

From: James Patterson

Sent: Tuesday, May 19, 2020 12:51 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Cc:

Subject: Memo for ZAP Commissioners re: Proposed Apartment Complex across From Akins HS

*** External Email - Exercise Caution ***

Dr Mr. Rivera,

I would appreciate it greatly if you would print this email and pass to the Zoning and Planning Commissioners. I will be calling in to today's meeting to comment as well.

The Onion Creek Homeowners Association opposes any construction that will generate additional runoff water into Slaughter and/or Onion Creek.

Onion Creek is a subdivision located on Interstate 35 due East of Akins High School. We have suffered through two major flood events in 2013 and 2015. As a result, the City of Austin has initiated a buyout of 138 homes in the subdivision.

The subdivision is essentially bounded by Slaughter Creek on the North, and Onion Creek on the South and East. There are approximately 30 homes not currently in the buyout with their backyard property line on that part of Slaughter Creek before the creek turns North and flows into Onion Creek at a point approximately 1000 feet North of the Onion Creek subdivision. There are additional homes adjacent to Slaughter Creek but without a property line abutting Slaughter Creek which could still be affected by flooding of Slaughter Creek. Any additional flow into Slaughter Creek will also negatively impact the capacity of Onion Creek to accommodate the flood water from the Onion Creek watershed, further exacerbating the flooding of residential property by both Slaughter and Onion Creeks.

It is my understanding that the applicant has planned to accommodate a "two year flood". This is in our view dramatically insufficient to handle the frequency and magnitude of the floods such as those experienced here in the Onion Creek subdivision in 2013 and 2015, even if that 2 year flood measure would comply with City of Austin requirements.

Unless there are additional measures taken in order to insure the amount of runoff water into Slaughter Creek will not increase, the Onion Creek Homeowners is opposed to the construction of the proposed apartment complex.

Thank you for your consideration.

Respectfully submitted,

Jerry Patterson

Vice President, Onion Creek Homeowners Association

512-740-5650 cell

Flooding and runoff are big reasons to vote against the Riddell Apartment complex on South First across from Akins High School

Submitted by Karen Hadden

The runoff from this complex could impact water quality and increase flooding downstream along Onion Creek.

The applicant will not do a stormwater impact study before this project is considered by the Zoning Board or Council.

Although the city has passed a series of resolutions requiring city departments to consider climate change in their operations, the change in predicted rainfall and flooding due to climate is not being considered. The Climate Emergency Resolution calls for the City Manager to identify “innovative policy approaches to address the climate crisis’s causes as well as mitigation strategies, including the promotion of natural systems, green infrastructure, and carbon sequestration, the role of tree planting as a carbon offsetting strategy: public cooling spaces to combat heat waves; and updated information about the heat island effect in Austin and strategies to mitigate this effort.” This and other applications should provide information on how the project will address these goals.

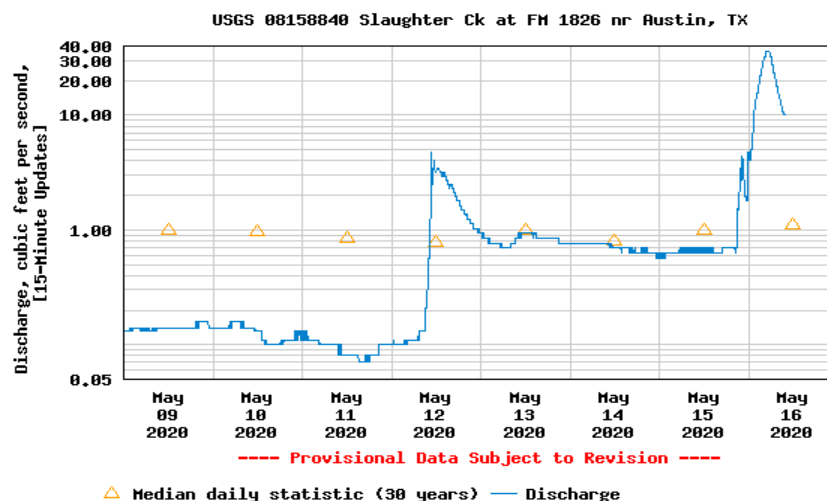
The city bought out 956 homes along Onion Creek- between 1999- and 2018 at a price of \$45 million and the potential flooding impacts for this project need to be re-examined.

According to climate change projections from a study Commissioned by the City of Austin, Dr. Katharine Hayhoe notes that “Heavy precipitation, measured in terms of days per year with more than 2 inches of rain and the amount of rainfall during the 5 consecutive wettest days of the year, is expected to increase.”

They applicant will use new higher 100-year rainfall projections from the Atlas 14 study that project worst case rainfall amounts of a 14 foot rise in our creek, Slaughter Creek, in a 24 hour period, but we have seen a 16 foot rise in the 2013 flood.

Their study won’t include the cumulative impacts from more than two dozen newly built or planned apartment projects that will add large amounts of runoff into Slaughter Creek, which feeds into Onion Creek

The chart below shows that Slaughter Creek can increase from less than 1 cubic foot/ second to 40 cubic feet/ second in minutes with a 4” rain.



We'd like to ask ZAP to require the developer to:

1. Reduce the zoning to MF-2 or MF-3 to reduce the run off.
2. Use pervious pavers.
3. Collect rainfall from the roof for irrigation.
4. Build a series of swales and berms to retard runoff.
5. Account for climate change in their runoff planning and reduce runoff to projected 2100 levels of flooding
6. Add numerous electric vehicle charging stations to reduce carbon emissions.

#	Property	Address	Units	Comments	Open Units	Year built
1	The Park at Estancia	820 Camino Vaquero Pky	286		49	2019
2	Affinity at South Park Medeows	9500 Alice Mae Ln	163	55+	31	2018
3	Estancia Villas Apartments	1200 Estancia Pky	312		21	2018
4	Bell South Apartments	10600 Brezza Ln	330		50	2017
5	Lenox Spring	10500 S. IH35	400		38	2017
6	The Farmhouse	10801 S, IH35	235		8	2017
7	Cortland at Onion Creek	1900 Onion Creek Pky.	276		13	2016
8	James on South First	8800 S. 1st St	250		7	2016
9	South Park Crossing	1701 Oak Hill	307		35	2016
10	Colonial Grand at Double Creek	11001 S. 1st St	296		7	2013
11	The Landing at Double Creek	11301 Farrah Ln	293		9	2013
12	IMT South Park	715 W Slaughter Ln	507		23	2013
13	Colonial Grand at Onion Creek	1901 Onion Creek Pky.	300		50	2009
14	Estates at South Park Medeows	10001 S. 1st St	426		11	2008
15	Terraces at South Park Medeows	10101 S. 1st St,	244		8	2008
16	South Park Ranch	9401 S. 1st St	192		3	2008
17	Cortland South Park Meadows	420 W Slaughter Ln	308	renovated 2019	6	2007
18	Camden Shadow Brook	811 W Slaughter Ln	496		17	2007
19	Onion Creek Luxury Apartments	10701 S. IH35	386		8	2006
20	Bridge at Asher	10505 S. IH35	452	renovated 2017	38	2002
21	Trails at the Park	815 W Slaughter Ln	200		3	1999
22	Lenox Springsd II	10300 S IH35	219	under constrction		2020
23	Mansions at Onion Creek	12000 S IH35	434	under constrction		2020
24	Stillwater Double Creek	1626 & OSAR	372	under constrction		2021
		Total existing :	6459	Existing vacancies :	432	5/15/2020
		Total under construction :	853			
		Total by 2021 :	7312			
		Units built since 2013:	3655			

Rhoades, Wendy

From: Bobby Levinski [REDACTED]
Sent: Friday, May 8, 2020 3:09 PM
To: Kiolbassa, Jolene - BC; Denkler, Ann - BC; Evans, Bruce - BC; Bray, Timothy - BC; Smith, Hank - BC; King, David - BC; Ramirez, Nadia - BC; Ray, Ellen - BC; Aguirre, Ana - BC; Duncan, Jim - BC
Cc: David Hartman; Rhoades, Wendy; Rivera, Andrew; Tom 'Smitty' Smith; Greg Santiago
Subject: Wayne Riddell Loop Rezoning - C14-2019-0129
Attachments: Letter from Knolls HOA to ZAP-20200508.pdf

*** External Email - Exercise Caution ***

Chair Kiolbassa and ZAP Commissioners,

Please find attached to this email a letter from the Knolls at Slaughter Creek HOA concerning C14-2019-0129 (Wayne Riddell Loop Rezoning), which I believe will be on your next agenda.

The neighborhood asked me to help them work with the applicant on a compromise that could enable the planned development to occur, while limiting the potential impacts on the neighborhood and the environment. We have engaged with the applicant on a number of occasions but have thus far been unsuccessful in reaching a solution. We intend to continue to work with the applicant on a solution that will benefit both parties.

We would love an opportunity to meet with you, either virtually or on the phone, should you have any time before the May 19th meeting.

Many thanks,
Bobby

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Bobby Levinski
Attorney,
512-636-7649 (mobile)

Please note that I am helping out the neighborhood on a pro-bono basis and do not intend to receive any compensation for lobbying services.

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May 8, 2020
Via Electronic Delivery

Zoning and Platting Commission
City of Austin
505 Barton Springs Road,
Austin, TX 78704

Re: Opposition to Rezoning Case - C14-2019-0129

Dear Chair Kiolbassa and Members of the Zoning and Platting Commission,

This letter is submitted on behalf of the Knolls at Slaughter Creek Homeowners Association (the "Knolls HOA"). Since the rezoning case was postponed in early March, Knolls HOA representatives have attempted to negotiate in good faith with the applicant to reach an agreement on entitlements that would allow the applicant to build a significant amount of new housing within the neighborhood, while mitigating impacts of cut through traffic on the neighborhood. Unfortunately, we need help from the Zoning and Platting Commission and the City Council to reach such a compromise. At this point, the Knolls HOA remains **OPPOSED** to the proposed rezoning, and requests that you **DENY** the requested rezoning.

1. Remove Wayne Riddell Loop Extension

As previously noted in the Knolls HOA's letter (attached hereto), the neighborhood is uniquely susceptible to cut-through traffic that builds up on FM 1626 and S 1st streets. The proposal to extend Wayne Riddell Loop to complete the connection between these two roadways will only make the existing cut-through traffic situation worse, by incentivizing vehicular traffic to use Wayne Riddell Loop as a bypass route to avoid the light at FM 1626 and S 1st Street. With proposed improvements to FM 1626 only in the distant, uncertain future, traffic congestion is anticipated to worsen, with longer and longer queues building up at intersections.

The Knolls HOA is not alone with these concerns. The Village of San Leanna is also opposed to this project on the grounds that the extension of Wayne Riddell Loop will attract traffic S 1st St through the Village of San Leanna in hopes of bypassing traffic backed up on FM 1626. On March 24, 2020, the Board of Aldermen for the Village of San Leanna passed a resolution (also attached) opposing the extension of Wayne Riddell Loop and asking the Zoning and Platting Commission and the City Council to reject any action that would trigger the roadway's extension. ***At their meeting, the Aldermen made several comments that the roadways extension might force the Village of San Leanna to consider their available legal options, which might include the closure of San Leanna Drive at their village limits to the general public.*** Should this happen, this would only serve as a detriment to connectivity sought by the City of Austin through its Strategic Mobility Plan.

Additionally, the Principal of Akins High School has expressed concerns about the proposed project, citing concerns that the additional traffic generated by the development will increase hazards for parents dropping off and picking up students and noting that the traffic impact analysis does not include traffic from other nearby apartments under construction. The Principal was particularly concerned about how the proposed extension of Wayne Riddell Loop for vehicular traffic would impact students who walk to school on S 1st St. Also, Akins High School relies on the curb space in front of their school as a drop-off/pick-up zone, which the proposed transportation modifications would eliminate. To mitigate the increased traffic and safety issues in the area, the Akins HS Principal requested that ZAP consider single-family zoning instead of multi-family zoning, and to remove the extension of Wayne Riddell Loop.

The Knolls HOA agrees with the Village of San Leanna and the Akins High School leadership. At a minimum, we ask that the Zoning and Platting Commission recommend to the City Council to adopt conditions, as part of this rezoning case, that would restrict vehicular access (and through traffic to/from S 1st Street) to Wayne Riddell Loop. Although the applicant has not included any such condition as part of its rezoning request, the applicant has stated that they would not oppose such a condition. In our most recent dialogue with the applicant's land planner, he noted that the planned access for the new development, both ingress and egress, is intended to be off of S 1st Street. ***Restricting access to Wayne Riddell Loop would have no—if not minimal—consequence to the applicant and would go a long way with minimizing the impacts of the scale and intensity of the proposed development.***

We believe ZAP could influence this decision in a number of ways, including but not limited to, recommending (i) carving out the existing single-family lot upon which the Riddell Homestead sits, for dedication as community space of some kind or for a lower-intensity development at a later date; (ii) restricting vehicular access from the subject property to Wayne Riddell Loop road; (iii) installing crash gates at the end of the existing Wayne Riddell Loop so that the extension is used for emergency access and bicycle and pedestrian access only; and/or (iv) removing the Wayne Riddell Loop extension from the Austin Strategic Mobility Plan. The Knolls HOA remains open to ideas.

2. Development Standards Should be Limited to Mitigate Environmental Hazards

Without a solution for the traffic problems this project and the roadway extension will generate, the other impacts of the proposed development become even more important. The Knolls HOA respectfully requests that ZAP either **DENY** the requested rezoning or recommend a lower base district zoning (such as MF-1 or MF-2), as the appropriate zoning for this property.

As noted by the applicant in its September 29, 2019, letter to the City, the property has several site constraints that make it ill-suited for intensive development. Parts of the property are heavily wooded, including heritage trees, and it drains into a watershed, Slaughter Creek, with known flooding and erosion control issues. The water quality and flooding concerns are only exacerbated, as Slaughter Creek flows into Onion Creek immediately downstream. As we know, these environmental hazards are only likely to get worse, as our changing climate increases the severity of rain events. The new

floodplain maps, Atlas 14, only look backwards in time, but the infrastructure built on this property will be used for the next 40+ years. Given the known flooding problems in the area, the Knolls HOA would encourage the City to closely study drainage infrastructure in the area and limit, as much as possible, the impervious cover that is paved in such a close proximity to the creek.

The applicant asserts that MF-4 (Multi-Family Residence Moderate-High Density) so that it can “provide for flexibility in the height of the buildings” as a means of adjusting to these site constraints. ***However, the same result can be achieved by simply scaling back the intensity of the project.*** For example, under MF-2 base district zoning, impervious cover would be limited to no more than 60% impervious cover and 50% building coverage. This would help preserve more natural areas and more trees, which will help absorb rainwater and enhance the controls on stormwater flows and pollution. And, at the same time, provide the applicant with significant density potential (23 units per acre).

Additionally, the allotments of density in line with MF-1 or MF-2 would be more comparable to previous residential zoning cases that have occurred in the area, as demonstrated by the staff’s chart provided in backup: (i) 11001 S 1st St was zoned MF-3-CO with a limit of 430 units; (ii) 9900 S 1st St was zoned SF-2; and (iii) 10000-10450 S 1st St was zoned MF-2-CO with MF-1 density limits. The request for MF-4, even with the proposed MF-3 modifications, would far exceed the general development patterns of the area.

Thank you for your consideration of the Knolls HOA’s concerns. Should you have any questions, please do not hesitate to reach out to me. If you have a moment you can dedicate to us in the coming weeks to discuss this project in more detail, we would greatly appreciate scheduling a virtual meeting or phone call with you.

Many thanks,



Bobby Levinski

Attorney, *representing*

Knolls at Slaughter Creek Homeowners
Association

512-636-7649 (mobile)

bobby.levinski@gmail.com

CC:

David Hartmann, Applicant’s Attorney

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.

- 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

RESOLUTION NO. R20-002

WHEREAS, The Village of San Leanna is a Type B General Law City in Travis County with exclusive control over its roads, which are built and maintained by Village of San Leanna taxpayers; and

WHEREAS, a proposal has been made to extend Wayne Riddell Loop to connect to South 1st Street at 10801 Wayne Riddell Loop as part of the Austin Strategic Mobility Plan; and

WHEREAS, such a connection would grant access to traffic cutting over from South 1st Street to FM 1626 by way of roads maintained by Village of San Leanna taxpayers; and

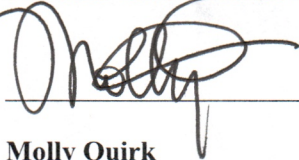
WHEREAS, increased traffic through a purely residential area serves no purpose but as a shortcut for heavy traffic and would create increased wear and tear on Village roads as well as having a significant impact of the safety of the residents of the Village of San Leanna;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Aldermen of the Village of San Leanna hereby strongly opposes the extension of Wayne Riddell Loop to meet South 1st Street;

BE IT FURTHER RESOLVED that a copy of this resolution be sent to all the members of the City of Austin Zoning and Platting Commission and the City of Austin City Council with our ardent plea that this action not be taken;

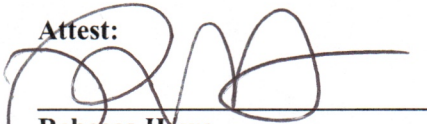
AND BE IT FINALLY RESOLVED that a copy of this resolution be also sent to the several other neighborhood associations and other groups who join us in opposing this action.

PASSED AND APPROVED on this 24th day of March, 20020 by a vote of 5 to 0.



**Molly Quirk
Mayor, Village of San Leanna**

Attest:



**Rebecca Howe
City Administrator**



AKINS HIGH SCHOOL

AUSTIN Independent School District



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.

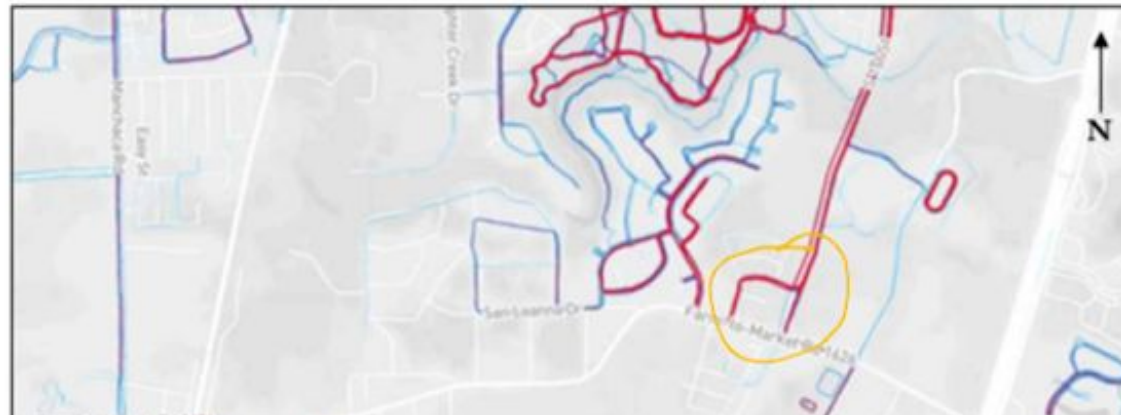
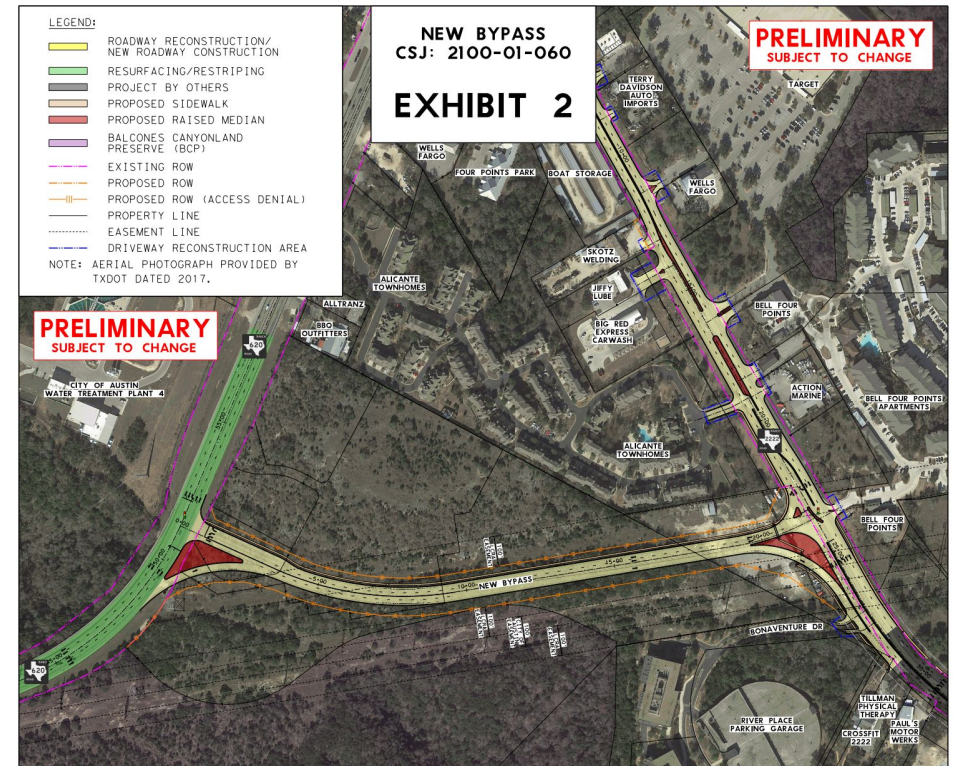
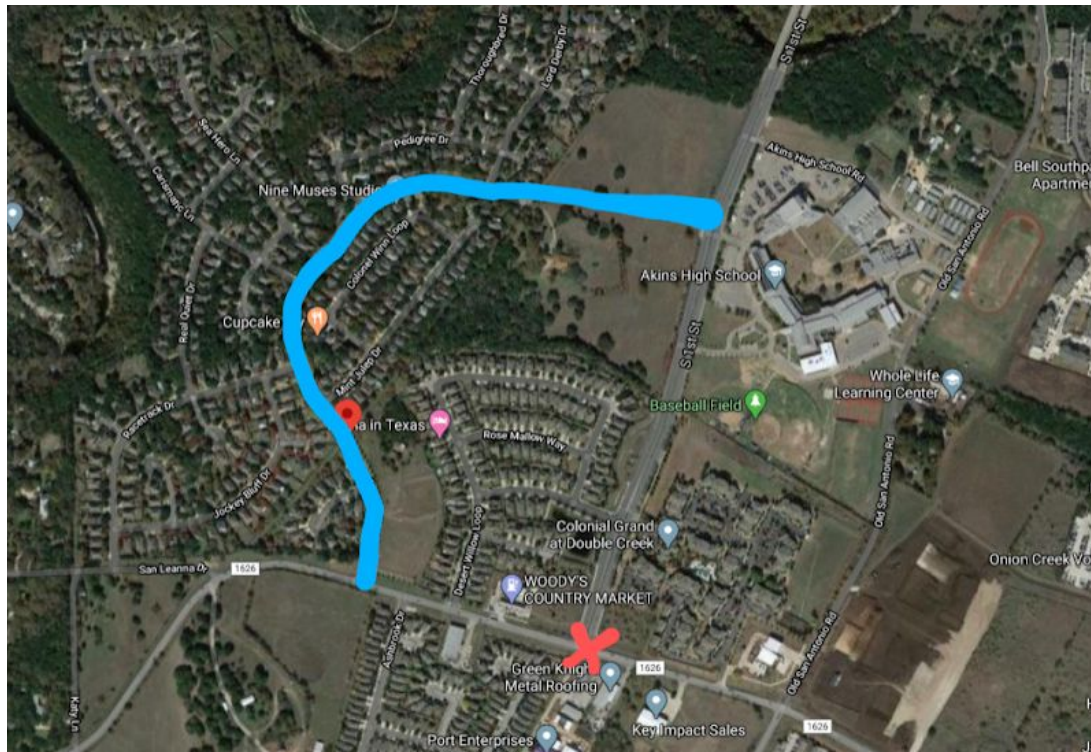
The faculty and parents of Akins High School ask that you reconsider the option to zone for apartments and the proposed complex to zone for single-family housing. This should alleviate most of the upcoming traffic congestion problems making the area safe for students and their parents.

Sincerely,

A handwritten signature in black ink, appearing to read "L. J. [unclear]", written over a horizontal line.

Principal of Akins High School

THE WAYNE RIDDELL BYPASS ROUTE



KNOLLS AT SLAUGHTER CREEK - REQUESTED MOTION

Zoning and Platting Commission, 05/19/20

Requested Motion Summary:

At this point in time, the Knolls at Slaughter Creek HOA does not believe the applicant should proceed with its rezoning request until additional conversations can occur about the extension of Wayne Riddell Loop. Additionally, there remains incomplete information, including the lack of the completed Environmental Impact Analysis. With this in mind, we believe it would be in the best interest of everyone involved for the Zoning and Platting Commission to either deny or postpone the case and request that the City, applicant and neighborhood work together to come up with an appropriate solution.

However, in the event the Zoning and Platting Commission feels compelled to recommend a new zoning designation, we recommend the following:

MF-1-CO or MF-2-CO, with a Conditional Overlay:

1. Limit impervious cover to 50% gross site area;
2. Require the use of pervious pavers for all parking areas and driveways;
3. Require on-site water retention for all rainfall events equal to or less than the 95th percentile, adjusting for climate change, which methods may include rainwater harvesting and rain gardens;
4. Prohibit vehicular access to Wayne Riddell Loop; and
5. Require 5% of vehicular parking to be equipped with electric charging stations and require an additional 5% to be electric-ready.

As part of additional direction, request that the City Council eliminate the extension of Wayne Riddell Loop from the Austin Strategic Mobility Plan (ASMP) and/or add zoning restrictions that would prevent vehicular cut through traffic (e.g., crash gates).

	Neighborhood Recommendation	Considerations
Base Motion <i>Limit Development Impact</i>	MF-1 or MF-2	<ul style="list-style-type: none"> → Recent, comparable zoning changes in the area equate to SF or MF-1 densities: (i) 1000-10450 S. 1st St. zoned to MF-2-CO; CO with MF-1 density limits; (ii) 9900 S. 1st St. zoned to SF-2; and (iii) 11001 S. 1st St. zoned to MF-3-CO; CO caps units to 430 units → The Educational Impact Analysis (EIS) is incomplete. The schools to which this new development would feed are already overcrowded; Akins High School and Menchaca Elementary exceed capacity and are closed to transfers. → By the applicant's own admission, this is an extremely environmentally challenging site. Development should be limited to avoid impacts to trees, creek, and downstream residents. → MF-4 is inappropriate in this location. Per City Code, MF-4 is "appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities in areas adjoining downtown Austin and major institutional and employment centers, and in other selected areas where moderate-high density multifamily use is desirable." Given that this property is on the edge of the City's limits, with a severe lack of transit facilities and

KNOLLS AT SLAUGHTER CREEK - REQUESTED MOTION
Zoning and Platting Commission, 05/19/20

		supporting infrastructure, MF-1 or MF-2 would be more appropriate, under existing conditions.
Mitigate Flooding Impacts	<p>Add Conditional Overlay to:</p> <p>(i) limit overall impervious cover to 50% gross site area;</p> <p>(ii) require the use of pervious pavers for all parking areas and driveways; and</p> <p>(iii) require on-site water retention for all rainfall events equal to or less than the 95th percentile, (eg. rainwater harvesting and rain gardens).</p>	<p>→ This property drains into Slaughter Creek, with known flooding and erosion control issues; concerns of which are only exacerbated as Slaughter Creek converges with Onion Creeks immediately downstream.</p> <p>→ Limiting impervious cover would help preserve more natural areas and trees, which will help absorb stormwater and enhance the controls on stormwater flows and creek erosion and pollution.</p> <p>→ Requiring pervious pavers, rain gardens and other forms of GSI would also help maintain permeability of the soil, limiting stormwater runoff at the source, reducing downstream erosion, and improving water quality by filtering out pollutants. (Note: The 95th percentile rain events are relatively low impact rain events that can be handled relatively easily by GSI).</p>
Eliminate the Wayne Riddell Loop Extension	<p>Add a Conditional Overlay to restrict vehicular access to Wayne Riddell Loop; AND</p> <p>Include a recommendation to the City Council to either remove the extension from the ASMP or apply an appropriate zoning restriction to prevent cut-through vehicular traffic (i.e., crashgates)</p> <p>[Note: Pedestrian and Bicycle Access would still be permitted.]</p>	<p>→ The Knolls at Slaughter Creek is uniquely susceptible to cut-through traffic, due to backed up traffic at S 1st and FM 1626. With proposed improvements to FM 1626 only in the distant, uncertain future, traffic congestion is anticipated to worsen, with longer and longer queues building up at intersections.</p> <p>→ Once extended, Wayne Riddell Loop would create a direct, bypass route for traffic to avoid the intersection (similar to the intentional bypass route TxDOT is building at 2222/360 in Northwest Austin). In other words, Wayne Riddell Loop would look more like a lengthy right-turn lane than a well-connected street grid.</p> <p>→ The Village at San Leanna, the jurisdiction immediately to the west of the Knolls neighborhood, voted to oppose this project mainly due to the proposed extension of Wayne Riddell Loop and the cut-through traffic created thereby. In their City Aldermen Meeting, they stated their intent to explore their legal options, including closing their roadways to general public traffic, should Wayne Riddell Loop be extended. This would only harm “connectivity” by blocking off western access points to the Knolls.</p> <p>→ Austin ISD has expressed concerns about Wayne Riddell Loop being extended (a letter from the Akins HS principal is included in backup), for the safety of students walking to school and their drop-off/pick-up zones.</p>

KNOLLS OF SLAUGHTER CREEK

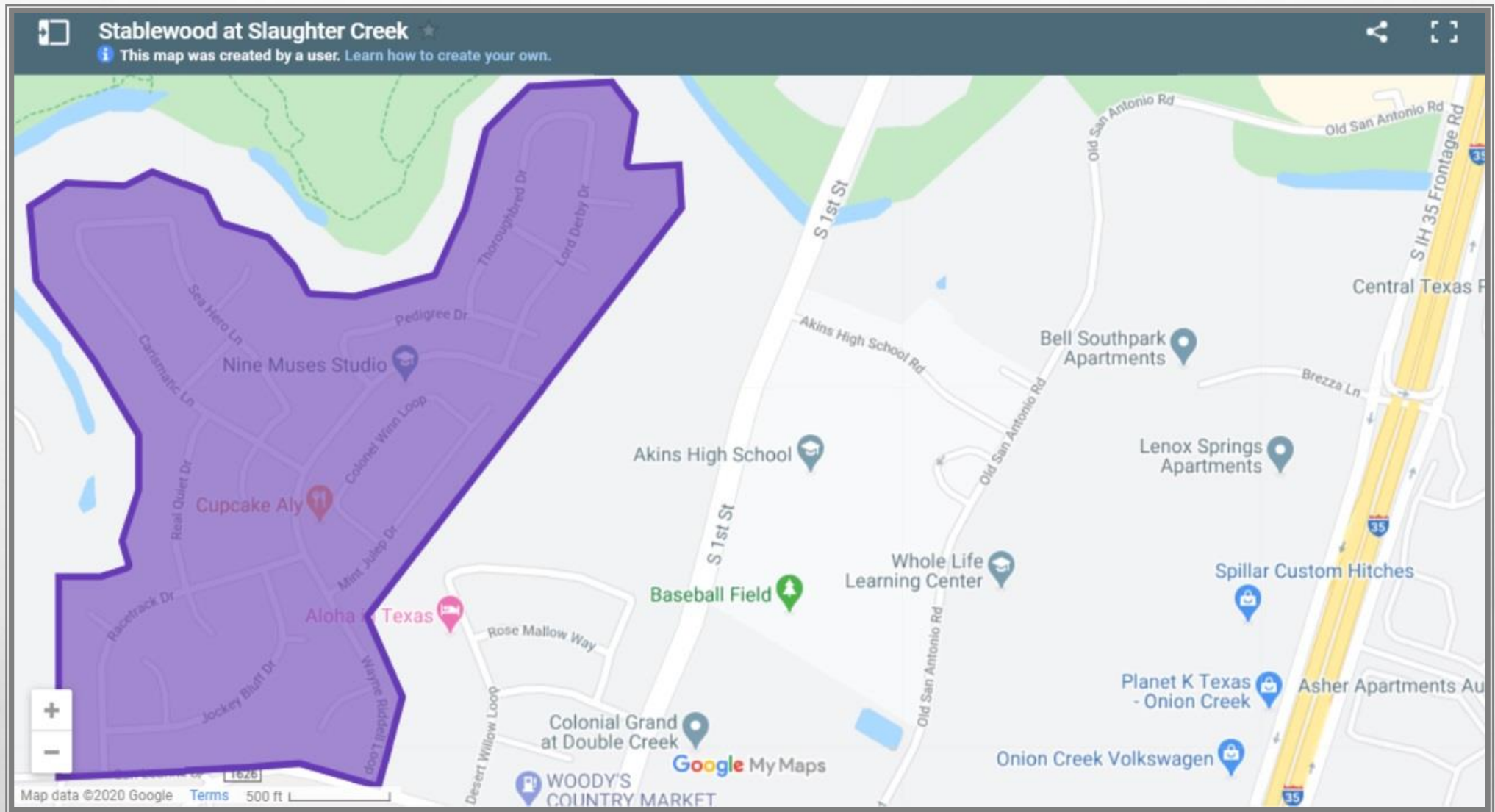
A SOUTH AUSTIN GREENBELT HIDEAWAY



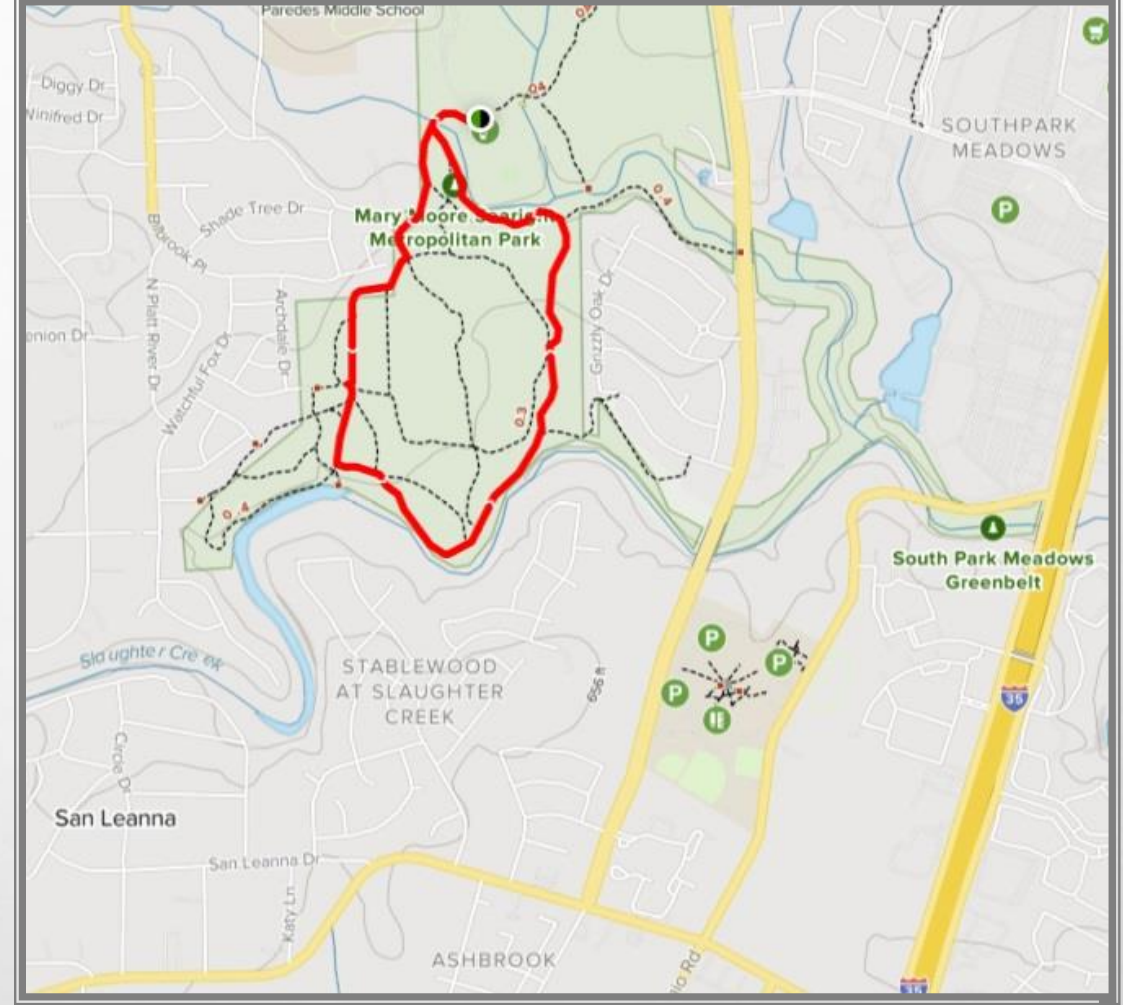
Stablewood at Slaughter Creek Photos



STABLEWOOD AT SLAUGHTER CREEK, ALSO KNOWN AS THE [KNOLLS OF SLAUGHTER CREEK](#) IS A NEIGHBORHOOD BUILT BY PULTE HOMES IN THE LATE 90'S, EARLY 2000'S. THE KNOLLS OF SLAUGHTER CREEK IS A POPULAR CHOICE FOR SOMEONE LOOKING FOR [EASY ACCESS TO I-35](#), SHOPPING (SOUTHPARK MEADOWS) AND [GOOD SCHOOLS](#) (MENCHACA ELEMENTARY, PAREDES MIDDLE, AND AKINS H.S.). AS YOU CAN SEE, OUR NEIGHBORHOOD DOESN'T LOOK COOKIE CUTTER AND HAS MANY STYLES OF HOMES. THIS QUIET COMMUNITY HAS BEEN MY FAMILY'S HOME FOR THE PAST 16 YEARS!



THE KNOLLS IS LOCATED JUST NORTH OF FM 1626 AT WAYNE RIDDELL LOOP, NEXT TO THE SAN LEANNA COMMUNITY AND NEAR AKINS H.S. ON S 1ST STREET.



THE KNOLLS IS NESTLED IN BETWEEN SAN LEANNA TO THE WEST, MARY MOORE SEARIGHT PARK TO THE NORTH, FM 1626 TO THE SOUTH AND THE WAYNE RIDDELL PROPERTY TO THE EAST. THE KNOLLS HOA OWNS THE DETENTION POND TO THE EAST AND THE GREENBELT TO THE NORTH. THIS ALL CREATES A QUIET COMMUNITY!



SLAUGHTER CREEK

OUR HOA IS SECLUDED BY THE GREENBELT AND SLAUGHTER CREEK. THE GREENBELT HAS WONDERFUL WILDLIFE AND THE CREEK EVEN HAS A SMALL DAM SYSTEM.



CANOEING

RESIDENTS CAN FISH, SWIM AND CANOE IN THE CREEK. THIS CREEK IS SHARED WITH RESIDENTS IN SAN LEANNA AND THOSE NEAR MARY MOORE SEARIGHT PARK.



HIKING TRAILS

THERE ARE NUMEROUS HIKING TRAILS IN OUR GREENBELT. THIS MAKES FOR HOURS OF FUN AND ACTIVITY FOR OUR RESIDENTS.



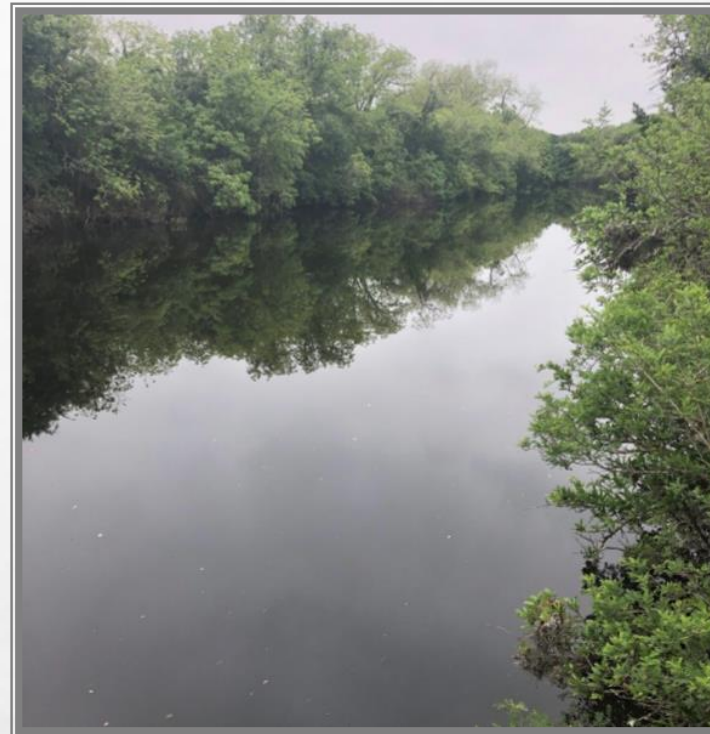
BACKYARD WILDLIFE

LOOK AT THE BEAUTY WE HAVE IN OUR BACK YARDS. DEER, OWLS, HAWKS, ETC. WILL THIS BE SPOILED IF DEVELOPMENT DOESN'T SLOW DOWN IN AUSTIN?



SPLASH PAD

OUR HOA WAS GOING TO PUT IN A SPLASH PAD NEXT TO THE POOL. WE ARE HAVING 2ND THOUGHTS IF THE ROAD GOES THROUGH TO S 1ST. WILL THE PUBLIC TRY TO ACCESS OUR AMENITIES?



SLAUGHTER CREEK

WHAT A SIGHT TO SEE FROM THE KNOLLS GREENBELT!



PARADES

**RESIDENTS LOVE TO WATCH THE PARADES
ALONG WAYNE RIDDELL LOOP.**



FIRE DEPT

**APD AND THE FIRE DEPT MAKE OUR 4TH OF JULY
PARADES VERY SPECIAL!**



INDEPENDENCE DAY

**OUR RESIDENTS MAKE THIS DAY VERY
SPECIAL. WE ALWAYS HAVE A HUGE TURNOUT!**



WATCHING THE PARADE

WE GET A HUGE SPECTATOR TURNOUT TOO!



BIKES, WAGONS AND ON FOOT

**THE KIDS LOVE THE PARADE. WE PARADE
THROUGH THE KNOLLS AND ALONG WAYNE
RIDDELL LOOP!**



SOCIAL EVENTS

STICKBALL AND SOCIAL EVENTS ARE A BIG PART OF OUR COMMUNITY BUILDING.



COMMUNITY EVENTS

ANN KITCHEN AND KEN CRAIG JOINED SMITTY AND MYSELF FOR A JULY 4TH PARADE IN THE KNOLLS COMMUNITY.



STICK BALL

DURING OUR SOCIAL EVENTS, THE KIDS LOVE PLAYING STICKBALL IN THE CUL-DE-SAC. STICKBALL IS LIKE SOFTBALL BUT YOU USE A CUT OFF BROOM STICK TO HIT THE BALL.



POOL PARTY

WE HAVE POOL PARTIES WITH FRIDAY NIGHT FOOD TRUCKS. AFTER THE FOOD TRUCKS, WE SHOW MOVIES THAT EVERYONE CAN WATCH FROM THE POOL.



DANCE PARTY

WE USUALLY HIRE GAMES 2 U A COUPLE TIMES A YEAR FOR THE KIDS. THEY HAVE A VIDEO GAME TRUCK AND DANCE PARTY VIDEOS.



CINCO DE MAYO

OUR CINCO DE MAYO FESTIVAL IS A FAVORITE WITH THE KNOLLS FAMILIES. WE SERVE BRISKET AND SIDES, HANG A PINATA AND HAVE ENTERTAINMENT.



MARIACHI

WE IMPLEMENTED SEVERAL TYPES OF SOCIAL EVENTS. DIVERSITY IS THE NORMAL IN THE KNOLLS. WE LOVE CINCO DE MAYO AND MARIACHI MUSIC.



HAMPSTA BALLS

WE HAVE PETTING ZOOS, PHOTOS WITH SANTA CLAUS, HAMPSTA BALLS, VIDEO GAMES AND ALL TYPES OF FUN FOR THE KNOLLS FAMILIES.



VOLUNTEERS

THE KNOLLS HAS MANY VOLUNTEERS TO HELP OUT WITH OUR SOCIAL EVENTS. IT IS A STRONG COMMUNITY!



EASTER EGG HUNT

WE HAVE A HUGE TURNOUT FOR OUR EASTER EGG HUNT WHICH IS LOCATED IN OUR PARK ALONG WAYNE RIDDELL LOOP.



TEENS

OUR TEENS ENJOY THE EASTER EGG HUNT AND THE OTHER EVENTS TOO!



LITTLE FREE LIBRARY

WE INSTALLED A FREE LIBRARY SO NEIGHBORS CAN SHARE READING MATERIALS.



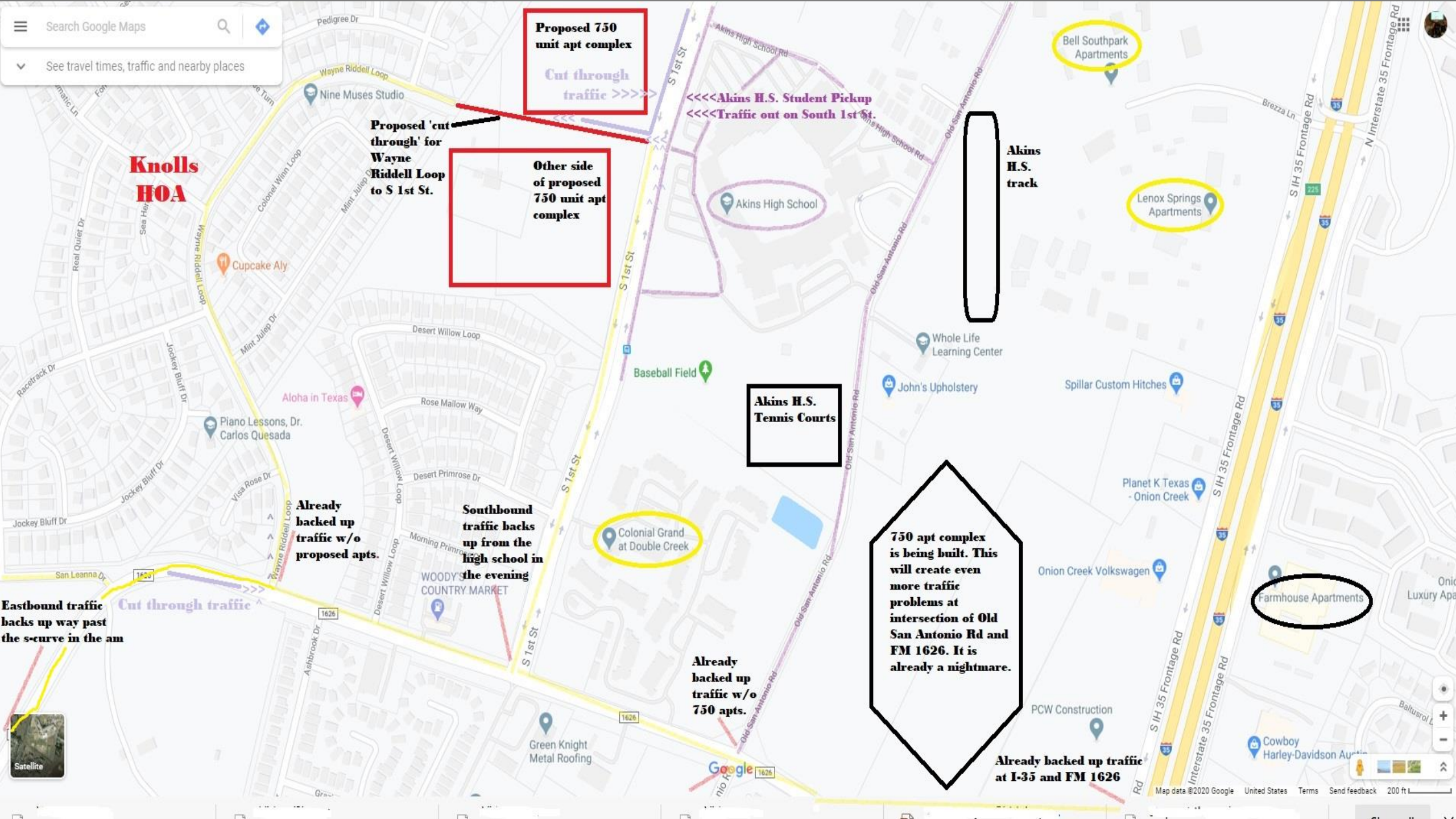
PARK ON WAYNE RIDDELL LOOP

WE HAVE OUR EGG HUNTS, FOOD TRUCKS, AND OTHER EVENTS IN THE PARK ON THE MAIN LOOP. EXTRA TRAFFIC WILL MAKE THESE EVENTS GO AWAY.



MY BACK DECK

THIS IS A PHOTO OF MY BACK DECK. YOU CAN SEE THE GREENBELT IN THE BACKGROUND. I REALLY DON'T WANT TO MOVE AWAY FROM THIS BOUNTY OF NATURE. PLEASE PROTECT OUR COMMUNITY!



Proposed 750 unit apt complex
Cut through traffic >>>

Proposed 'cut through' for Wayne Riddell Loop to S 1st St.

Other side of proposed 750 unit apt complex

<<<<Akins H.S. Student Pickup
<<<<Traffic out on South 1st St.

Akins H.S. track

Akins H.S. Tennis Courts

750 apt complex is being built. This will create even more traffic problems at intersection of Old San Antonio Rd and FM 1626. It is already a nightmare.

Already backed up traffic w/o 750 apts.

Southbound traffic backs up from the high school in the evening

Already backed up traffic w/o proposed apts.

Eastbound traffic backs up way past the s-curve in the am

Cut through traffic >>>

Knolls HOA

Bell Southpark Apartments

Lenox Springs Apartments

Farmhouse Apartments

Already backed up traffic at I-35 and FM 1626

Stop Short-Cutting Traffic thru

Tom “Smitty” Smith for the Knolls Board



- We estimate 790 rush hour “short cut” rush hour trips a day on Wayne Riddell loop.
 - That’s more than 4 cars a minute- 1 every 15 sec
 - Tx A&M study predicts 30% of the traffic stalled at an intersection will cut through
- *“Diverted motorists add to neighborhood traffic volumes and increase crash exposure for pedestrians, bicyclists, and other vehicles and often drive at excessive speed.....”*
- If this zoning is approved it will threaten our children, and the kids going to the high school.



Flooding and runoff are big reasons to vote against the Riddell Apartment complex on south First across from Akins High School.

- **The runoff from this complex could impact water quality and increase flooding downstream along Onion Creek.**
- **The city spent \$45 million to buy out 956 homes along Onion Creek- between 1999- and 2018**
- **25 new apartment complexes and commercial businesses are being built and will affect flooding**
- **The city is committed to reducing climate change – but doesn't require more frequent and severe flooding to be considered in permitting**




To Reduce
flooding
Please ask the
developer to:

- Reduce the zoning to MF 2 or 3 to reduce the run off
- Reduce the impervious cover to below 50%
- Use pervious pavers (bricks with holes in them)
- Collect rainfall from the roof
- Build a series of swales and berms to retard runoff
- Account for increased flooding from climate change in their plans and reduce runoff to projected 2100 levels of flooding

What can you do to stop short cutting ?

- Ask City staff to not require Wayne Riddell loop to be interconnected from 1st to 1626- you have the authority to do so (**§ 25-4-151 & § 25-4-157**)
- Ask the developer to exclude the 1.6 acre portion of the property at the entrance to the Wayne Riddell estate from their application





We would not
oppose this
application if:

- Short cutting were prevented
- Runoff controls were put in place

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Case Number: C14-2019-0129

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 19, 2020, Zoning and Platting Commission

HILARIO & MARLA CARREON

Your Name (please print)

☐ I am in favor
☒ I object

208 TURF COVE, AUSTIN TX 78748

Your address(es) affected by this application

Hilario Carreon / Marla Carreon

Signature

5/13/20

Date

Daytime Telephone: 512/292-5765

Comments: _____

SEE ATTACHED

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

We object to the proposed MF 4 apartment complex on the Wayne Riddell property and that it be changed to SF4 or SF5 due to the following reasons.

- 1) 60 ft. buildings would increase and take away from visual aesthetics if the community.
- 2) MF 4 zoning would increase traffic 50% over zoning MF2 or MF3
- 3) MF4 is a significant jump from MF 2 or MF3 in predominantly single family township.

There are safety issues from excessive traffic. To resolve this we request that Wayne Riddle Loop is barricaded to the proposed development to prevent it from becoming a short cut to FM 1626 and students from Akins High School speeding through the Knolls. Residents from the Knolls have a hard enough time getting out of the subdivision to FM1626 during peak traffic hours much less adding more traffic on Wayne Riddle Loop trying to exit the neighborhood.

There is also the issue of noise and light pollution. We request extending the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek.

We also request street lights or outdoor building spot lights that so not shine into the Knolls from the development.

We require no car parking or road/drive next to the 10 foot property line wall.

The environmental impact this MF4 complex will have significant stress on our native wildlife population and consider a "disturbance zone" to the entire area where habitat value has been meaningful reduced.

Thank you for addressing our concerns.

Respectively Submitted,

Hilario and Marla Carreon

Knolls of Slaughter Creek

208 Turf Cove, Austin, TX 78748

Email: larrycarreon59@yahoo.com

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Case Number: C14-2019-0129

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 19, 2020, Zoning and Platting Commission

KARLENE Cusick

Your Name (please print)

10908 Colonel Winn Loop

Your address(es) affected by this application

Karlene Cusick

Signature

5/19/2020

Date

Daytime Telephone: 518-248-7223

Comments: I am concerned about the ex-
cessive increase in traffic flowing
into Mapac. This development will
put between 750 and 1500 hundred
additional vehicles on an already
stressed highway. With entrances on
1st street Atkins HS will be impact-
ed in terms of walking and driving
students.

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

From: [Mark Whitehair](#)
Subject: Wayne Riddell Loop Case Number C14-2019-0129 Public Hearing June 4, 2020
Date: Friday, May 29, 2020 6:23:25 AM

***** External Email - Exercise Caution *****

I am a resident of the Knolls of Slaughter Creek. I attended the Zoning and Planning public hearing where 82 of my neighbors voiced their objections to the proposed construction of apartments and extension of Wayne Riddell Loop.

The consensus of the people that spoke at the meet is that these changes will adversely impact our neighborhood with:

- Increased traffic as commuters use Wayne Riddell as a cut through street
- lower property values caused by the impact that 4 story apartment buildings will have on the privacy of our back yards
- increased crime that multiple access and increase traffic would bring to our neighborhood

Additionally comments were made that the project does not include adequate provisions for storm water retention and control. The concern is that this development would increase flooding in Slaughter creek which is located on the north boundary of the property. Down stream Slaughter Creek merges with Onion Creek which already has a history of severe flooding. During the public hearing one member of the Zoning and Planning Commission made the comment that the application did not include comments from Travis County Flood Control.

Akins High School is at capacity. Where will the children that live in these apartments go to school?

I realize that Austin is growing rapidly and needs more housing. I am asking that the City Council make to:

- NOT extend Wayne Riddell Loop to First Street
- limit the apartments to two story
- Involve Travis County Flood Control to insure that the development includes adequate runoff control measures

I would also like to participate in the Public Hearing on June 4 at 2 PM. Please contact me if you have any questions or comments

Thank You

Mark A Whitehair
224 Pedigree Dr.
Austin TX 78748
832-545-3704

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a

From: [John Crane](#)
To: [Rhoades, Wendy](#)
Subject: Case Number: C14-2019-0129
Date: Tuesday, June 2, 2020 11:18:47 AM

*** External Email - Exercise Caution ***

June 2, 2020

Case Number: C14-2019-0129

Property: 10801: Wayne Riddell Loop

Name: John R. Crane

Address: 10709 Pedigree Cove, Austin, TX 78748

Phone: 512-292-6355

I OBJECT to this project, as described.

Comment:

1. My first objection is that the Zoning of MF-4 CO is way out of line with the zoning of surrounding apartment complexes. The property, just north of Akins High **C14-04-0125** is only zoned **MF-2 CO**. The property, just south of Akins High School **C14-2010-0027** and **C14-06-0063** is zoned **MF-3 CO**. These properties mentioned do not adjoin any residential areas, like the Riddell property does. I think this higher density is out of keeping with the neighborhood. (I apologize if I don't have these numbers exactly right. I am 74, using high power reading glasses and a magnifying glass, and the small numbers on the map we received are still hard to read.)
2. My second objection is cutting Wayne Riddell Loop through to S. 1st St. My property is right at the intersection of Wayne Riddell Loop and the edge of the Riddell property. I have lived here since 2001. We were the very first to purchase a home on Pedigree Cove. The extra traffic noise, caused by dense development like this affects the quality of my life and my quiet enjoyment of my property.
3. I understand from the site plan that there will be a parking lot adjoining the property line with me. I do not want a bunch of bright flood lights shining in my back yard and windows while people are trying to sleep.

Thank you,

John R. Crane

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From: [Angie Nelson](#)
To: [Rhoades, Wendy](#)
Subject: Case Number: C14-2019-0129
Date: Tuesday, June 2, 2020 11:34:14 AM

*** External Email - Exercise Caution ***

Angie & Bruce Nelson
10928 Colonel Winn Loop, Austin, TX 78748

512-786-3715

The proposed rezoning would be disastrous. Another influx of population on 1st street near Akins HS would make an already bad traffic situation on 1626 even worse. My main concern is the proposal to cut a street to connect Wayne Riddell and 1st St. This would endanger the many walkers, runners, bikers and children who currently enjoy this quiet neighborhood. Our public swimming pool and playground is on Wayne Riddell which also increases pedestrian traffic. There is no justifiable reason to connect these two streets since people on 1st wanting to get to FM 1626 can go to the light. It is already a buildup to turn onto FM 1626 just from those living here. Adding more would be horrible.

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Case Number: C14-2019-0129

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 4, 2020, City Council

Carlos Chason

Your Name (please print)

☐ I am in favor
☒ I object

209 Camperdown Elm Dr.

Your address(es) affected by this application

[Signature]

Signature

5-17-2020

Date

Daytime Telephone Number: 512 2962729

Comments: Allowing this one acre
to become high density homes
of less value than our
adjacent neighborhood, will
hurt our valuation.

No. T. That

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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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 4, 2020, City Council

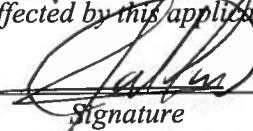
Carlos Chason

Your Name (please print)

☐ I am in favor
☒ I object

209 Camperdown Elm Dr.

Your address(es) affected by this application



Signature

5-7-2020

Date

Daytime Telephone Number: 512 2962229

Comments: Allowing this one acre
to become high density homes
of less value than our
adjacent neighborhood, will
hurt our valuation.

N.O.T. That

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Case Number: C14-2019-0129

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 4, 2020, City Council

Audrey Aguilera

Your Name (please print)

220 Pedigree Dr. Austin, TX

☐ I am in favor
☒ I object

Your address(es) affected by this application

Audrey Aguilera

Signature

78748
6/3/20
Date

Daytime Telephone Number: (512) 848-5552

Comments:

I am opposed to the zoning change from I-RR → RR (Rural Residential) to MF-4-CO. Changing to MF-4-CO will add unwanted traffic, congestion, opportunity for additional CRIME in an area primarily for Single Family Housing. There are plenty of MF-4-CO in the area from Stoughton

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

to Ith 35 &
S. 1st St.

Or email to:

wendy.rhoades@austintexas.gov

AA

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Case Number: C14-2019-0129

Contact: Wendy Rhoades, 512-974-7719

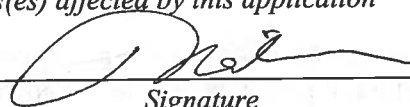
Public Hearing: June 4, 2020, City Council

LETICIA WILSON

Your Name (please print)

10712 Desert Willow Loop

Your address(es) affected by this application



Signature

Date

Daytime Telephone Number: 210-326-0433

Comments: prefer single residential
homes for the area
and not apartments rental

☐ I am in favor
☒ I object

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

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: June 4, 2020, City Council

Derickson

Your Name (please print)

221 Trophy Pass 78748

Your address(es) affected by this application

[Signature]

Signature

☐ I am in favor
☒ I object

5-29-2020

Date

Daytime Telephone Number: *512-825-6511*

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:

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