

**From:** Lauren Meyers <>  
**Sent:** Wednesday, July 27, 2022 7:36 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Comments regarding C14-2022-0014, Sprinkle Cutoff

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

Good morning, below are my comments regarding case # C14-2022-0014

Comments objecting C14-2022-0014, 11001 Sprinkle Cutoff (listed on July 6th, 2022 notice as 11000 Sprinkle Cutoff):

I am writing to express concern over granting zoning, at this point, for 11001 Sprinkle Cutoff. Before anything moves forward, the city has a duty to honor the expedited redevelopment of Sprinkle Cutoff, a road it has labeled "substandard" as it is, without additional, denser development. Housing on these remaining parcels is inevitable and needed, but not before road improvement and at the cost of safety and lives.

Sprinkle Cutoff is one of only two thoroughfares in the larger Pioneer Crossing development. It is a 1.5-mile long, two-lane rural road with no shoulder or contiguous sidewalks, and no bike lanes despite being an often-used bicycle thoroughfare between eastern parts of 290 to Dessau.

The other is East Braker, which was given the full treatment - two lanes separated by a substantial median, turn lanes, bicycle lanes, and oversized sidewalks on both sides of the street (and will continue this in the extension eastward to Samsung Blvd.). Sprinkle Cutoff was completely left out of this, even though it is the only access road for a section of Pioneer Crossing West, Walnut Creek Enclave, several sections of Pioneer Crossing East, and the two recently proposed multifamily developments (11001 and 11050 Sprinkle Cutoff), and serves as a connection to Braker/Dessau from Sprinkle and Blue Goose roads. The Braker extension will alleviate some traffic from the Samsung area, but not for those with only Sprinkle Cutoff access, and current safety issues remain.

Vulnerable road users need safe access between Pioneer Crossing West (PCW) and Pioneer Crossing East (PCE), and from Sprinkle Cutoff to the Braker/Dessau area, where retail and jobs exist. Not everyone drives or owns a car. Sidewalks have been installed on far ends of the road with existing development, and will be in pieces with new development, but need to be connected the full length of the road. Missing areas happen to be in the most curvy and overgrown parts, with limited sight lines.

At this time, there are .7 miles of unconnected sidewalks and .8 miles of no sidewalks, where you must either walk in the road, or in piecemeal mowed areas (most within 1-2 feet of the roadway).

At this time, there are ~460 housing units with only Sprinkle Cutoff access, and ~1280 total units accessing Sprinkle Cutoff with one other option. This development, along with potential multifamily development at 11050 Sprinkle Cutoff, could add around 350 units with only Sprinkle Cutoff access.

Existing traffic at Samsung Blvd. (non-controlled intersection), Pioneer Farms Dr., and E. Braker(stop signs) are congested during peak times, and much worse when Pioneer Farms has events, which bring in an amount of cars that they and the roads are not capable of handling

(traffic and parking).

Any emergency event, such as an evacuation from a possible Samsung plant issue, would be even worse.

Regarding safety, most recently there was a pedestrian fatality (hit and run - APD case #2022-1511313), numerous crashes/failure to stop and render aid incidents, mostly around Chetco and Samsung Blvd. Around the curved area near Chetco, there have been at least two incidents involving vehicles overturning at the bridge. Almost every week there is a new piece of car debris or a bumper on the side of the road confirming incidents that may or may not be reported.

The talk of improvements 7 years out, and without even knowing what those are, isn't reasonable. It needs to be pre or concurrent with these new dense developments, in the name of safety for anyone who currently lives near or drives it, and the hundreds of proposed new residents for whom this will be their only entry and exit. We need housing, but not at the cost of people's safety and lives. It is already set up for disaster, and we need responsible development and infrastructure. Unfortunately, the city has allowed continued development along this road without appropriate infrastructure to this point. While developers have an obligation for the frontage in question, the larger issues are still exacerbated. In the end, we don't want this to be a story of risking lives as just being the price of doing business with the city.

-Lauren Meyers, July 26, 2022

**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 malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** Lauren Meyers <>

**Sent:** Wednesday, July 27, 2022 7:43 AM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Cc:** Sammy Easterday <>; Coleman, Glen <Glen.Coleman@austintexas.gov>

**Subject:** Postponement of case #C14-2022-0014, Sprinkle Cutoff

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

Good morning,

I recently sent my comments opposing the zoning for the current Sprinkle Cutoff development, however I would like to request a postponement due to the fact that the public notice sent by the city has the incorrect address for the development, and references an address that would be across the street if it existed (11000 v 11001).

This could also give additional time to work with the developer - I was told they may be submitting a letter of intent to work with the community, but I have not received any updates as of this morning.

Thank you for your consideration,

-Lauren

**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 malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).