

C14-2021-0023.SH

146
HPD

NOT GOOD FOR AUSTIN



CAUTION!
PLEASE DENY
ZONING REQUEST

C14-2021-0023.SH

Puts KIDS
in **DANGER**



SEVERE
EROSION OF
BUTTERMILK
CREEK

ENTIRE 25' HEALTHY TREES UPROOTED
AND WASHED DOWN STREAM

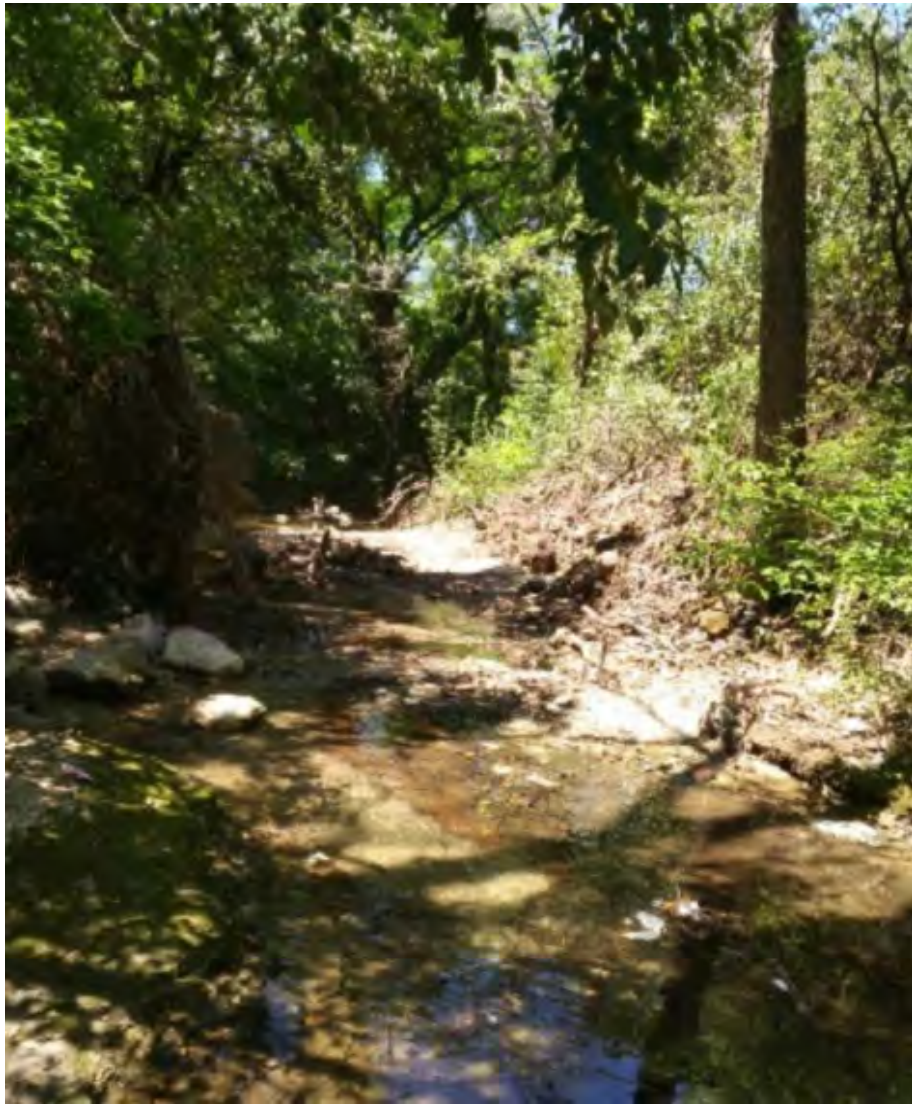


THESE TREES ARE THE NEXT EROSION VICTIMS



LAND HAS BEEN LOST TO UNCONTROLLED EROSION

BUTTERMILK CREEK IN 2012



SAME LOCATION 2021...notice the widened distance between the banks



WATERSHED ~~PROTECTION~~ **NEGLECTION** OF BUTTERMILK CREEK

Watershed Dept. materials washed away and trapped along creek bed



Resident's deck supports are cracking and collapsing as the hillside erodes away



WATERSHED PROTECTION 5-YEAR

CIP SPEND PLAN

2020-21 Proposed Budget, Austin, TX

In 2020, CoA addressed urgent erosion concerns of Buttermilk Creek at the development site and acknowledged additional work is required to restore the riparian zone and to stabilize the embankment of Buttermilk Creek.

The 2020-21 CoA Budget proposes a 5-yr (2021-2025) CIP Spend Plan of \$3,500,000 for Erosion Control and \$1,300,000 for Water Quality Improvements of Buttermilk Creek which should be fully expended **BEFORE any zoning change approvals.**

Erosion Control

Subproject	2021	2022	2023	2024	2025
5848.084 Buttermilk Creek - Lower Buttermilk Bank Stabilization	275,000	725,000	1,500,000	1,000,000	0

Water Quality Protection

Subproject	2021	2022	2023	2024	2025
5282.057 Buttermilk Creek - Water Quality Improvements	5,000	262,455	145,843	558,784	313,082


CoA has proposed \$5 million to address the public safety and environmental concerns. **Let's ensure the Watershed professionals receive the funding to address the public safety and environmental concerns.**

“UPPER” BUTTERMILK CREEK NEEDS TO BE STABILIZED LIKE “LOWER”



DID YOU KNOW?

Geosyntec used an innovative stream restoration and stabilization design to protect a residential area threatened by an eroding stream bank

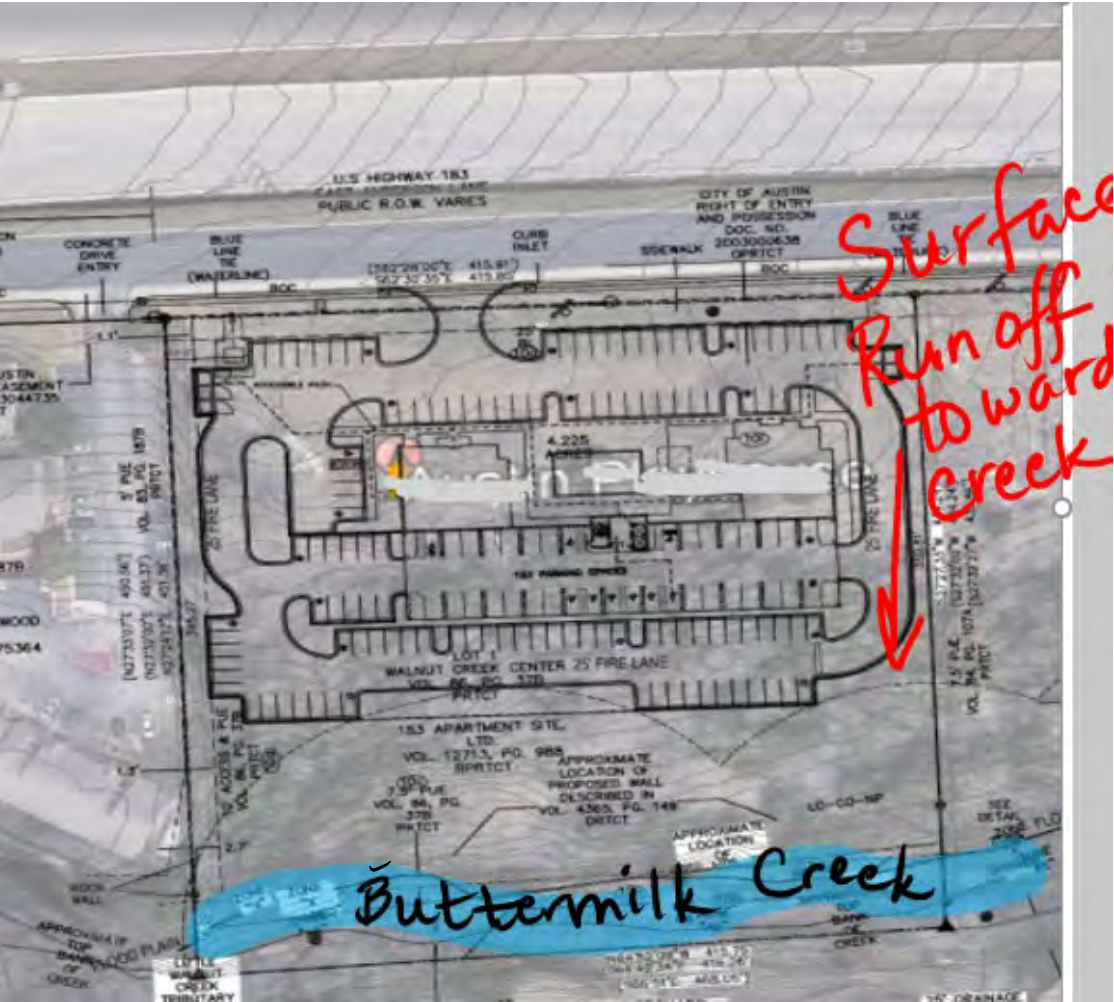
A U S T I N C I T Y C O U N C I L				
AGENDA				
				
Recommendation for Council Action (CCO)				
Austin City Council	Item ID:	60811	Agenda Number	19.
Meeting Date:	August 18, 2016			
Department:	Capital Contracting Office			
Subject				
Authorize award and execution of a construction contract with MUNIZ CONCRETE & CONTRACTING, INC. for the Lower Buttermilk Creek Bank Stabilization project in the amount of \$780,417.12 plus a \$78,041.71 contingency, for a total contract amount not to exceed \$858,458.83. (District 1)				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2015-2016 Capital Budget of the Watershed Protection Department.				

Lower Buttermilk Creek Bank Stabilization Project

The City of Austin retained Geosyntec to stabilize approximately 450 linear feet of eroding stream bank along lower Buttermilk Creek to protect a threatened multi-family structure and to rehabilitate and restore riparian habitat along adjacent portions of the stream channel.

THE EXACT SAME ISSUE FROM 2016 NEEDS THE EXACT SAME ATTENTION NOW.

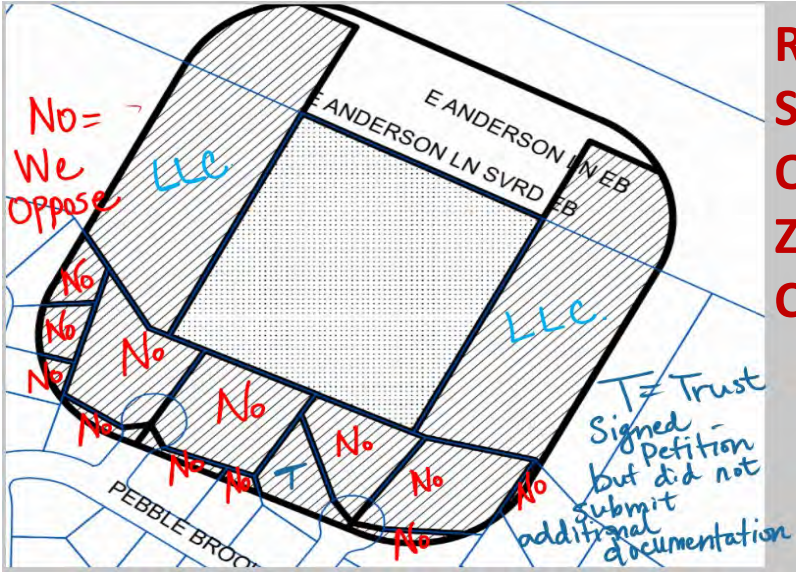
RESIDENTS WITHIN 200 FT. OPPOSE THE PROPOSED DEVELOPMENT; WANT TO PROTECT BUTTERMILK CREEK



SLOPING
DESIGN w/
RUNOFF TO
CREEK

Residents **OPPOSE 67 FEET** Structure

Where is the **DETENTION POND** going?
Why not in the diagram? **Not enough space nor depth
to adequately protect Buttermilk Creek from
excessive runoff!**



RESIDENTS
STRONGLY
OPPOSE
ZONE
CHANGE

No = OPPOSED
T = Home in a trust; additional documentation required
LLC = corporate entities

Developer suggests children use the basketball courts behind Virginia Brown Rec. Center for “outdoor recreation.” (TDCHA application #21047, pg. 95)

Basketball Court at Virginia L. Brown Recreation Center



**KIDS MUST
WALK 25
MINUTES
ALONG THE
HIGHWAY
TO REACH
COURTS**



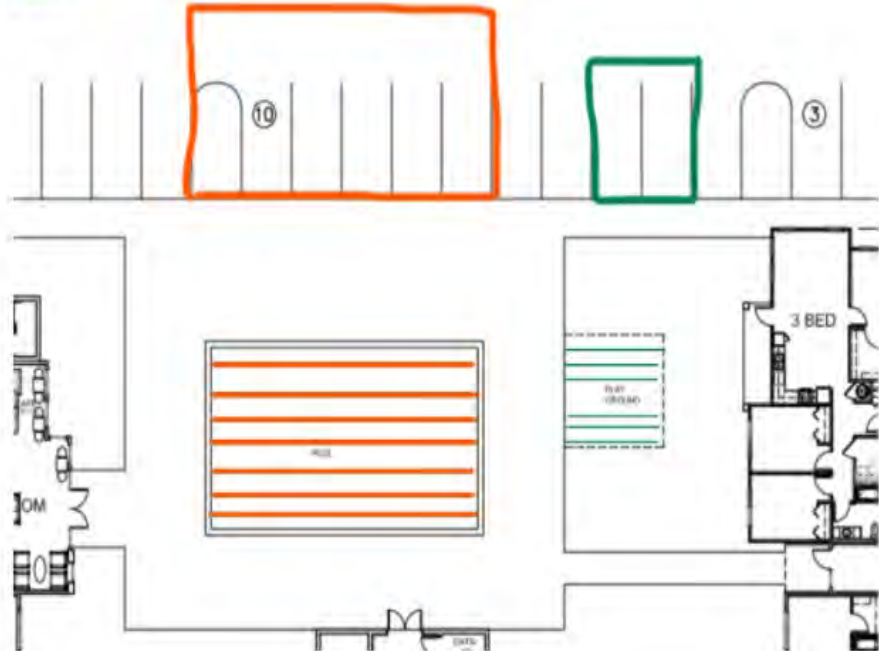
INADEQUATE ON-SITE RECREATION PLANNED

POOL is the size of 6 car parking spaces

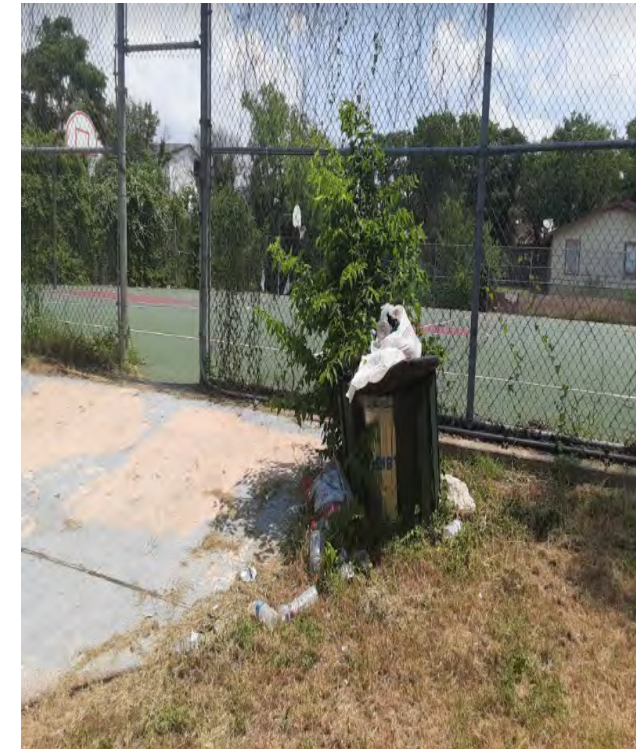
PLAY GROUND is the size of 2 parking spaces

(TDCHA application #21047, pg. 315)

21047

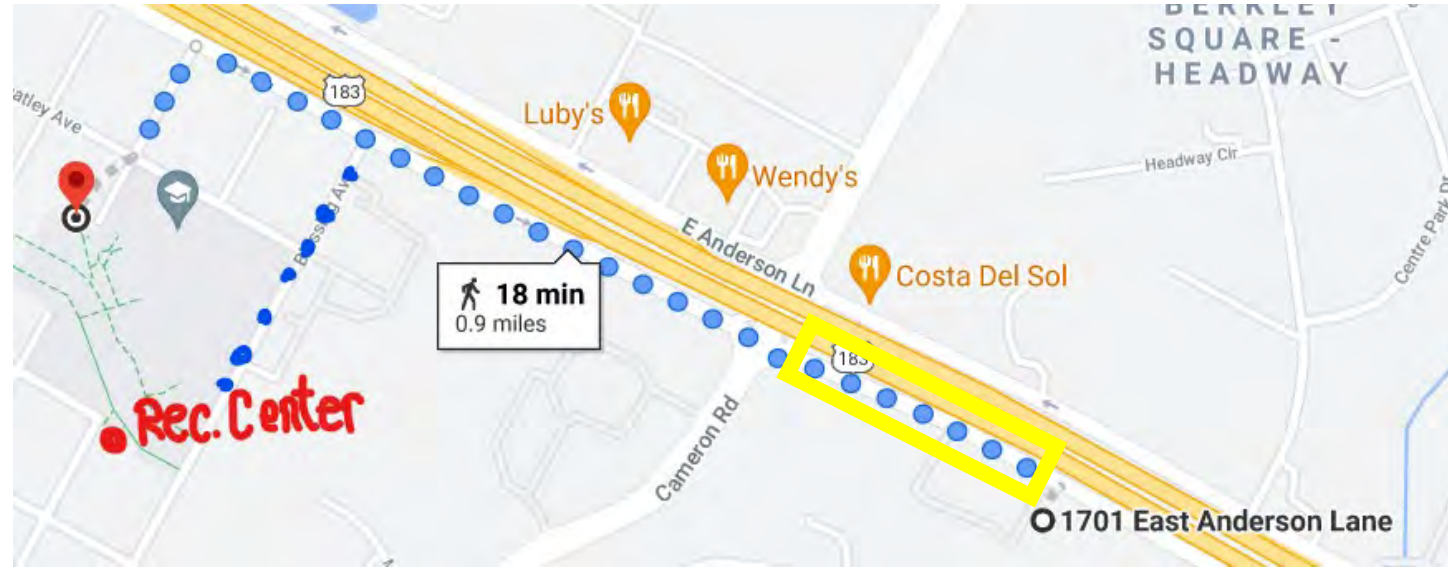


The basketball court is secluded and has an abundance of discarded **alcoholic beverage bottles/cans** and **some drug paraphernalia**. The courts are generally unkept and in need of repair



UNSAFE pedestrian route to reach “outdoor recreation”

**UNSAFE FOR
KIDS TO BE
WALKING**



4-12'tall vegetation; dangerous sidewalk route; longest part of route unsafe.



The UNHOUSED community is adjacent to Chevron Station at Cameron Road/183 intersection.



**UNSAFE FOR
KIDS TO BE
WALKING**

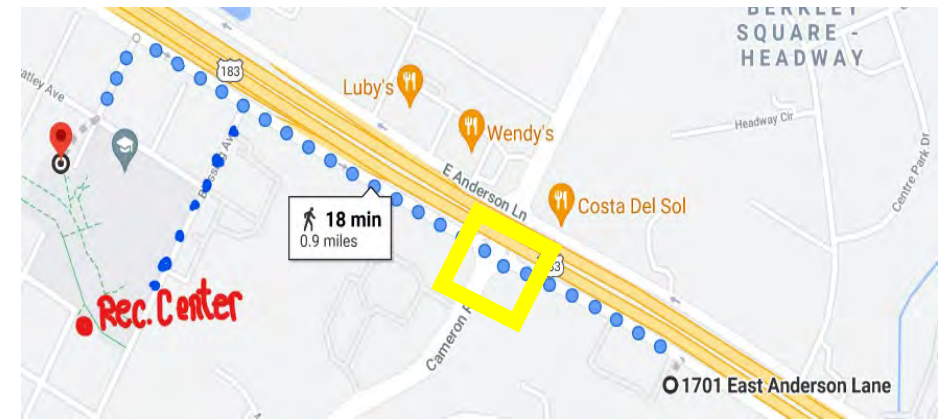
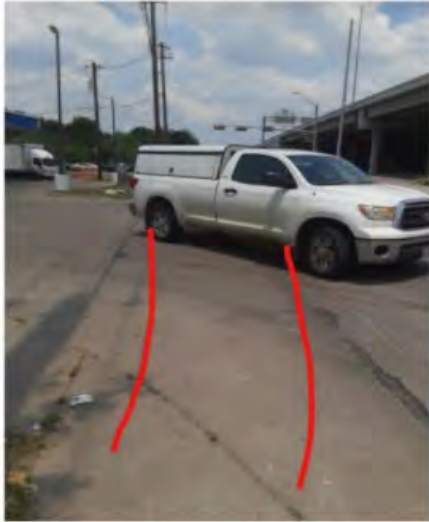


South-bound (SB) Cameron Rd traffic turning left onto SB 183 frontage putting






Chevron Station driveway; pedestrian danger - cars entering and exiting gas station.
Maintenance of guard rails stopped...frequent collision damage

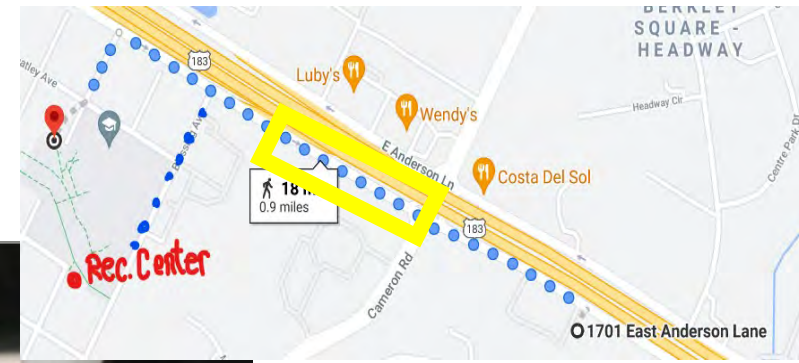



**CROSSING 8 EIGHT LANES
IS UNSAFE FOR KIDS**

Newly damaged guardrail (a common location for collisions).



 Walking route to/from the recreation center...dangerous crossing lanes of merging traffic. **NOT** safe for children (who may be distracted and horse-playing walking to/from the basketball court).



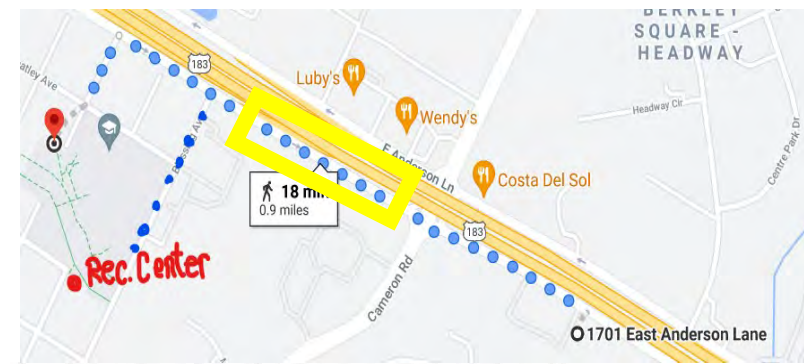
 NOTE: Concrete barrier (below) is good! Reinforced guard rail is better than nothing (photo below).

**DISTRACTED
KIDS
HAZARD FOR
DRIVERS**





**KIDS WILL EXPLORE!
HOMELESS KEEP
FENCES & GATES OPEN**

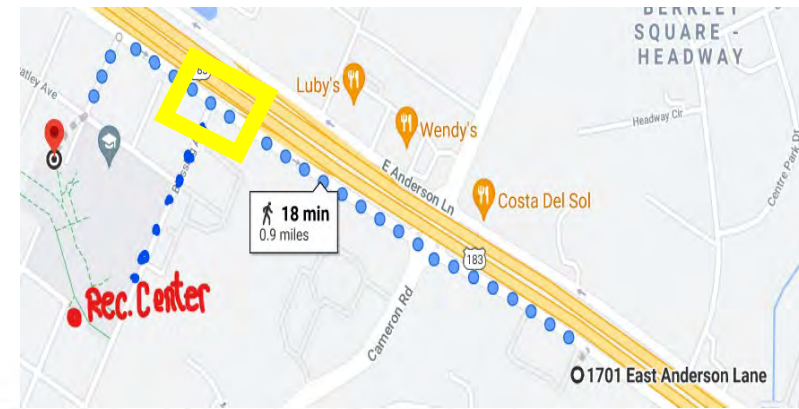



Dangerous route to/from the recreation center.  All gates are unlocked and OPEN; breeched fence along the SB US 183 Frontage Rd sidewalk. Children will enter the gates and explore.





**DRIVERS @ BLESSING AVE.
PULLING OUT & LOOKING TO
ONCOMING TRAFFIC
WON'T SEE CROSSING KIDS**



 Pedestrian danger - crossing Blessing; many collisions at 183 & Blessing Ave. Drivers trying to turn right onto SB US 183 from Blessing Ave have to pull out ~ 15 ft from the solid white intersection stop line to see on-coming traffic on SB US 183. Most drivers didn't seem to be aware of pedestrians trying to cross the street. Debris from previous collisions litters the sidewalk.

No guard rails along the sidewalk between Blessing Ave & Providence for pedestrians headed to/from the children's playground & basketball courts.



DEVELOPMENT HAS LOW MOBILITY & CONNECTIVITY.
TENANTS HAVE TO WALK ALONG HIGHWAY & HIGH CRASH ROAD
TO GET TO BUS STOPS.



Another driveway along the route to the NB Metro bus stop on Cameron Road.



Crossing merging traffic lane to reach SB Metro bus stop. City of Austin traffic sign in front of SB Metro bus stop warns of danger.



St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map

NEIGHBORHOOD ALREADY HAS
EXTREMELY DIVERSE
HOUSING TYPES

WITHIN 1 MILE

Federal Gov't Housing Complex

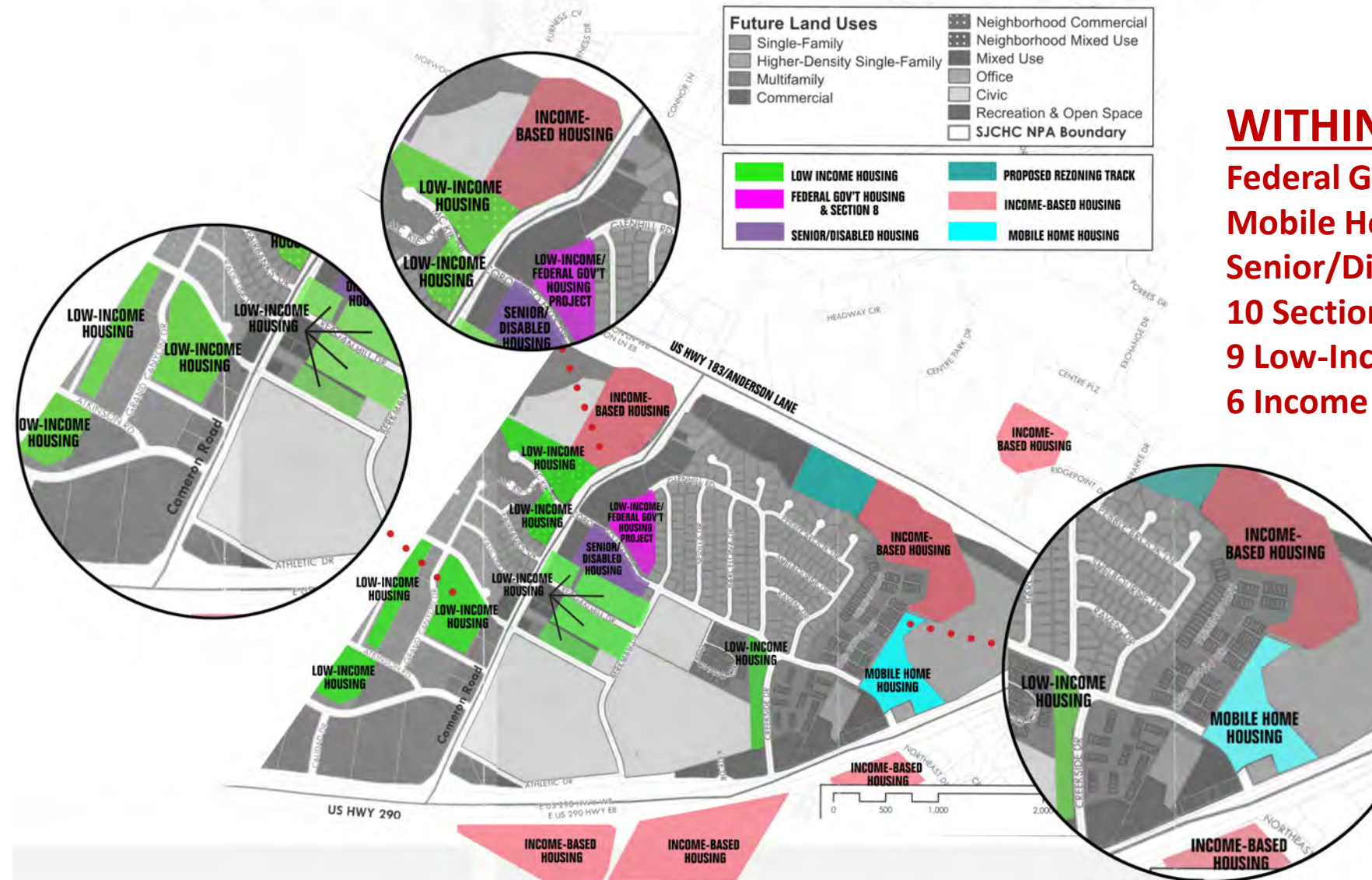
Mobile Home Park

Senior/Disabled Housing Complex

10 Section 8 Duplexes

9 Low-Income Apartments

6 Income Based Apartments



*Coronado Hills has an **IMBALANCE** of Single Family & Multi-Family... significantly higher percentage of land dedicated to **Multi-Family housing (27%)** vs. the Urban Core (11%)...with **no land (0%)** dedicated for public open space and recreation. (pg. 81, NP)*

Table 9. SJCHCNPA Units in Structure, 2010*

Pg. 82, SJCHC Neighborhood Plan

Type of Structure	St. John NPA	Coronado Hills NPA	SJCHCNPA	% of SJCHCNPA
Single Family	459	208	667	13%
Duplexes	487	4	491	10%
Triplex or Fourplex	77	32	109	2%
Apartment/Condo	2,420	1,290	3,710	74%
Retirement Housing	0	33	33	1%
Total Units	3,443	1,567	5,010	100%

Sources: Travis Central Appraisal District, and the Spatial Analysis Section, City of Austin Planning and Development Review Department.

*Mobile Homes are not included in the Units in Structure, 2010 data table.

The SJCHCNPA community has a large number of Multi Family housing units (Table 9). According to the 2010 census data, over half of all housing units in the planning area are Multi Family. This fact reveals a slight imbalance in renter versus homeownership opportunities in the community (Table 10). As such, the

*Coronado Hills has an **IMBALANCE** of Single Family & Multi-Family... significantly higher percentage of land dedicated to **Multi-Family housing (27%)** vs. the **Urban Core (11%)**...with **no land (0%)** dedicated for public open space and recreation. (pg. 81, NP)*

**NEIGHBORHOOD ALREADY HAS
EXTREMELY DIVERSE
HOUSING TYPES**

We ONLY have 208 homes of the 1567+ Total Units



We've tolerated neighbors who seem **NOT** to respect the appearance of Coronado Hills.

**PLEASE DENY
the Zoning
Change
Request**

PLEASE DENY the Zoning Change Request

1. **As citizens**, we are deeply invested in the environmental sustainability of Buttermilk Creek.
2. **As a community**, we are very concerned about the Location Dangers
3. **As a neighborhood**, we value the diversity and variety of housing types within our existing community.
4. **As individual property owners**, we advocate for the protection of our homesteads and the safety of our families.

July 27, 2021

E-MAIL

Allen and LuLu Francios
7602 Pebble Cove
Austin, Texas 78752

Re: Limited Slope Evaluation
7602 Pebble Cove
Austin, Texas
Engineer's Job #F21018.001

Dear Mr. and Mrs. Francios:

At your request, I have performed a limited evaluation of the steep slope (approximately 20 feet tall) behind your house. This steep slope leads down to Little Buttermilk Creek (a tributary of Little Walnut Creek). Movement of the slope has reportedly resulted in displacement of the foundation and deck footings supported near or on the slope.

As part of this limited evaluation, a site visit consisting of visual observations of the slope, the rear of the foundation and deck footings was performed. In addition, this evaluation included a review of historical photographs and documents you provided and publicly available information.

Geotechnical Information

While no site-specific geotechnical information was available for review, a published geologic map indicates the site is underlain by the Austin Chalk (Kau). Intact Austin Chalk was observed in the creek bottom during my site visit.

The Austin Chalk (Kau) can be generally described as being composed of alternating, thick to thin beds of chalky limestone and marl (calcareous clays). Reddish brown streaks caused by pyrite inclusions are often encountered on freshly exposed chalky limestone surfaces. Fossils such as *Inocerami* are often found on freshly exposed surfaces. Full sections may range up to several hundred feet in thickness although specific locations may be significantly different.

The generalized soil profile for the Austin Chalk is as follows:

- **Stratum 1:** Surface layer of dark brown and gray high plasticity clay. Plastic clays are commonly referred to as "expansive clays". This surface layer has been found to range from only a few feet to over ten feet in thickness.
- **Stratum 2:** Layer of weathered limestone and marl. This layer typically consists of yellowish-brown low to high plasticity clay, but the color can vary significantly. Thin layers of unweathered limestone have been found intermixed in this layer. This layer consists of near surface weathered limestone and has been found to be as much as 20 feet thick.
- **Stratum 3:** Intact limestone and marl. While the intact limestone is typically dark gray to very dark gray in color, light brown limestone has also been encountered. The intact limestone has been encountered at depths ranging from only a few feet to as much as 30 feet.

Terrace deposits (remnants of past flooding events) and a significant amount of vegetation debris were observed on the steep slope leading to the creek channel.

Description of Structure and Site

While a detailed survey was not performed, visual observations indicate that the site generally slopes downward from front to rear (south to north). The slope increases significantly towards the rear of the lot down to the creek channel. The creek generally flows left to right (west to east) at the rear of your property. Historical photographs indicate that the creek channel has gotten wider since a significant flood in May of 2015.

Your house consists of a wood framed structure supported on a slab-on-grade foundation. A large wood deck is present to the rear of the house. Structural plans for the foundation and the wood deck were not available for review. Portions of the rear of the foundation and the wood deck are located near or on the steep slope down to the creek.

Being a slab-on-grade, the foundation is supported by the near surface soils. Therefore, the foundation will move in response to soil movement or volume change. Indications of soil displacement or settlement were observed along the rear grade beam of the foundation.

While design and performance evaluations of the foundation were beyond the scope of my limited evaluation, it was reported that distress consistent with downward movement of the rear of the foundation is present inside the house. This distress was reportedly not present at the time of your purchase in December 2011. The distress reportedly occurred after the May 2015 flood and has increased with time.

Prior to your purchase in December 2011, the foundation was evaluated by a repair contractor. This foundation repair contractor indicated that the foundation was "functioning as intended" and no repairs were needed at that time. In the summer of 2020, two different foundation repair contractors inspected the foundation and recommended repair along the rear of the foundation closest to the creek. Limited survey data included with one of the repair contractor's proposal indicated that the rear of the foundation closest to the creek was on the order of 3 inches lower than the front of the house. This type of elevation differential is consistent with downhill movement of the steep slope. Erosion on the slope would typically not result in this type of elevation differential.

During my site visit, it was observed that the rear wood deck is supported by a combination of wood and concrete columns. At least one wood column is supported on a shallow pre-cast concrete footing. It is unknown if the supports for the concrete columns are deep (for example: drilled piers) or shallow (spot footings). A detailed analysis of the wood deck design and performance was beyond the scope of my evaluation.

Several of the deck columns were noted to have moved consistent with downhill movement of the slope. This movement reportedly began after the May 2015 flood. The pre-cast concrete footing has moved to the extent that it is no longer adequately supporting the wood column. One concrete column was noted to have cracked and shifted as a result of slope movement. The severity of the cracking and shifting of this column has reportedly increased with time. This cracking and shifting is not consistent with being caused by erosion.

Other indications of downhill slope movement were observed during my site visit. These indications included settlement at fence posts.

Conclusions and Recommendations

The following conclusions and recommendations are my opinions and are based on provided information and my education and experience regarding structural and geotechnical engineering subjects pertinent to this project. Should additional information become available, I reserve the right to revise opinions and conclusions if warranted:

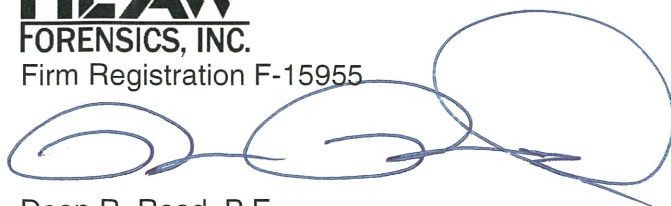
1. The reported information and historical photographs indicate the creek channel and slope have changed over time. These changes reportedly changed significantly after the May 2015 flood.
2. The steep slope down to the creek appears to be experiencing slow downhill creep. The widening of the creek channel is likely exacerbating the downhill creep. While at the time of my inspection there did not appear to be any indications of an overall failure (such as a landslide) of the slope, this could change as a result of future flooding events.
3. During my site visit, indications of downhill movement and distress of the foundation and deck structure were noted or reported. This downhill movement is consistent with being caused by the downhill creep of the slope. This downhill movement is not consistent with being caused by erosion due to yard and roof run-off as alleged by others.
4. Some of the deck footings need repair. Additional investigations are required before MLAW Forensics can develop repair recommendations.
5. An engineered evaluation of the foundation should be performed to determine if and what type of remediation of the foundation is warranted.
6. Until the slope is stabilized, additional displacement and distress to the foundation and deck will likely occur.
7. If the repairs are to be performed prior to the slope stabilization, deep drilled concrete piers anchored into the underlying intact limestone will be required. The concrete piers need to be designed to resist the lateral forces caused by the downhill creep of the slope. Tie backs uphill of the steepest section of the slope may be required. Drilling the concrete piers along the steep slope will be costly. The segmental steel piles recommended by the foundation repair contractors will not provide resistance to the lateral forces caused by the downhill creep of the slope.

We trust that this report will be of assistance. Please call if you have further questions.

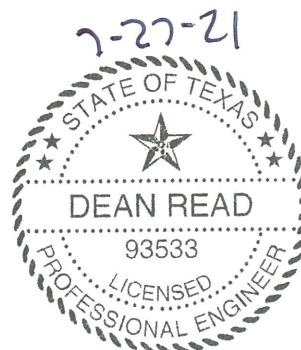
Sincerely,

MLAW
FORENSICS, INC.

Firm Registration F-15955



Dean R. Read, P.E.



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To: Austin City Council Representatives

July 17 2021

RE: Request for Zoning Change for Six Story Multi-family Apartment Building (CASE: C14-2021-0023.SH)

My wife and I live in the Coronado Hills Neighborhood and are opposed to the zoning change to allow the construction of a sixty-seven (67) foot multi-family apartment building immediately adjacent to our neighborhood's cul-de-sacs on our northern boundary.

While our home is not directly affected by this proposed project, we believe it is important that all of our neighbors deserve to have the same privacy and security that we enjoy in our home. The height of the building will provide a view directly down into the back yards of our neighbors who live in the cul-de-sacs. While we believe strongly in the need to expand opportunities for adequate affordable housing for our citizens here in Austin, it is a fact that our neighborhood already has a high density of multi-family housing units and a wide variety of housing types within a one mile radius of our neighborhood. This is not typical for most neighborhoods here in Austin. These housing units are diverse and serve low income families. St. George Court for the elderly and disabled and Austin Housing Authority duplexes for low income families are both located along Coronado Hills Drive and border our east neighborhood boundary. A couple of blocks to the southwest of our neighborhood are two large apartment multi-family units that accept discount vouchers under the Section 8 Program.

Buttermilk Creek forms the northern boundary of our neighborhood running from the northwest to the northeast portion of the neighborhood. The Creek has experienced significant erosion damage and the city has done nothing to respond to the complaints of our neighbors in the cul-de-sacs bordering on the Creek. Parts of their yards and foundations are at risk. While funds have been proposed on the City Capital Improvement Project over the last couple of years, no work has been done. We don't believe any new building projects should be approved until such time that Buttermilk Creek erosion issues has been corrected. Approving any type of the multi-story structure along this northern boundary would overwhelm the capacity of the Buttermilk Creek to handle the run-off.

My wife and I have lived in the Coronado Hills Neighborhood for 44 years. It has a long history of diversity and continues that tradition. We have three daughters that grew up in this neighborhood and attended Andrews Elementary School, Pearce Middle School and graduated from Reagan High School. I retired eight years ago but we decided to remain in the neighborhood because we continued to feel comfortable and safe here.

Please contact me if you have any questions.

Sincerely,

David & Sandra Risher
7304 Glenhill Rd., 78752
Home Number: 512-451-7084
Email: