



Steiner Ranch Neighborhood Association

A voice for everyone in the "Land Between the Lakes"

Tuesday, May 20, 2014

City of Austin – Zoning and Platting Commission

RE: Rezoning proposal for 11108 Zimmerman Lane to Multi-Family

C14-2014-0031.SH - Cardinal Point

Honorable Commission & Council Members:

Regarding the proposal to change the zoning of 11108 Zimmerman Lane to MF-1, Steiner Ranch Neighborhood Association would like to raise objection due to the negative impacts such a change may have for traffic and safety in the Four Points area.

RM 620 near FM 2222 has seen a significant rise in congestion in recent years and has become one of the most congested areas in Austin lacking an associated plan for improvement. RM 620 and FM 2222 both serve as critical arterial roadways in west Austin. With no practical means to add additional capacity across the BCCP and through the hills on the west side of Austin, we must treat each of these arterial roadways as a precious resource.

Previous planning efforts by the City have resulted in identifying the Four Points area as a site for future residential growth, and as a consequence we have seen rapid development occur in land already approved for multi-family along with zoning approval in the past decades allowing for such development.

It has become abundantly clear to all those who reside and do business in Four Points, or travel through it, that all the development occurring both in Four Points and along the RM 620 corridor from HWY 71 north to Cedar Park have significantly heightened congestion along the entire corridor and especially at 620/2222 intersection which serves as the major gateway for traffic traveling easterly from western parts of town. Further, additional residential developments are already planned, zoned and/or in progress in the immediate area which will further add to the congestion.

We would ask that before the City zones additional land for multi-family development that a plan of action and associated funding sources be identified to improve the RM 620 corridor traffic and especially the critical intersection of 620/2222 and the interconnected intersection at 2222/Four Points Dr. No such improvements are currently in plan and no funding has yet been identified by the City to contribute to such improvements.

In closing we would ask that this proposal for MF-1 zoning is denied.

Thank you for the attention and concern you give to our community.

Best regards,

Brian Thompto
Chairman
Steiner Ranch Neighborhood Association