From: Amanda Worrell
To: [Sirwaitis, Sherri](#)
Subject: Fwd: Rezoning
Date: Tuesday, June 2, 2020 10:59:34 AM

*** External Email - Exercise Caution ***

Misspelled your name the first time.

Sent from my iPhone

Begin forwarded message:

From: Amanda Worrell <>
Date: June 1, 2020 at 9:46:00 PM CDT
To: sheri.sirwaitis@austintexas.gov
Subject: Rezoning

Dear Ms. Sirwaitis,

I am writing to express my opposition to the rezoning of property on McNeil Drive near Corpus Christi. I believe this is scheduled to be voted on Thursday, June 4. It is my understanding it is to be refined to allow mostly affordable housing to be built on this property. As a homeowner and resident of Rattan Creek for 28 years, I oppose the rezoning of this parcel of land to allow for building of mostly affordable housing.

Sincerely,
Amanda Worrell

Sent from my iPhone

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From: Craig Carlson
To: [Sirwaitis, Sherri](#)
Subject: C14-2020-0027.SH
Date: Tuesday, June 2, 2020 11:09:32 AM

*** External Email - Exercise Caution ***

Hi.

I am writing to note my opposition to the this proposed development - C14-2020-0027.SH on McNeil Rd. This is a congested area and with many traffic lights already within a short distance of one another. The addition of 138 housing units would make this area a nightmare. .

Craig Carlson
12505 Cortaro CV Austin TX 78729

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From: Justin Walter
To: [Sirwaitis, Sherri](#)
Subject: Opposed to C14-2020-0027.SH
Date: Tuesday, June 2, 2020 10:12:14 AM

*** External Email - Exercise Caution ***

Hello Sherri,

I own a property on Sioux Trail, off of Blackfoot Drive, 0.5 miles from the proposed development and I strongly oppose it. There are concerns of limestone caves, and a sinkhole on the lot. Traffic is bad and will only get worse with the development of Apple. We don't want more residents in the area as that will harm our standards of living and peaceful enjoyment of our properties.

Between the traffic, property value, topographical and environmental concerns, this development would be a bad decision. Please hear our voices as residents of the neighborhood and vote no.

Thank you,
Justin Walter

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From: Tara LoPresti
To: [Sirwaitis, Sherri](#)
Subject: Re: case number: C14-2020-0027.SH
Date: Wednesday, June 3, 2020 4:05:23 AM

*** External Email - Exercise Caution ***

I'm writing regarding the proposed development at 6306 McNeil Dr. (Case number: C14-2020-0027.SH).

I recently discovered that this development will be 80 percent affordable housing. If this is true, I just wanted to say that I wholeheartedly support it. I'm so happy to hear that our community is acting to provide more affordable housing options. This is very needed in the Austin area.

During the 14 years I've lived in this neighborhood I have tried to help three family members find affordable housing in Austin and the surrounding areas, only to come up empty each time. Every place we found (as far as Kyle even) had a waiting list. I'm happy to hear that we're working toward solutions. Thank you!

Sincerely,
Tara LoPresti

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From: Mayukhee Das
To: [Sirwaitis, Sherri](#)
Subject: Case C14-2020-0027.SH
Date: Sunday, May 31, 2020 8:11:03 PM

*** External Email - Exercise Caution ***

Hello,

I am a resident of the area where the building with 138 unit is proposed to be build at McNeil dr. I hereby protest the rezoning and the new development due to unsafe traffic condition that already causes numerous accidents each week.

Sincerely,

Concerned citizen

Mayukhee Das

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Case Number: C14-2020-0027.SH
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: June 4, 2020, City Council

Marcia R. Godbois
Your Name (please print)

I am in favor
 I object

6717 Bancroft Woods Drive
Your address(es) affected by this application AUSTIN, TX 78729

[Signature]
Signature

06/01/2020
Date

Daytime Telephone: 512-657-9871

Comments: _____

I object to making this property at 6306 McNeil Drive a multifamily residence. First, this property does not have multiple exits like all the other multi-family units on McNeil Drive. This puts residents at risk should an accident occur or if there is a need for an emergency vehicle. Second, this property is situated between Oak Knoll Drive with an entrance to a highly congested industrial park and Corpus Christi Drive. There is less than 0.3 miles between the two lights. In the morning and evening, this area is very dangerous because of the traffic pattern due to the high number of cars entering and leaving both Oak Knoll Drive and Corpus Christi Drive. Please remember that Corpus Christi Drive has an elementary school less than two blocks from McNeil. In the morning, parents are dropping off their children, which results in backup traffic on McNeil as well as backup traffic from people attempt to turn into the industrial park. In the evening, it is even worse since this property does not have an entrance from the west bound lane forcing the residents to U-turn at Corpus Christi Drive, which has many blind spots due to the curvature of the lanes. At least once a month, there is an accident between Corpus Christi Drive and Oak Knoll Drive. The developer committed to putting sidewalks down both sides of McNeil (which don't exist today) and having a bus stop in front of this property. Currently, the nearest bus stop is 1.1 miles from this location. I think that a plan should be in place for both these commitments from the developers before construction begins. Last, it is my understanding that there are protected caves between the property line of homes on Bancroft Woods Drive and this property on McNeil Drive. I think it is important to understand how far these caves extend before construction begins.

Jollyville Elementary School

Bancroft Woods Drive

Corpus Christi Drive

Melrose Trail

Foundation Auto Repair

Wag-A-Bag

Turning Lane

House

Parking Lot

Abandoned Office Space

Gift A'La Mode

Honeycomb RV Park

Sound System

Dakota Lane

Dr. Justin D'Abadie, DDS

County Line Car Wash

Extra Space Storage

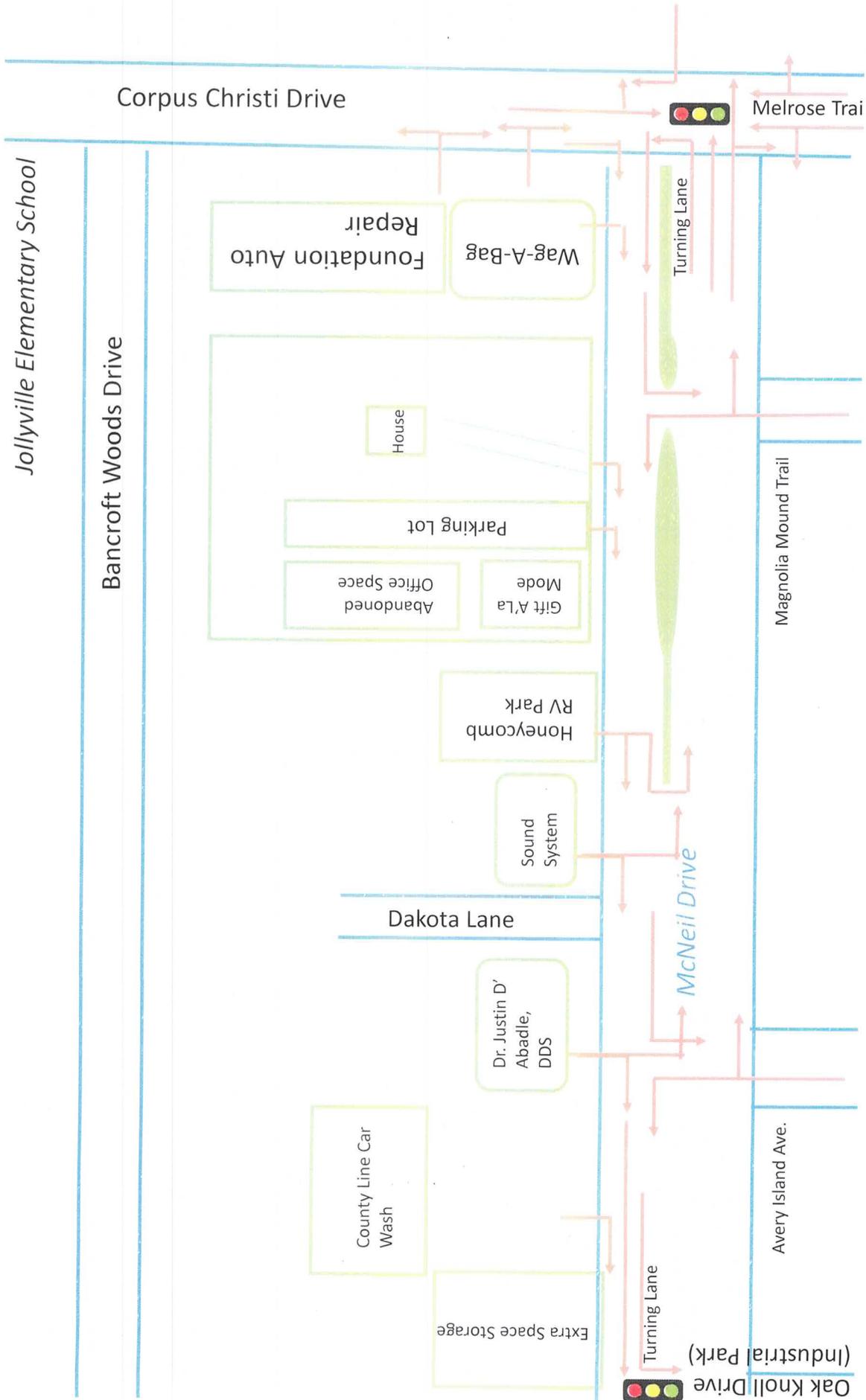
Turning Lane

Oak Knoll Drive (Industrial Park)

Magnolia Mound Trail

Avery Island Ave.

McNeil Drive



Townhomes at Sendera Trail

Valero

Foundation Auto Repair

Honeycomb RV Park

6306 McNeil Drive

Gifts A La Mode
Temporarily closed

Justin D'Abadie,
DDS, FAGD

Line Car Wash

Storage

McNeil Dr

McNeil Dr

Melrose Place

Melrose Trail

Magnolia Mound Trail

McNeil Dr

Jennings Dr

Evangelina Trail

Avery Island Ave

Jennings Dr

Dakota Ln

Dakota Ln

McNeil Dr

Dakota Ln

Line Car Wash

Storage

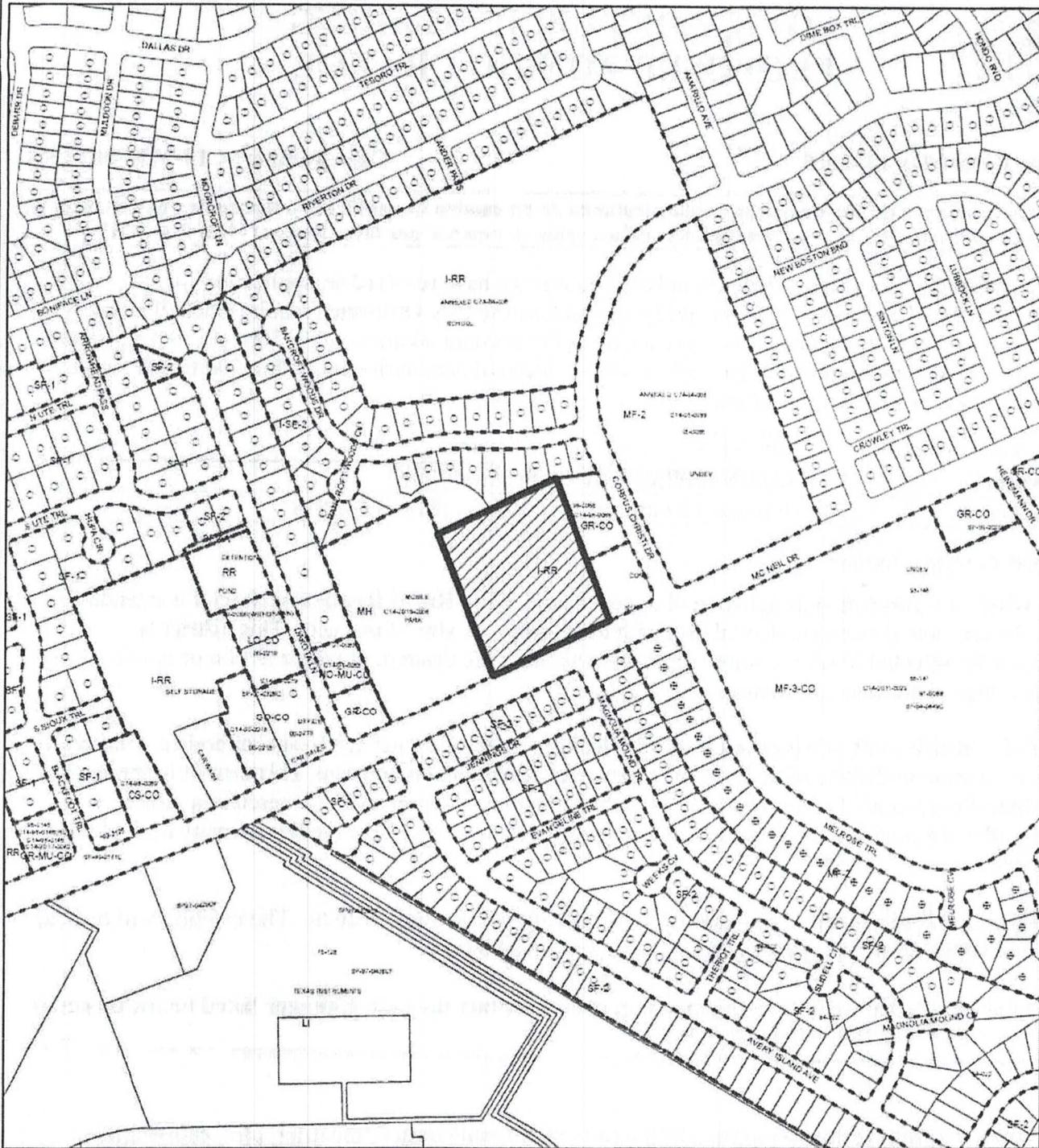
Oak Knoll Dr

Google



ail

Dr



ZONING

ZONING CASE#: C14-2020-0027



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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Created: 3/14/2020

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[Signature]
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32
PAZ

Jollyville Elementary School

Bancroft Woods Drive

Corpus Christi Drive

Melrose Trail

Foundation Auto Repair

Wag-A-Bag

Turning Lane

House

Parking Lot

Abandoned Office Space

Gift A'La Mode

Honeycomb RV Park

Sound System

Dakota Lane

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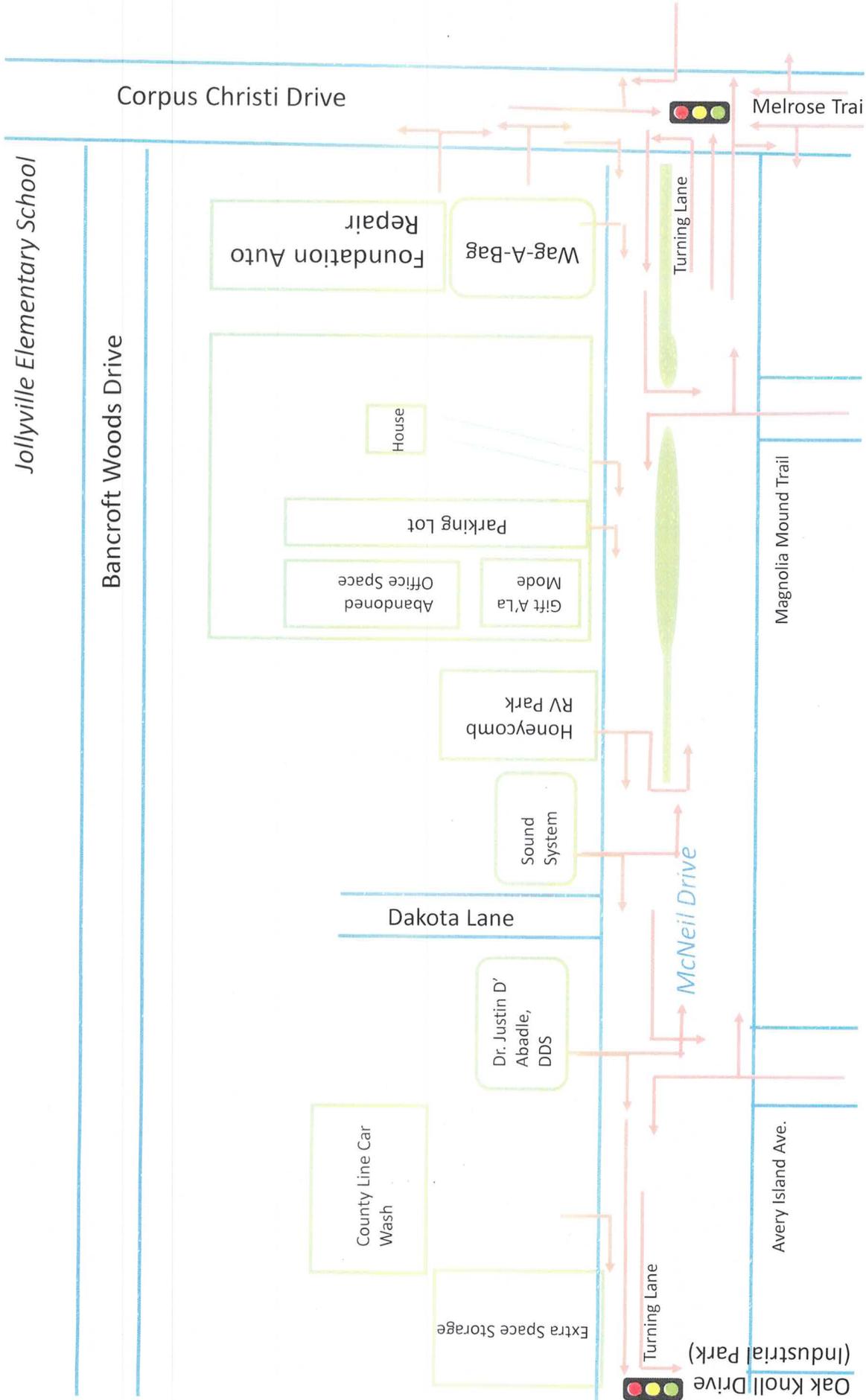
County Line Car Wash

Extra Space Storage

Turning Lane

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Oak Knoll Drive (Industrial Park)



Townhomes at Sendera Trail

Sendera Trail

Valero

Foundation Auto Repair

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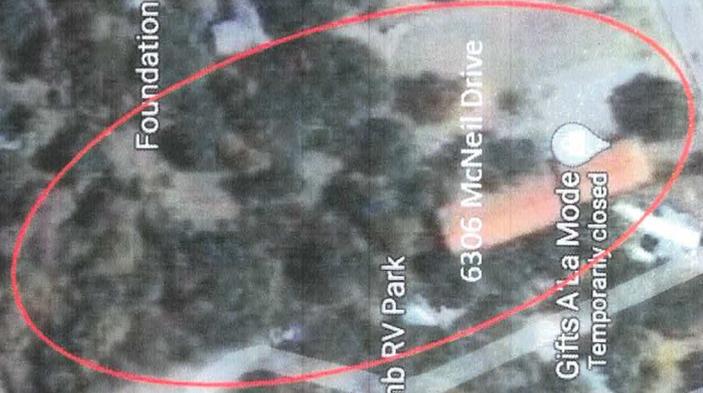
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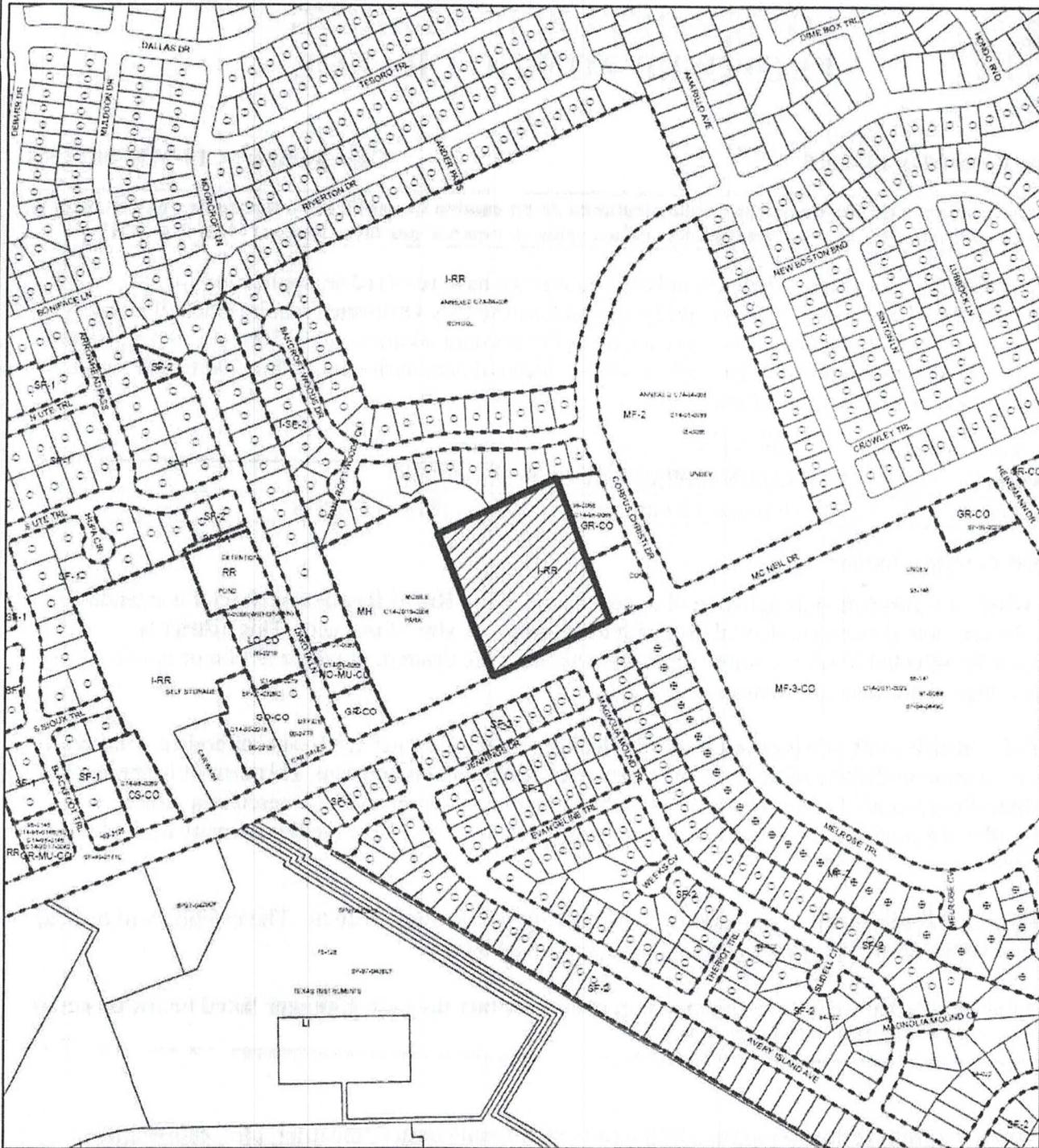
McNeil Dr

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Oak Knoll Dr





ZONING

ZONING CASE#: C14-2020-0027

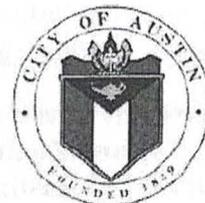


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From: STEPHANIE Sanchez
To: [Sirwaitis, Sherri](#)
Subject: Against development of 6306 McNeil Drive
Date: Monday, June 1, 2020 4:02:54 PM

*** External Email - Exercise Caution ***

Sherri,

I would like to let you know once again that I am against the proposed development change for the property at 6306 McNeil Drive, case Number C14-2020-0027.SH. This is the property between Wag-a-Bag and Honeycomb RV Park.

As I stated in an earlier email I live in the old milwood subdivision that is across McNeil Drive from this proposed development. Traffic and commuter congestion in this area is already a problem and should be more of a concern then this new development. As a tax payer and voting member of this area I would like to see infrastructure upgrades/improvements made if any new development is propose. Don't let this project move forward!

Thank you for your consideration in this matter.

Stephanie Sanchez
6203 Magnolia Mound Cove,
Austin, TX 78727

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From: Tara Iagulli
To: [Sirwaitis, Sherri](#)
Subject: CONCERNS: Case number: C14-2020-0027.SH - Agains this Rezoning Request
Date: Monday, June 1, 2020 5:36:58 PM

*** External Email - Exercise Caution ***

Hi Sherri,

As a resident of Rattan Creek neighborhood off of McNeil drive, I have some real concerns about this proposed multi-family development. The traffic is already very backed up on McNeil during rush hours and this development is only proposing one entrance/exit point. I believe this will cause not only more back ups, but many more accidents as drivers try to get around cars turning into the complex (who are making u-turns) and with drivers trying to get around the traffic that is excessively backed up on the right lane with the residents trying to leave the complex.

This area is mostly commercially zoned businesses where limited people are in and out and I think that is how it should stay. This should not be rezoned for residential - multi-family development.

Thanks,
Tara

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From: Jennifer Curtiss
To: [Sirwaitis, Sherri](#)
Subject: Objection to Rezoning for C14-2020-0027.SH
Date: Monday, June 1, 2020 6:57:13 PM

*** External Email - Exercise Caution ***

To whom it may concern,

The proposed zoning change for 6306 McNeil Drive is highly inappropriate for its location. A multifamily residence with medium density district should only be granted for properties that have sufficient acreage to support the volume of residents. The location of the property limits the ability for the numerous potential residents to enter and exit McNeil Drive safely. With the existing apartment complexes on McNeil Drive, the multifamily residences on Melrose, and the proposed complex at 6306 McNeil, the schools would be flooded with more students than they were built to manage. The outrageous invasion of privacy for the homes behind the property is inexcusable as a multifamily development would surely tower over the existing homes on Bancroft Woods Drive. Indeed, the development of the property with the proposed zoning would produce unwelcome traffic congestion and collisions, unnecessary destruction of native trees and foliage, and an undeniable burden placed on the public schools.

As residents of Bancroft Woods Drive, my family will be personally impacted by the potential changes. Please allow our voices to be heard on this matter.

Sincerely,
David and Jennifer Curtiss
6704 Bancroft Woods Dr
Austin, TX 78729

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From: Mayukhee Das
To: [Sirwaitis, Sherri](#)
Subject: Re: Case C14-2020-0027.SH
Date: Monday, June 1, 2020 9:12:44 AM

Sherri,

Please note that McNeil Dr is a two lane city road with traffic blacked up from 183 Hwy to Parmer lane (stretch of 2 miles only) all the time due to large number of traffic from over 20 apartment complexes nearby. Not to mention the neighborhoods nearby at Rattan Creek, Hunters Chase, Los Indios, Lakeline. The proposed apartment is between two traffic lights within 200 ft, and across from an industrial park where numerous people and commercial trucks drive to everyday. The residents of this future apartment (with only exit on McNeil) will be trapped within the complex and will never be able to come out on the McNeil Dr due to the intersections being blocked by vehicles all the time or they would have to hit another car to get to the street

This problem is further exacerbated by large number of homeless population currently living in that area, making it unsafe not only for the drivers but for pedestrians. When you try to rezone a part of the city why do you not count the homeless population that lives on the streets, shopping areas and under the bridge of highway? It is not like city is unaware of them.

Mayukhee

On Mon, Jun 1, 2020 at 8:53 AM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

Hi Mr. Das,

Thank you for the information. I have requested that your e-mail be uploaded to be included with the backup material for this case for the June 4th City Council meeting.

Sincerely,

Sherri Sirwaitis

City of Austin

Planning & Zoning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(office)

From: Mayukhee Das <>
Sent: Sunday, May 31, 2020 8:11 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Case C14-2020-0027.SH

*** External Email - Exercise Caution ***

Hello,

I am a resident of the area where the building with 138 unit is proposed to be build at McNeil dr. I hereby protest the rezoning and the new development due to unsafe traffic condition that already causes numerous accidents each week.

Sincerely,

Concerned citizen

Mayukhee Das

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From: Karen Dale Wolman
To: [Sirwaitis, Sherri](#)
Subject: Support for rezoning of 6306 McNeil Drive, case number: C14-2020-0027.SH
Date: Monday, June 1, 2020 8:12:39 PM

*** External Email - Exercise Caution ***

Sherri;

I am writing with my strong support of the rezoning of 6306 McNeil Drive, Case # C14-2020-0027.SH – Arbor Park.

I am very happy to see a proposal for affordable housing in my neighborhood and find it well-designed to include individuals and families living at or below 30% - 80% of the MFI.

Our local neighborhood list-serves regularly contain posts asking neighbors to help other people in our neighborhood who are struggling financially. Residents are very generous in sharing food, diapers, furniture, etc. Adding affordable housing will be a major benefit, especially in this part of the City that has few affordable housing options.

I have been a homeowner in this neighborhood for 14 years and request the City Council vote yes on this zoning change.

Thank you very much.

Best regards,
Karen Dale Wolman, Grant Writer

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From:
To: [Sirwaitis, Sherri](#)
Subject: McNeil Low Income Development
Date: Monday, June 1, 2020 8:45:11 PM

*** External Email - Exercise Caution ***

I do not agree with low income housing being build on McNeil Dr near the wag-a-bag and the existing trailer park. I am a local resident in the neighborhood next to the proposed development.

Regards,
Betty Zeugin

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From: Carolyn Slavin
To: [Sirwaitis, Sherri](#)
Subject: Affordable Housing - McNeil Rd.
Date: Monday, June 1, 2020 9:32:54 PM

*** External Email - Exercise Caution ***

Hello,

I am a resident of the Rattan Creek neighborhood (12921 Marimba Trl.) and I would like to voice my support for the zoning of affordable housing on McNeil Road in our neighborhood. There is a severe lack of affordable housing in the Austin area, and this would bring a much needed balance to an area with such proximity to the new Apple campus. We value economic diversity and accessibility to good schools and resources for all families.

Thank you.
Sincerely,
Carolyn Slavin

--

Carolyn Slavin, M.Ed.

(847) 721-4338
Bilingual Librarian/Bibliotecaria bilingüe
Reed Elementary/Escuela Primaria Reed
Leander ISD

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From: melissa
To: [Sirwaitis, Sherri](#)
Subject: housing development McNeil and Corpus Christi near Wag a Bag
Date: Monday, June 1, 2020 9:35:18 PM

*** External Email - Exercise Caution ***

Good Evening

I was recently made aware of a plan to vote on "very low income" housing in this area. I am writing to ask that you NOT place this development in our community.

To start I think its important to note that I am an African American women, married with 2 children. This is important because I want all sides to be addressed without you thinking that this is a race issue.

Currently our schools are over filled in the area. We also already have an increase in the homeless population under 183 and McNeil which currently causes issuses with health and public safety. They are often in the middle of the street and there is trash overflowing into the road.

By adding low income housing, you are affecting not only the property values but increasing crime in the neighborhood. Unfortunately we know that crime often follows low income housing projects. I myself grew up in a housing project in Corpus Christi, Texas and am very aware of the dangers associated with them.

It would be a great disappointment to allow our schools to become further over run as well as increase the foot traffic into the neighborhood. This will also cause increased traffic on the already conjested McNeil road. In addition to Apple, it will make McNeil and Parmer even more unmanageable.

This is a diverse area full of different nationalities, religions, races, sexual orientation, ages and political parties. Please reconsider this decision before stuffing apartment projects next to a RV park that is full of older residents that have lived there for decades.

Thank you for your time
Melissa Dagar

[Sent from Yahoo Mail on Android](#)

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From: Kelly B
To: [Sirwaitis, Sherri](#)
Subject: zoning change on McNeil between Wag-A-Bag & trailer park.
Date: Tuesday, June 2, 2020 12:06:36 AM

*** External Email - Exercise Caution ***

Ms. Sirwaitis,

We were told we were able to email you by Tuesday regarding the upcoming vote on Thursday.

I have no opinion on changing the zoning to allow affordable housing but to do so without public transportation is stupid. If you are planning on adding affordable housing you should make sure the buses reach the new residential area. And affordable housing does not mean ugly housing. You do a disservice to the folks that need assistance by choosing the cheapest bids with the ugliest facade and cheapest materials. You go a long way with maintenance and tax payer money by choosing materials that hold up better over time.

Thank you for your time,
Kelly Buczek

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From: jodi metzger
To: [Sirwaitis, Sherri](#)
Subject: Case number: C14-2020-0027.SH.
Date: Tuesday, June 2, 2020 1:50:36 AM

*** External Email - Exercise Caution ***

Hello Sherri,

I understand that the City Council will be hearing comments for and against the proposed development change for the property at 6306 McNeil Drive on June 4, 2020. This is the property between Wag-a-Bag and Honeycomb RV Park. I have concerns over this development largely in part to the additional traffic it will add to McNeil. With the new Apple Campus being built less than a few miles away, thousands more people will be using McNeil and our neighborhood as a cut through. We already have speeding, disregard for stop signs, and pedestrian issues on the main streets that connect Hunter's Chase, Milwood, Rattan Creek, and Indian Oaks neighborhoods. Without proper traffic restructuring and additional speed deterrents in our neighborhoods, the tax paying residents will be negatively impacted. Please voice the neighborhood concerns and opposition to this proposal to re-zone.

Since there have been several people that have expressed concern over this. PLEASE file a protest.

Thank you,
Jodi Metzger

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