To the Members of the Zoning and Platting Commission

From: The Knolls of Slaughter Creek Home Owner's Association Board

Greg Santiago- President and Tom Smitty Smith – zoning issue chairman

Re: the Riddell- c14-2019-0129

Dear Members of the Zoning and Platting Board:

We would like to ask for a postponement of this case until April 7th, so that we may continue to negotiate with the developer over this application. We would like to acknowledge that the developer has met with us and has made several changes at our request. However, we oppose this application for the reasons outlined below. The developers say it will be similar in size and quality to the Lennox- which they built- between Old San Antonio Road and I-35.

We have the following concerns:

Traffic

- Their developer's TIA projects that this development will add 3,600 or 4.3 car trips a day per unit to First street congestion, but Austin uses 7.32 trips per unit per day resulting in 5,490 trips per day. Some portion- perhaps a third- will be using the new opened Wayne Riddell Loop to through the Knolls to go westbound or to loop around and get back northbound on First street.
- **Thousands of additional cars will *"shortcutting"* through the Knolls if Wayne Riddle is opened to through traffic between 1626 to South First and the High school.**
- **The developers proposed congestion management plan calls for eliminating the curbside pickup and drop off zones informally used by hundreds of parents a day at Akins High School increasing congestion.**

Density

They propose MF-4 Zoning with a conditional overlay MF 3 overlay will allowing 36-54 units per acre; 60ft maximum height. The MF3 overlay increases front yard setback to 25 ft; reduces impervious Cover to 65% and adjust the setback to 50 ft on the west side of the development along the Knolls fence line.

These units will affect the value of existing homes in our neighborhood.

Water Quantity and Quality

The runoff from this complex could impact water quality and quantity in our flood prone Slaughter creek thus increasing flooding downstream along Onion Creek and could increase flooding in our private and public greenbelts. The city has spent hundreds of millions of dollars to buy out hundreds of homes along Onion Creek downstream.

The water runoff analysis may not include the twenty five recently built projects or planned complexes that will also effect flooding on Slaughter creek. Nor does the watershed protection division look at climate change in their future projections.

This development will impact overcrowding at Akins High School

What can you do?

- Lower density to Single Family, MF- 2 or MF 3 with additional restrictions.

Correspondence Received

- Act to keep Wayne Riddell closed to through traffic by dedicating the lands immediately to the north of the old home to parkland as the developer proposed to meet our concerns (see attachments).
- Ask the developer to install traffic calming devices along Wayne Riddell; at the curve; at the pool and to install a traffic light at 1626 .
- Ask the developer to redo the traffic impact study to show:
    a. Impact of an estimated 7.32 trips per unit or 5490 trips per day.
    b. Impact on the Wayne Riddell loop at 1626 intersection
    c. Impact in traffic near Akins High School if pick up and drop off lanes are eliminated.
- Don't approve this permit until the water quality studies are completed and show "no impact" to Slaughter and Onion Creek.
- Require rainwater collection and pervious pavers to reduce runoff, to maintain the tree canopy and reduce demand for water used for landscape irrigation.
- Ask that the watershed protection division look at the impact of climate change on flooding projections prior to approval of this project.
- Redo traffic projections in the TIA to account for the dozen additional planned and expected commercial and residential developments along South First, 1626 and old San Antonio Road.

Sincerely,

Greg Santiago, 10508 Thoroughbred Dr., Austin, Texas 78748 512-784-1774

Tom "Smitty" Smith, 605 Carismatic Lane, Austin, Texas 78748 512-797-8468

MF-3 Residential Districts Zoning Guide Multi-Family Residence—

Medium Density Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

Site Development Standards

Maximum Height-50 ft

Minimum Setbacks 40 ft

Maximum Building Coverage 55%

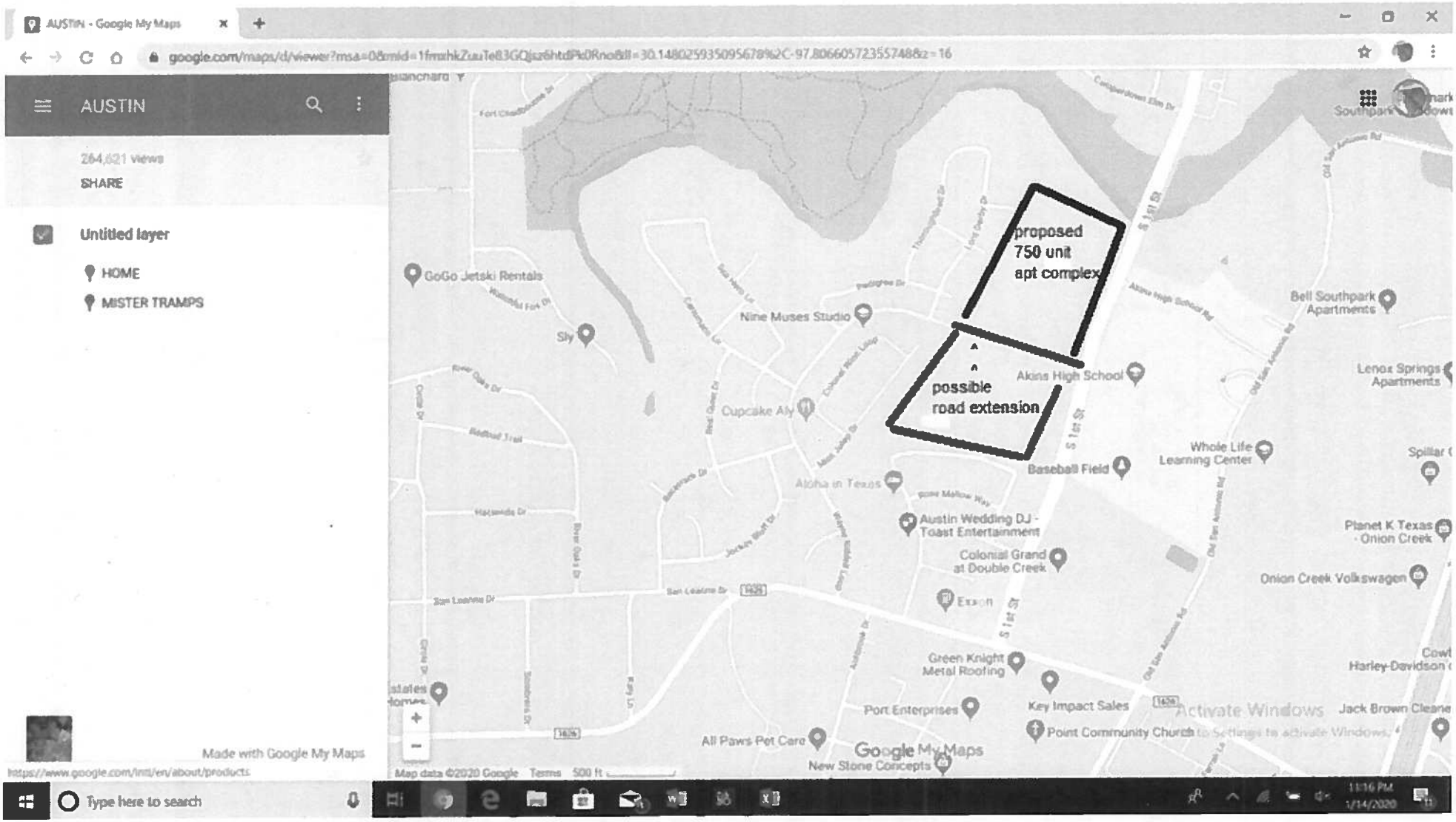
Maximum Impervious 65% Cover Maximum Floor Area Ratio .75:1 36

Front yard 25 ft

Street side 15ft

Interior side yard 5 ft

Rear yard 15 ft 5 ft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HOME
MISTER TRAMPS
proposed
750 unit
apt complex
possible
road extension
GoGo Jetski Rentals
Sly
Nine Muses Studio
Cupcake Ally
Akins High School
Bell Southpark Apartments
Lenox Springs Apartments
Whole Life Learning Center
Baseball Field
Aloha in Texas
Austin Wedding DJ - Toast Entertainment
Colonial Grand at Double Creek
Exxon
Planet K Texas - Onion Creek
Onion Creek Volkswagen
Green Knight Metal Roofing
Port Enterprises
Key Impact Sales
Point Community Church
All Paws Pet Care
New Stone Concepts
Harley-Davidson
Jack Brown Cleaners
Made with Google My Maps
Map data ©2020 Google
Type here to search

WAYNE RIDDELL LOOP
SOUTH FIRST STREET

Revised map –

AKINS HIGH SCHOOL
AUSTIN Independent School District

Eagles

Eagles

Letter of Concern

This is a letter of Concern from the Faculty and Parents of Akins High School regarding the upcoming zone change and possible construction of the 750-unit apartment complex in Case Number C-14-2019-0129. This project is slated to be built directly across South First Street from the Akins High School complex. We have several serious concerns with this project.

1. The proposed construction of 750 units will generate more than 4000 trips exiting the apartment complex during the day. We feel that it is dangerous to have this additional traffic on South First during the times that our parents are either dropping off or picking up the students. The parents currently park in the bike lanes on both sides of South First, to avoid obstructing the traffic flow. We are also concerned for the safety of our students who also walk to school and cross South First from either Desert Primrose Drive or from the proposed opening of Wayne Riddell Loop.

2. We have been told that one of the options being considered by the planners of this complex is the installation of pylons between the bike lanes and the traffic lanes on each side of South First to prevent the parents from stopping to either drop off or pick up their students. This is unacceptable and will cause even greater congestion on South First during our busy morning and afternoon hours, which unfortunately coincide with the peak times of travel from the apartment complex.

3. This impact will be in addition to the proposed traffic coming from the apartment complex currently under construction on the East side of Old San Antonio Road across from the new fire station that will also be traveling on South First.

4. Another concern is the intended entrance and egress from the proposed "green areas" located at the back ends of the complex from the sidewalk on the west side of South First. We feel this will be an attractive nuisance that could encourage students to leave the campus.

The faculty and parents of Akins High School ask that you reconsider the option to zone for apartments and the proposed complex to zone for single-family housing. This should alleviate most of the upcoming traffic congestion problems making the area safe for students and their parents.

Sincerely,

Principal of Akins High School

10701 South First Street • Austin, TX 78748
Phone 841-9900 • Fax 841-9903

Rhoades, Wendy

From: Greg Santiago [redacted]
Sent: Monday, February 24, 2020 9:38 PM
To: Kevin Cheney; Rhoades, Wendy
Subject: Re: Request to postpone public hearing for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Wendy,

For the same reasons, we would like this request granted too.

Greg & Cynthia Santiago
10508 Thoroughbred Dr.
Austin, TX 78748

From: Kevin Cheney <kevinjcheney@yahoo.com>
Sent: Monday, February 24, 2020 2:18 PM
To: Wendy Rhoades <wendy.rhoades@austintexas.gov>
Subject: Request to postpone public hearing for C14-2019-0129 10801 Wayne Riddell Loop

Members of the Zoning and Platting Commission,

I'm a concerned citizen currently residing in the Knolls of Slaughter Creek which adjoins the property at 10801 Wayne Riddell. I would request that you postpone the public hearing on case C14-2019-0129 10801 Wayne Riddell Loop from the current date of March 3rd until the date of April 7th. I make this request for myself and my neighbors. We require more time to prepare our responses and questions. As is stands we were given 12 days from the time we were notified of the first firm date (3/3) for this hearing.

Another reason for this request it that March 3rd is an election day in Texas for numerous local elections and the Democratic Primary. It will impose undue hardship for people wanting to vote and addend the 6pm meeting.

Thanks you for your consideration and I hope you will grant this request.

Sincerely,

Kevin Cheney
10948 Colonel Winn Loop
Austin TX., 78748

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Rhoades, Wendy

From: Erica Nason [redacted]>
Sent: Monday, February 24, 2020 3:15 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello Wendy,

I'm writing to express my concern about the time frame and the March 3rd date chosen for the review by the Zoning and Platting Commission. I am hoping there would be consideration to delay this hearing, perhaps by 30 days or so. In particular, the communities around the affected area need more than 12 days to coordinate our actions. Additionally, the March 3rd date is problematic since that is also an election day for the state of Texas. People who may want to attend the meeting may also want to vote and traffic could also be impacted by people traveling to their voting locations.

Best,

Erica Nason

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Rhoades, Wendy

From: beth patterson [redacted]>
Sent: Monday, February 24, 2020 3:18 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

EXTENSION REQUEST

Wendy:

I am formally requesting an extension/delay to the planned Public Hearing Notice on the above referenced case number.

First - this is an election day in Texas, many of our neighbors may not be able to make this meeting.
Second - we have not received the results of the traffic impact study as required by the developer.
Third - we have not had the opportunity to investigate any impact this will have to Slaughter Creek greenbelt and our private property.

I respectfully request a delay for at least 1 month so we can pull our information together.

thank you,

Beth Patterson
308 Middle Ground Cove
Austin, TX 78748

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Rhoades, Wendy

From: Garcia [redacted]>
Sent: Monday, February 24, 2020 3:56 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

*** External Email - Exercise Caution ***

Members of the Zoning and Platting Commission:

I am a resident in the Knolls of Slaughter Creek subdivision in South Austin. I write to you today requesting postponement of the hearing date for the property at 10801 Wayne Riddell until April 7, 2020. As a neighborhood, we would like to have more time to prepare and organize for this meeting and also, I see the currently scheduled date of March 3, 2020 being a conflict for some neighbors who may want to attend the hearing as it is an election day here in Austin.

Thank you for your time and consideration.

Respectfully,

Rachel Garcia-Estrada

Sent from AT&T Yahoo Mail on Android

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Rhoades, Wendy

From: James Kelley [redacted]
Sent: Monday, February 24, 2020 4:14 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello,
I am a resident of Austin who lives within 500 ft of the referenced property and zoning proposal. A hearing is currently scheduled for March 3. I ask please that you postpone the hearing to a date in April. The March date conflicts with the Texas primary elections, which is bound to impact neighborhood participation in this important hearing. Further, more time is needed for impacted residents to organize properly.

Sincerely,
James Kelley
10920 Mint Julep Dr
Austin, TX 78748

ph: 281-216-7026
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Rhoades, Wendy

From: Ruth Price [redacted]
Sent: Monday, February 24, 2020 4:59 PM
To: Rhoades, Wendy
Subject: Members of the Zoning and Platting Commission

*** External Email - Exercise Caution ***

Dear Members,

The scheduled meeting of Feb 26 for the determination of the building area around Wayne Riddell is much too soon to allow adequate input from our neighborhood. We would like to gather more information and prefer the date of April 7 for the meeting. I realize March 3 is closer, but most will be voting or trying to vote on that day.
Please reconsider the April 7 date for this meeting.

Thank you,

Ruth A. Price
324 Middle Ground Cove
Austin, TX 78748

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Rhoades, Wendy

From: Cool Guy [redacted]
Sent: Monday, February 24, 2020 7:39 PM
To: Rhoades, Wendy
Subject: Members of the Zoning and Platting Commission

*** External Email - Exercise Caution ***

Hi Wendy

I live on the knolls of the slaughter creek

Can you please postpone the hearing date for the Austin Zoning and Platting Commission concerning the property at the end of Wayne Riddell. The date is currently set for March 3rd, a week from tomorrow.

Can you please postpone the hearing until April 7th

Thanks
Sent from my iPhone
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Rhoades, Wendy

From: Ben Joyce Davis [redacted]
Sent: Monday, February 24, 2020 10:14 PM
To: Rhoades, Wendy
Subject: Fwd: Request for Members of the Zoning and Platting Commission

*** External Email - Exercise Caution ***

Begin forwarded message:

> **From:** Ben Joyce Davis <cookiedavis19@gmail.com>
> **Date:** February 24, 2020 at 10:09:04 PM CST
> **To:** wendy.rhoades@austintexas.guv
> **Subject: Request for Members of the Zoning and Platting Commission**
>
> I request postponement re the zoning of property in the Knolls of
> Slaughter Creek (at the end of Wayne Riddell) until April 7.
> Thank you, Mrs. A.A. Davis
> 10600 Lord Derby Dr.

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Rhoades, Wendy

From: Larisa Warren <[redacted]>
Sent: Monday, February 24, 2020 11:49 PM
To: Rhoades, Wendy
Subject: Request to Postpone Hearing - Wayne Riddell Loop

*** External Email - Exercise Caution ***

Hello, Ms. Rhoades and Members of the Zoning and Platting Commission-

I am contacting you to request that the hearing re: Wayne Riddell Loop, which is currently scheduled for March 3, be postponed until April 7 (or atleast March 31). My primary concern is that this is an election day, and this could result in undue stress for our neighbors to attend the meeting. Postponing would also allow our neighborhood more time for impact studies, and would perhaps provide time for an environmental study (which has yet to be completed).

We respectfully request that you consider these issues and postpone the meeting in fairness to our neighborhood.

Thank you for your time and consideration.

Larisa Warren
11012 Colonel Winn Loop
Austin, TX 78748
817.771.9391

Sent from my iPhone

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Rhoades, Wendy

From: Gay Faulkner [redacted]
Sent: Tuesday, February 25, 2020 7:45 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Please **postpone** the first meeting on the Wayne Riddell Property rezoning on March 3 because:

1) this is an election day in Texas;

2) We (as a neighborhood) have not had enough time to collect impact studies and prepare a response, and

3) An environmental study has not been completed.

Thank you for your consideration.

Gay Faulkner
11309 Jockey Bluff Drive
Austin, Texas 78748

512-282-5188
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Rhoades, Wendy

From: [redacted]
Sent: Tuesday, February 25, 2020 8:30 AM
To: Rhoades, Wendy
Subject: Wayne Riddell Zoning

*** External Email - Exercise Caution ***

Ms. Rhoades,

This is a request to postpone the March 3, 2020 ZAP meeting regarding Wayne Riddell Loop. Residents have not had sufficient time to have impact studies performed or an environmental impact study.

Thank you,
Scott & Debbie Smallridge
11105 Real Quiet Dr.
Knolls of Slaughter Creek

Sent from my LG G6, an AT&T 4G LTE smartphone

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Rhoades, Wendy

From: Mike Smuts [redacted]
Sent: Tuesday, February 25, 2020 9:37 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Ms. Rhodes,

My wife and I would like to request that the public hearing for the above proposed project be postponed for several reasons.
Firstly, there has been minimal public notice that this project has been scheduled and affected parties need additional time to
evaluate the impact of the project. Secondly, the date also coincides with the primary election schedule that will hinder some
individuals from participating in both events. We would like to propose an alternate date beginning sometime in April 2020.

Michael and Kanda Smuts

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Rhoades, Wendy

From: Logan Wick, MBA [redacted]>
Sent: Tuesday, February 25, 2020 9:37 AM
To: Rhoades, Wendy
Subject: Request Postponement:Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Dear Members of the Zoning and Platting Commission,
Requesting that the March 3rd date chosen for the review by the Zoning and Platting Commission be moved to the following month due as my neighbors and I need more time to digest & understand the proposed development impacts.

Plus the Election is on that day and will be more difficult for all of us to full participate.

You consideration is greatly appreciated.
Sincerely,
Logan

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Keller Williams Realty Southwest 1801 S MoPac Expy, Ste 100 Austin, TX 78746

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Rhoades, Wendy

From: [redacted]
Sent: Tuesday, February 25, 2020 9:40 AM
To: Rhoades, Wendy
Subject: Rezoning - Case Nbr: C14-2019-0129

*** External Email - Exercise Caution ***

To: Wendy Rhoades
RE: Rezoning - Case Nbr: C14-2019-0129

Ms. Rhoades, I'm concerned about the time frame and the March 3rd date chosen for the review by the Zoning and Platting Commission. I would like to see about getting that postponed.

I feel the communities around the affected area need more than a handful of days to coordinate our actions. Also the particular date chosen is especially problematic since that is also an election day for the state of Texas. People who may want to attend the meeting may also want to vote and traffic could also be worst from people traveling to their voting locations.

Thank you in advance for your time and attention,

MS

Matthew Saal
Senior Advisor, Assurance Risk & Compliance
Digital Awareness Certified
Product Certified
Dell Technologies | Financial Services
(512) 657-2254
[redacted]

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Rhoades, Wendy

From: Fred Brown [redacted]
Sent: Tuesday, February 25, 2020 5:41 PM
To: Rhoades, Wendy
Subject: Requesting a delay on Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Ms Rhoades hello. I am a resident of the Oak Knolls Neighborhood. I am concerned about the timing of this Public Hearing. Holding it on the same day as the election will be rather inconvenient. I would hate to have to choose between one or the other. In addition I understand that there have been no environmental study completed on this, nor has our neighborhood had time enough to prepare a response.

Therefore I am asking that this hearing be delayed.

Thank you for your time and consideration

Fred Brown
11128 Sea Hero Ln
Austin, TX 78748
512-789-4659
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Rhoades, Wendy

From: Diana Currie [redacted]
Sent: Tuesday, February 25, 2020 8:03 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Good evening Wendy.

In connection with the above referenced, I would like to request a delay for the proposed March 3rd meeting. An environmental study has not been completed. How can there be a rezoning meeting without this type of study? I would think this study would be vital to such a large project.
My backyard view will be directly effected by this new development and I want to make sure before this disruption happens that COA has all their "ducks in a row", which include an environmental study.

Best Regards,
Diana Currie
10712 Trophy Cove
848.207.6374

Sent from Yahoo Mail on Android
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Rhoades, Wendy

From: Gail Randle [redacted]
Sent: Tuesday, February 25, 2020 8:13 PM
To: Rhoades, Wendy
Subject: ZAP meeting postponement

*** External Email - Exercise Caution ***

Hello Wendy,

Please accept my request that the Zoning and Platting Commission reschedule their March 3rd meeting to a date that is not on the same day of the election.

We would also ask that the meeting be delayed until April so that we can get accurate and complete information in order to understand how best to move forward.

Thank you so much for your help.

Respectfully,

Gail Randle

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Rhoades, Wendy

From: Michael Steffen [redacted]
Sent: Tuesday, February 25, 2020 8:38 PM
To: Rhoades, Wendy
Subject: Postpone Hearing Request - Wayne Riddell

*** External Email - Exercise Caution ***

Hello Ms. Rhoades and members of the zoning and platting commission,

I am contacting you to request that the Wayne Riddell Loop hearing on March 3 be postponed until April 7 (or atleast March 31).

March 3 is an election day, and this will impact the ability of our neighbors from attending the meeting. Our neighborhood would also like more time to prepare impact studies, and we are hopeful that the environmental study would be completed prior to this meeting.

We respectfully request that you consider these issues and postpone the meeting in fairness to our neighborhood.

Thank you for your time.

Sincerely,

Michael Steffen
11012 Colonel Winn Loop
Austin, TX 78748
(773) 251-6747
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Rhoades, Wendy

From: tdemay [redacted]
Sent: Wednesday, February 26, 2020 9:10 PM
To: Rhoades, Wendy
Subject: Public hearing notice C14-2019-0129 20801 Wayne riddle

*** External Email - Exercise Caution ***

Ms. Rhoades,

Please delay the hearing scheduled for March 3rd on the above references property. First of all, this is a major election day! Secondly, we as a neighborhood have not had sufficient time to collect impact studies and prepare a response. And lastly, an environmental study has not been completed.
Therefore I request a delay with the proposed hearing date.

Sincerely
Therese DeMay
10900 Mint Julep Dr.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

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Rhoades, Wendy

From: [redacted]
Sent: Thursday, February 27, 2020 5:37 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Dear Members of the Zoning and Planning Commission,

This email is to request a postponement on the hearing date on the property at 10801 Wayne Riddell Loop. This request is being made because the current hearing date is set for March 3rd, 2020, which is an election day in Texas, and does not give adequate time and opportunity for community members to attend.

Thank you for your thoughtful consideration of this matter,

Sincerely,

Michaelyn Riley

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Rhoades, Wendy

From: Village of San Leanna [redacted]
Sent: Tuesday, March 03, 2020 4:15 PM
To: Rhoades, Wendy; Aguirre, Ana - BC; King, David - BC; Ramirez, Nadia - BC; Kiolbassa, Jolene - BC; Bray, Timothy - BC; Ray, Ellen - BC; Denkler, Ann - BC; Smith, Hank - BC; Duncan, Jim - BC; Evans, Bruce - BC
Subject: Tonight's Meeting - Zoning: C14-2019-0129 - 10801 Wayne Riddell Loop; District 5 - Response

*** External Email - Exercise Caution ***

To all concerned:

I am reaching out because I may not be able to attend the Zoning and Platting meeting tonight, although I plan to try. I will likely have to choose between attending after work or voting in today's election.

I am the City Administrator for the Village of San Leanna. We are a small municipality located south of Austin. We have not been officially included in any of the notification regarding the zoning, road connection, and development of 10801 Wayne Riddell Loop because we are not within the area for required notification. We are, however, directly effected by the development; particularly if Wayne Riddell Loop is extended to meet South 1st Street.

If a connection is made between Wayne Riddell Loop and South 1st Street, a cut through will be created between South 1st Street and FM 1626 by way of roads maintained by Village of San Leanna's taxpayers (namely, San Leanna Dr, Circle Dr, and Sombrero Dr). As far as I have been able to determine, our roads were not considered in the traffic studies conducted by the developer. It may seem far-fetched to people who do not reside in the area that traffic would be diverted to San Leanna Dr and it's cross-streets but it is in fact very likely, nearly certain. Traffic on FM 1626 is much more manageable and safe along the stretch through the Village of San Leanna because there is a turning lane present. There are only two lanes and a dangerous blind curve right at the intersection of Wayne Riddell Loop and FM 1626. Many residents of the Knolls of Slaughter Creek ALREADY exit their neighborhood though the Village of San Leanna because it is safer and many times less congested.

A development of 750 apartments with access to our city's roads will have a substantial impact on traffic, safety, and the wear-and-tear of our city's roads – not to mention the negative impact on traffic for the area in general and the negative impact to the safety of students at Akins high school.

On behalf of the Board of Aldermen of the Village of San Leanna, I am writing to submit that we request our opposition be noted and conveyed to the City of Austin Zoning and Platting Commission. We further request that the City of Austin Zoning and Platting Commission deny the application for moderate-high density residential development in favor of a lower density zoning classification and that considerations be made regarding the possibility of leaving South 1st St and Wayne Riddell Loop disconnected at 10801 Wayne Riddell Loop. If the commission is not prepared to make such determinations, we, in agreement with the Knolls of Slaughter Creek, request that the zoning case considerations be postponed until a later date.

Please let me know you have received my email and thank you so much for your consideration.

Rebecca Howe
City Administrator
Village of San Leanna
P.O. Box 1107
Manchaca, TX 78652
Phone/Fax (512) 280-3898
[redacted]

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Case Number: C14-2019-0129
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Loren S. Graham
Your Name (please print)

☐ I am in favor
☒ I object

10909 Mint Julep Dr
Your address(es) affected by this application

Loren Graham — 2/22/2020
Signature — *Date*

Daytime Telephone: 512563-9122

Comments: Property Values will go down & crime up. What good is that for homeowners? None! Plenty of land around here besides right behind our house

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Angie Nelson
Your Name (please print)

☐ **I am in favor**
☒ **I object**

10928 Colonel Winn Loop
Your address(es) affected by this application

Angie Nelson — *Signature*

2-26-20 — *Date*

Daytime Telephone: 512-786-3715

Comments: The traffic in this area, especially on 2-lane FM 1626 is already horrible and dangerous due to all the new apt. bldgs in last 5 years.
Our neighborhood - Knolls of Slaughter Creek - has lots of walkers and runners and kids. Our community pool and playground is on Wayne Riddell. it would be disastrous to open it to through traffic.

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Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Matthew & Jaime Saal
Your Name (please print)

☐ **I am in favor**
☒ **I object**

10705 Pedigree Cv, ATX, 78748
Your address(es) affected by this application

Matthew Saal — 2-29-2020
Signature — *Date*

Daytime Telephone: (512) 657-2254

Comments:
① increase in traffic; congestion is bad enough + people using Wayne Riddell Loop as a shortcut
② MFU is too dense; prefer single family housing
③ over-crowded schools
④ water quality / rain water run off

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Theresa P Secrest
Your Name (please print)

☐ I am in favor
☑ I object

11029 Mint Julep Dr.
Your address(es) affected by this application

Theresa P Secrest — 3/1/20
Signature — *Date*

Daytime Telephone: (512) 963-4553

Comments: I was the 1st homeowner in this neighborhood. 20yrs has made a huge difference in the volume of traffic. I'm often late to work because I can't get onto 1626 in the a.m. Putting Wayne Riddell loop through (to 1626) & adding apartments is inconceivable. And at 5:30pm 1st Street at 1626 is a nightmare with people returning from work & Adkins H.S. traffic. Increased density of housing, people & cars will ruin this neighborhood & quality of living & make Wayne Riddell a dangerous thoroughway

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

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Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

BENSON L. NORTON
Your Name (please print)

☐ I am in favor
☒ I object

11033 DESERT WILLOW LOOP
Your address(es) affected by this application

Signature: [signature] Date: 2-28-2020

Daytime Telephone: 512 749 7285

Comments: We DO NOT WANT MULTI FAMILY BUILDINGS ON THAT LAND NEXT TO OUR SUBDIVISION Meadows @ Dbl Creek!

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Kelli Norton
Your Name (please print)

☐ **I am in favor**
☑ **I object**

11033 Desert Willow Loop
Your address(es) affected by this application

Kelli Norton — 2/28/2020
Signature — *Date*

Daytime Telephone: (512) 633-3579

Comments:

If you use this form to comment, it may be returned to:
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Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Robert C. Keffer
Your Name (please print)

☐ I am in favor
☒ I object

213 Camperdown Elm Drive
Your address(es) affected by this application

Robert C. Keffer — 2 March 2020
Signature — *Date*

Daytime Telephone: 512-520-4566

Comments: Please keep the zoning for 1 acre homes rather than zoning for more populated zoning. We are crowded enough as it is.

If you use this form to comment, it may be returned to:
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P. O. Box 1088
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Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Debra Maxie
Your Name (please print)

☐ **I am in favor**
☒ **I object**

225 Trophy Pass Austin 78748
Your address(es) affected by this application

Debra Maxie — *Signature*
03-04-2020 — *Date*

Daytime Telephone: 512 922-1872

Comments: May lower my current home value. Will disrupt our quiet family/pet friendly neighborhood - many of us walk, ride bikes, walk/run our dogs. More traffic more danger, more noise, more crime. Our once quiet rural neighborhood will become another congested, polluted, noisy + dangerous area for our families + pets. Leave it like it is now - peaceful. Build another neighborhood with homes if you have to build something!

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719
Public Hearings: March 3, 2020, Zoning and Platting Commission; April 9, 2020, City Council

Jessica Pearson
Your Name (please print)

☐ **I am in favor**
☑ **I object**

10905 Desert Willow Loop
Your address(es) affected by this application

Signature

3-1-20
Date

Daytime Telephone: 512-963-8536

Comments: I am not interested in high density projects behind my neighborhood. It means noise, more traffic, + less nature. I respect the hustle but I do not want it.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Rhoades, Wendy

From: Allan Gaboric [redacted]
Sent: Thursday, May 14, 2020 3:31 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

*** External Email - Exercise Caution ***

City of Austin, Planning & Zoning Department
Attn: Wendy Rhoades

Case Number: C14-2019-0129
Public hearing May 19, 2020

We, Mr. and Mrs. G. Allan Gaboric
204 Turf Cove
Austin, Texas 78748-2562
Object to the Development
daytime phone 512-280-1221

Comments:
1. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

2. Address NOISE POLLUTION and LIGHT POLLUTION
a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
c. Require no car parking or road/drive next to the 10 foot property line wall.

Thank you for addressing our concerns.

Respectively Submitted,
Patricia and G. Allan Gaboric
204 Turf Cove, Austin, TX 78748-2562
--
G. Allan Gaboric
[redacted]
tel: 1.315.382.0003
fax: 1.512.280.1221

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Rhoades, Wendy

From:	Bernier, Sara J [redacted]
Sent:	Friday, May 15, 2020 11:07 AM
To:	Rhoades, Wendy
Subject:	Case Number: C14-2019-0129 Public Hearing May 19, 2020
Importance:	High
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

We Joshua & Sara Bernier, 11100 Jockey Bluff Dr., Austin, Texas 78748-2562
Object to the Development
Daytime phone: 512-293-3430

Comments:

1. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
   a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.
2. Address NOISE POLLUTION and LIGHT POLLUTION
   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.
3. Address and block zoning as MF 4
   a. 60 ft buildings would increase take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 from predominantly single family zoning
4. Request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

In addition, the number of apartment buildings that have been built surrounding our community has increased dramatically in the last 3 years. The traffic on FM 1626 is extremely congested, to the point of being dangerous. We live in an area that is overrun with people and building a development that will house 1000s of people is not in the best interest of our area. Please, please consider not

allowing the zoning to allow for building the proposed development. I am worried for my family, my children, my neighbors. Let's not look at the bottom line, but at the best interest of the people who have been in this area for 2 decades now.

Thank you for addressing our concerns.

Respectively Submitted,

Joshua and Sara Bernier
11100 Jockey Bluff Dr., Austin, TX 78748-2562
s.bernier@austin.utexas.edu
512-293-3430

SARA BERNIER, MPA | Assistant Director of Operations
The University of Texas at Austin | Office of Sponsored Projects | 512-475-8767 | https://research.utexas.edu/osp

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Rhoades, Wendy

From:	Thao PSU [redacted]
Sent:	Friday, May 15, 2020 11:18 AM
To:	Rhoades, Wendy
Subject:	Case Number: C14-2019-0129
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

We, Thao Huynh/ Laura Duong/ Emily Huynh/ TRAVIS Huynh

10712 Pedigree Cove
Austin, Texas 78748-2562
Object to the Development
Daytime phone: 5122960965

Comments:

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   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.
3. Address and block zoning as MF 4
   a. 60 ft buildings would increase take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 from predominantly single family zoning
4. Request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

Thank you for addressing our concerns.

Respectively Submitted,

Thao Huynh
Laura Duong
Emily Huynh
TRAVIS Huynh

10712 Pedigree Cove
Austin, Texas 78748-2562

Email: thao_q_huynh@hotmail.com
Phone: 5122960965

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Rhoades, Wendy

From:	Becky Wood [redacted]
Sent:	Friday, May 15, 2020 11:29 AM
To:	Rhoades, Wendy
Cc:	Becky Wood
Subject:	Case Number: C14-2019-0129 Public Hearing May 19, 2020
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

We, James and Becky Wood, 201 Turf Cove, Austin, Texas 78748-2562, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

2. Address and request variance to block zoning as MF 4
   a. 60 ft buildings would increase and take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township

3. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
   a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

4. Address NOISE POLLUTION and LIGHT POLLUTION
   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.

5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
   a significant stress on our native wildlife population

b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectively Submitted,

James & Becky Wood
Knolls of Slaughter Creek
201 Turf cove, Austin, TX 78748-2562
Email: JamesBecky1@aol.com
Daytime Phone: 512-299-0460

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Rhoades, Wendy

From:	R. Robert Stephenson [redacted]>
Sent:	Friday, May 15, 2020 1:50 PM
To:	Rhoades, Wendy
Subject:	Object to the Development
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

We, Robert and Susan Stephenson, 205 Turf Cove, Austin, Texas 78748-2562, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

2. Address and request variance to block zoning as MF 4
   a. 60 ft buildings would increase and take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township

3. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
   a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

4. Address NOISE POLLUTION and LIGHT POLLUTION
   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.

5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
   a significant stress on our native wildlife population

b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectfully Submitted,

Robert and Susan Stephenson
Knolls of Slaughter Creek
205 Turf cove, Austin, TX 78748-2562
Email: stephensonrobert69@gmail.com
susanar13@yahoo.com
Daytime Phone: Robert 512-567-5941 Susan 512-5678617

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Rhoades, Wendy

From:	Kathy Noffsinger [redacted]
Sent:	Friday, May 15, 2020 6:00 PM
To:	Rhoades, Wendy
Subject:	Case Number: C14-2019-0129 Public Hearing May 19, 2020
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

We, Doyle and Kathy Noffsinger, 11001 Jockey Bluff Drive, Austin, Texas 78748, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

2. Address and request variance to block zoning as MF 4
   a. 60 ft buildings would increase and take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township

3. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
   a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

4. Address NOISE POLLUTION and LIGHT POLLUTION
   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.

5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
   a significant stress on our native wildlife population

b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectively Submitted,

Doyle and Kathy Noffsinger
Knolls of Slaughter Creek
11001 Jockey Bluff Drive, Austin, TX 78748
Email: kathy.noffsinger@yahoo.com
Daytime Phone: 512-924-9388
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Rhoades, Wendy

From: Garcia [redacted]
Sent: Friday, May 15, 2020 7:34 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
RE: Public Hearing May 19, 2020
Zoning and Platting Commission

Dear City of Austin, Land Use Commission, and City Council:

We, Mark Estrada, Rachel Garcia, Gabriella Estrada, Mark C. Estrada, Isabella Estrada, and Michaela Estrada, residents of 200 Turf Cove, Austin, TX 78748, OBJECT to the proposed rezoning on this date, May 15, 2020.

Daytime telephone: 512-905-4183

Comments:

1. We hereby state that we are at variance for proposed zoning of MF-4-CO and request it be changed to SF-4 or SF-5. The Knolls community of single family homes would be better served by SF zoning to match the township that is already established. There already exist several MF zoned communities in our area, with another currently under construction on FM1626. Adding to this population density poses risk to existing infrastructure.

2. We are at variance to block zoning as MF-4-CO due to the following:

a. The height of 60 ft buildings would remove privacy from the homes that share the lot line and change the rural feel and greenbelt aesthetics of the Knolls community. We prefer more green and less concrete.

b. MF-4-CO zoning would increase traffic 50% over zoning MF-2 or MF-3 and add to the already congested traffic in our area. There has been and continues to be much development in our area which only continues to add too many cars to the roadway, thereby leading to driver frustration, violation of traffic rules, increased air pollution, and CO2 emissions.

c. As proposed, the population density that results from MF-4 zoning is an impactful increase from MF-2 or MF-3 in a predominantly single family township.

3. We are at variance with the proposed connection of Wayne Riddell Loop to South First Street. This action imposes hazards to our Knolls residents and their children from increased traffic due to this being seen as a cut through or short cut to FM1626. Speeding through a single family neighborhood is unsafe for our residents, children, and pets who use Wayne Riddell Loop to walk, run, ride bikes, and access the community pool.
We propose a barricade at Wayne Riddell Loop to the proposed development as a preventive measure. Additionally, such a road connection would divide our Knolls community in half.

4. We are at variance with MF-4 zoning due to the increased noise and light pollution and would like for this to be taken into consideration. Possible mitigation efforts could include the following:

a. Extending the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek and mature planting to reduce noise pollution.

b. Require that street lights or outdoor building spot lights of the development NOT shine into the Knolls community.

c. Require a no parking zone or roadway/driveway next to the 10 foot property line wall.

5. We are at variance with an MF-4 complex due to the impact it will have on wildlife.

a. Due to continued development in our area, the wildlife population endure significant stress on their habitats and population. This was once a very rural area and wildlife conservation should be considered to minimize the disturbance zone.

b. We believe it would be prudent to consider designating the area of existing trees and vegetation on the land that borders the Knolls to be undisturbed, thereby leaving habitats intact.

Thank you for affording us the opportunity to voice our concerns. The neighboring land and its development should not change the wonderful community and neighborhood that is the Knolls. Please consider these variances in favor of protecting a once rural area and the quality of life enjoyed by families.

Respectfully,

The Estrada Family

Sent from AT&T Yahoo Mail on Android
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Rhoades, Wendy

From:	Therese DeMay [redacted]>
Sent:	Saturday, May 16, 2020 10:00 AM
To:	Rhoades, Wendy
Cc:	Therese DeMay
Subject:	Case Number: C14-2019-0129 Public Hearing May 19, 2020
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades

Case Number: C14-2019-0129

Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

Tina Whiteman and I, Therese DeMay, live at 10900 Mint Julep Dr., Austin, TX 78748 and we object to the development planned at the property location 10801 Wayne Riddell Loop.

I bought the house in 2005. Tina and I have thoroughly enjoyed the Knolls of Slaughter Creek. We love the community and the sense of peace and safety that comes with neighbors helping and looking out for one another. It is a relatively small community in which Wayne Riddell separates the two sections. We enjoy the benefit of being able to walk the neighborhood safely; ride our bikes throughout the neighborhood; exercise our dogs up and down Wayne Riddell; and enjoying the pool / playground with our nieces and nephews.

The following outlines our concerns related to the proposal for changing the zoning to a MF-4-CO.

1. EXCESSIVE TRAFFIC

   The Knolls consists of a neighborhood with families living on both sides of Wayne Riddell Loop. We celebrate various events as a community such as Cinco de Mayo, Easter, Fall Festival, etc. knowing that we can safely walk to the event at the community pool. We see and interact with one another as we walk through the neighborhood safely crossing Wayne Riddell. Families, kids and adults, ride their bike through the neighborhood which includes riding up and down Wayne Riddell. Residents exercise along Wayne Riddell with activities such as: running; walking the dog(s); strolling with their family; and, walking to the pool / playground area. We are able to enjoy all of these activities as we can currently cross and/or walk along Wayne Riddell safely because traffic is minimal.

Issue: Changing the zoning to a multifamily residence and extending Wayne Riddell to South 1st will exponentially increase the amount of traffic on Wayne Riddell as a major short cut to FM 1626. The increase traffic will be due to numerous families residing in a MF 4 zoned property, Akins High School students, and all others driving on South 1st that want to try to avoid the stop light. This significant increase in traffic puts my family along with my fellow neighbors at greater risk of harm.

Recommendation:

a) Barricade Wayne Riddell Loop to prevent it from becoming used as a short cut to FM 1626 or from FM 1626 to South 1st.

b) Install speed bumps and reduce the speed limit to 20 MPH to ensure our safety.

2. LIGHT POLLUTION

Currently, light pollution is minimal allowing residents of the Knolls to enjoy viewing the moon and stars. With the minimal lighting we have had some great views of the various moon phases. Although, we do not live in the country, we are able to enjoy the outdoors because we do not have the light pollution that the zoning change would create.

Issue: A multifamily residence will increase the amount of light visible in our neighborhood by street lights, flood lamps, and from apartments extending higher than the homes in the Knolls. This additional light will reduce the quality of enjoying a quiet evening from our backyard. And for those homeowners whose house would back up to this proposed project, the additional lighting would illuminate their yards and potentially shine into their home.

Recommendation:

a) Approve SF 3 or SF 4 zoning.

b) At a minimum, require minimal lighting of which all lights be positioned to point away from the Knolls.

3. NOISE POLLUTION

Our neighborhood is a family oriented and relatively quiet. You can hear the sounds of nature especially in the evenings when families have retreated.

Issue: Along with a multifamily residence comes added noise from vehicles, people, traffic, parties, etc. Moreover, by permitting M3 or M4 zoning, noise will travel to our neighborhood from those apartment homes that rise above our roof lines. The noise will also significantly increase from traffic if you also permit access to Wayne Riddell from South 1st.

Recommendation:

a) Approve SF 3 or SF 4 zoning.

b) Barricade Wayne Riddell Loop to prevent it from becoming a "short cut".

c) Extend the existing 10 foot wall at Wayne Riddell entrance along the property line.

In conclusion, Tina and I respectfully request that the proposal to change the zoning to MF4 be opposed. Buildings 60 feet tall will take away from the visual aesthetics of our community and significantly increase traffic creating a safety issue for members of our community. Therefore, Tina and I request a variance to zoning to be changed to SF 3 or SF 4.

Thank you for addressing our concerns.

Respectively Submitted,

Therese DeMay and Tina Whiteman

10900 Mint Julep Dr., Austin, Tx. 78748

[redacted]

512-796-1424

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Rhoades, Wendy

From: [redacted]
Sent: Saturday, May 16, 2020 5:06 PM
To: Rhoades, Wendy; Kitchen, Ann
Subject: Re: Case Number: C14-2019-0129 (Wayne Riddell property)

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

From: Peter and Michaelyn Riley, Stablewood (Knolls) at Slaughter Creek residents
ATTN: Wendy Rhoades, Ann Kitchen

Subject: **Case Number: C14-2019-0129** for public hearing on May 19, 2020

Re: Objection to Proposed Zoning Change and Development of the MF 4 Apartment Complex on Wayne Riddell Property

Dear City of Austin, Planning & Zoning Department,

We are writing to you as concerned homeowners, parents, and citizens of Austin regarding a critical issue facing our neighborhood. We have lived in our home in Councilwoman Kitchen's District in the Stablewood (Knolls) at Slaughter Creek neighborhood for 13 years, and our neighborhood is currently at risk for a substantial increase in crime, a decrease in safety for our family, and a loss of property value to our homes. We want to express our concern and objection to the proposed zoning change and development at the Wayne Riddell property which will have far-reaching negative impacts on our neighborhood and the lives of the families who reside here.

Our concerns are as follows:

1. Should Wayne Riddell Loop be extended from FM 1626 through to S. 1st. Street, there will be **significant safety issues** from a tremendous increase in traffic through our neighborhood as daily commuters, Akins High School students, and the general public use our single, narrow, main street as a cut-though between these two underdeveloped and already heavily-traveled major thoroughfares. Data complied from a City of Austin traffic count and Texas Transportation Institute Study indicated we are likely to see an increase of more than 600 cars traveling through our neighborhood should Wayne Riddell Loop be extended to S. 1st Street. That many more people accessing our streets puts our neighborhood at a seriously increased risk for higher crime and makes our streets less safe for our children, families and pets who frequently walk and bike this road. It is highly likely that drivers cutting through our neighborhood will be speeding and not following the residential 35 mile-per-hour speed limit. This is dangerous and unacceptable.
The Wayne Riddell property development should not include an extension of Wayne Riddell Loop between S. 1st. and FM 1626, and doing so only puts the safety of our families and neighborhood at unnecessary risk.

2. The Wayne Riddell property development as proposed is a Multi-Family (MF) 4, a significant increase from the surrounding predominately single family township and the comparable MF 2 or MF 3 apartments in the area. This is problematic for a number of reasons, including, but not limited to:

a. the high density occupancy will negatively impact our already overcrowded area public schools (Menchaca Elementary, Paredes Middle, Akins High School, *2 of which are already frozen for the 2020-2021 school year because enrollment currently exceeds their capacities*)

b. an MF 4 zoning would increase traffic by 50% over MF 2 or MF 3 zoning

c. 60 ft buildings adjacent to our neighborhood would dramatically increase noise and light pollution, affecting both wildlife and human residents, damaging the visual appeal and aesthetics of our single family residences and community, and negatively impacting our property values.

We oppose the variance request of the Wayne Riddell property to become an MF 4 zoned property given the comparable zoning of the surrounding area.

3. The development of a large MF 4 complex will have severe environmental consequences for Slaughter Creek and our surrounding greenbelt, as well as create major stress on the wildlife population that lives within this area. The increase in public access to the greenbelt created from the development of an MF 4 property could greatly reduce or eliminate the wildlife habitat value of this area. Aquatic systems will be substantially degraded by alterations to the environment created by the impervious cover of a large MF 4 development. Increased pedestrian and vehicular traffic will disturb sensitive habitats and impact the quality and availability of the habitat area.

Additionally, the environmental impact of the extension of Wayne Riddell Loop is also a serious consideration for wildlife in the area. An APA/PAS report indicated that "roads may be the 'single most destructive element of the habitat fragmentation process' as they can: disrupt or prevent passage across the disturbed area; increase mortality; and increase unnatural disturbances from sources such as pollution and fire." (Source: Duerksen, C., Elliot, D., Hobbs, N., Johnson, E., and J. Miller. 1997. Habitat Protection Planning: Where the Wild Things Are. American Planning Association, Chicago, IL. PAS Report.)

Our area would experience tremendous natural wildlife, aquatic, and native habitat loss through this conversion of land from its natural state to a large MF 4 development and the associated increase in dense human activity.

Please consider the above listed concerns at the public hearing on May 19th, 2020 and help us maintain the safety and value of our neighborhood for our children and our families to continue to live and thrive here.

Thank you for your time.

Respectively submitted,

Stablewood (Knolls) residents Peter and Michaelyn Riley
10812 Sea Hero Court, Austin, Texas 78748-2562

Daytime phone number | 760.505.3769

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Rhoades, Wendy

From: Larisa Warren [redacted]>
Sent: Sunday, May 17, 2020 4:41 PM
To: Rhoades, Wendy
Subject: Zoning Hearing TUESDAY, MAY 19 - Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello, Ms. Rhoades-

I am writing to you as a nearly 7-year resident and homeowner in the Knolls of Slaughter Creek subdivision in South Austin. My neighbors and I have been contacting council members over the last few months regarding a proposed high-density apartment complex (750 units) which would be built just east of our neighborhood. There is a zoning meeting on May 19th for the proposed complex, but due to the COVID-19 outbreak, it will be held virtually. Please know we want to show our opposition and advocate for our neighborhood, but current circumstances prevent us from doing so in person. Therefore, I am writing to let you know how this development would detrimentally affect our subdivision and surrounding neighborhoods in numerous ways. Our primary concerns are as follows:

1) **The opening of Wayne Riddell Loop**

The entrance to our neighborhood is currently a dead-end street (that leads into the private driveway of the Riddell residence), which has been proposed to become a through street (connecting FM 1626 and South First Street). The dead-end road has allowed us to cultivate a more rural feel in our quiet neighborhood, with centuries old trees, private greenbelts, and walkable streets. The traffic projections for opening this road estimate an additional 4,500 daily car trips. This gives rise to very serious concerns about the safety of our residents, especially our children, if this street were to become a through street. Many of our residents, my family included, walk the sidewalks of Wayne Riddell Loop on a nearly daily basis. Our community playground, pool (and pending splash pad), back right up to Wayne Riddell Loop. The increase in traffic would be extremely dangerous to us.

Thankfully, the developer has listened to our concerns and submitted a proposal which keeps Wayne Riddell Loop closed and dedicates the Riddell farm tract as parkland. **We ask that you please back this plan and keep Wayne Riddell Loop closed.**

2) **The density of the complex vs school capacity**

Texas Local Government Code (Sec. 211.004) states zoning regulations must be designed to (amongst other things) avoid undue concentration of population and facilitate the adequate provision of schools. Our neighborhood is currently zoned for the following schools: Menchaca Elementary, Paredes Middle School, and Akins High School. Earlier this year, both Menchaca Elementary and Akins High School were frozen to transfers, citing that the campuses were over capacity.

We are aware that the developer is proposing a 750 unit development, but their zoning application has an incomplete Educational Impact Analysis Form. It does not indicate the number of bedrooms per unit, which would help determine the impact the proposed development would have on our already over capacity schools. This does not even take into account the additional effect on school capacity that will be made by the multiple residential developments in progress around the 1626/Interstate 35 area. **We ask that you please delay approval of this permit**

until the Educational Impact Analysis Form is completed and an accurate analysis can be made. Furthermore, we ask that you do not approve the MF-4 density, and consider a lower density development (single family or MF-2).

3) Water Runoff and Quality

As mentioned in the previous paragraph, there have been multiple developments in our area, and we are in very close proximity to Slaughter and Onion Creek. The runoff analysis MUST include these developments (or planned developments) and the effect they will have on the water quality and the flooding of Slaughter Creek, and subsequently the possible increased flooding downstream along Onion Creek. The City of Austin has already spent millions buying out homes due to this very scenario. **We strongly advocate for you to delay the approval of this permit until the water runoff studies are completed and show "no impact" to Onion Creek.**

I sincerely hope that you take the time to read our concerns and thoughtfully consider the 400+ families in our neighborhood alone who would be directly affected by your decisions. Our home is our safe haven, and our neighborhood has been a quiet and safe place for us to raise our child. We beg you to allow us to preserve the character of our subdivision and protect our community. **Please, council members: vote against making Wayne Riddell Loop a through street, in addition to voting against a high-density residential development in the lot, and delaying permit approval until an appropriate water runoff analysis can be conducted.**

Most sincerely,

Larisa Warren
11012 Colonel Winn Loop
Austin, Texas 78748

817-771-9391

[redacted]

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Rhoades, Wendy

From:	Jochen Drewell <[redacted]>
Sent:	Sunday, May 17, 2020 10:51 PM
To:	Rhoades, Wendy
Subject:	Public Hearing May 19, 2020 - Case # C14-2019-0129
Follow Up Flag:	Follow up
Flag Status:	Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

I, Jochen Drewell, 10913 Mint Julep Drive, Austin, Texas 78748, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

2. Address and request variance to block zoning as MF 4
   a. 60 ft buildings would increase and take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township

3. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
   a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

4. Address Noise Pollution and Light Pollution
   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.

5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
   a significant stress on our native wildlife population
   b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectively Submitted,

Jochen Drewell
Knolls of Slaughter Creek
10913 Mint Julep Drive, Austin, TX 78748
Email: [redacted]
Phone: 602-821-7211

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Rhoades, Wendy

From: Michael Steffen [redacted]>
Sent: Monday, May 18, 2020 9:24 AM
To: Rhoades, Wendy
Subject: ZONING MEETING ON TUESDAY 5/19 - Proposed Wayne Riddell Loop Development

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello, Ms. Rhoades-

As a resident of the Knolls of Slaughter Creek subdivision, I would like to voice the following concern for the upcoming public hearing for rezoning meeting:

We have enjoyed living in a quiet family oriented neighborhood with beautiful centuries old trees and safe walkable streets. By opening Wayne Riddell Loop, there are traffic projections of 4,500 daily car trips, which makes me very concerned about the safety of our residents and children. We walk the sidewalks and cross the road almost daily, and feel that the increase in traffic would be extremely dangerous to us, so please consider the impact to the safety of our residents and especially our children. The developer has listened to our concerns and submitted a proposal which keeps Wayne Riddell Loop closed and dedicates the Riddell farm tract as parkland. *We request that you please back this plan and keep Wayne Riddell Loop closed. This means a reversal in the "Imagine Austin" connectivity plan for this particular project, and we ardently ask that you allow this.*

We ask that you would please consider the 400+ families in our neighborhood alone who would be directly affected by your decisions. We love our neighbors, neighborhood, and our home as it is our safe haven, and our neighborhood has been a quiet and safe place for us to raise our child. We beg you to allow us to preserve the character of our subdivision and protect our community. Our neighbors have voiced other concerns regarding the affect of a high density residential development on our (already over-capacity/frozen) schools, and adding this proposed development to the numerous other developments in our area affecting the traffic, environment, water quality, and floodplain. I share those concerns as well, but wanted to write this letter regarding what I believe to be the most immediate and pressing concern to us. *Please vote against making Wayne Riddell Loop a through street, in addition to voting against a high-density residential development in the lot, and delaying permit approval until an appropriate educational impact study and water runoff analysis can be conducted.*
Sincerely,

Michael Steffen
11012 Colonel Winn Loop
Austin, TX 78748

(773) 251-6747
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Rhoades, Wendy

From: A Lee [redacted]>
Sent: Monday, May 18, 2020 12:03 PM
To: Rhoades, Wendy; Rivera, Andrew
Subject: Case Number: C14-2019-0129

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Name: Andrew Lee
Address: 10809 Mint Julep Dr., Austin, TX 78748
Telephone: 512.632.5730

Case Number: C14-2019-0129
Position: Against / Object

thanks,
andy

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Rhoades, Wendy

From: katy larson [redacted]>
Sent: Monday, May 18, 2020 12:51 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

City of Austin, Planning & Zoning Department
Attn: Wendy Rhoades

Case Number: C14-2019-0129
Public hearing May 19, 2020

We, John and Kathryn Larson,
212 Turf Cove
Austin, Texas 78748
Object to the Development
daytime phone 512-680-4130

We are concerned about safety for our residents, particularly our children, due to excessive traffic. We believe Wayne Riddell Loop should be barricaded to the proposed development to prevent it becoming a short cut to FM1626 and traffic, including students from Akins High School, speeding through the Knolls.

We are also concerned about all sorts of pollution: TRASH, NOISE POLLUTION and LIGHT POLLUTION. We would like an extension to the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek. All street lights or outdoor building spot lights should NOT shine into the Knolls from the development. And, no car parking or road/drive next to the 10 foot property line wall.

Thank you,
John and Kathryn Larson

"We can't direct the wind, but we can adjust the sails."

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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: C14-2019-0129
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: May 19, 2020, Zoning and Platting Commission

OLIVIA H. GUERRERO

Your Name (please print)

Olivia H Guerrero

~~2005 So. 3rd St~~

Your address(es) affected by this application

10920 Deserst Willow Loop D.

Signature *Date*

Daytime Telephone: 512-442-8437 5-12-2020

☐ I am in favor
☒ I object

Comments:

If you use this form to comment, it may be returned to:
City of Austin, Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767-8810

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2019-0129
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: May 19, 2020, Zoning and Platting Commission

WALTER C. SCHWAB
Your Name (please print)

☐ **I am in favor**
☑ **I object**

10704 PEDIGREE COVE
Your address(es) affected by this application

Walter C Schwab — 5-9-20
Signature — *Date*

Daytime Telephone: 512-292-1870

Comments: THERE IS ADEQUATE AREAS ALREADY ZONED FOR "MODERATE-HIGH DENSITY", THEREFORE NO LEGITAMATE REASON TO CHANGE THIS PARTICULAR AREA TO THAT CATAGORY.

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

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2019-0129
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: May 19, 2020, Zoning and Platting Commission

Heidi Wlezien
Your Name (please print)

☐ I am in favor
☒ I object

217 Turf Cove Austin, TX 78748
Your address(es) affected by this application

Heidi Wlezien — 5/11/2020
Signature — *Date*

Daytime Telephone: 815-383-4804

Comments: This proposed property will create multiple traffic challenges along 1st St. & 1626 that have not been addressed. It takes away beloved greenbelt area sacred to this community. With multiple other apartment complexes being built around the area, this comes to close to our HOA affecting all homeowner's in the area. Please do not approve!

If you use this form to comment, it may be returned to:
City of Austin, Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767-8810

Or email to:
wendy.rhoades@austintexas.gov

Rhoades, Wendy

From:	Dona D. Gonzales [redacted]>
Sent:	Tuesday, May 19, 2020 1:58 PM
To:	Rhoades, Wendy
Cc:	Dona Denning
Subject:	Case Number: C14-2019-0129 Public Hearing May 19, 2020

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

I, Dona D. Gonzales, 11124 Visa Rose Dr., Austin, Texas 78748-2562, **OBJECT to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
   a. Request variance for zoning to be changed to SF 4 or SF 5

2. Address and request variance to block zoning as MF 4
   a. 60 ft buildings would increase and take away from visual asthetics of community
   b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
   c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township

3. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC
   a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

4. Address NOISE POLLUTION and LIGHT POLLUTION
   a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
   b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
   c. Require no car parking or road/drive next to the 10 foot property line wall.

5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
   a. significant stress on our native wildlife population
   b. Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing my concerns.

Respectively Submitted,

Dona D. Gonzales
Knolls of Slaughter Creek
11124 Visa Rose Dr., Austin, TX 78748-2562
Email: [redacted]
Daytime Phone: 512-825-1654

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INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no esta obligado de atender. Esta reunión se llevará a cabo en línea a través de internet y tiene la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para información sobre cómo participar en la audiencia pública en línea a través de internet. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District,* a ciertos usos urbanos de comercio. La designación *MU-* Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU-* Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2019-0129
Persona designada: Wendy Rhoades, 512-974-7719
Audiencia Publica: June 4, 2020, Cabildo municipal

Rodolfo maldonado
Su nombre (en letra de molde)

☑ **A Favor**
☐ **En Contra**

112 Rose mallow way Austin tX 78748
Su domicilio(s) afectado(s) por esta solicitud

Firma — 5-28-2020 *Fecha*

Número de teléfono diurno: (512) 947-76-89

Comentarios: _____

Si usted usa esta forma para proveer comentarios, puede retornarlos:
City of Austin, Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767-8810

O por correo electrónico a:
wendy.rhoades@austintexas.gov