

# THE City Park Road News

Development Happenings Vol 1 Issue 1

April 2017

## Champion Tract 3

### Neighbors Petition for City Council ReVote

Lake Austin Collective and Shepherd Mountain, with legal fees donated by a neighbor, hired lawyer Bill Aleshire to file a petition against the City of Austin ("City") seeking to enforce the Texas Open Meetings Act and allege as follows:

"Some People Just Never Learn." The Austin City Council has struggled for years to *avoid* compliance with the Texas Open Meetings Act. *The Council's most recent tactic is approving land developments that adversely affect adjoining neighbors, taxpayers generally, or environmental protection while using deceptively incomplete descriptions in Council meeting notices of the actions they are contemplating.*

Thankfully, the Texas Open Meetings Act <sup>1</sup>(TOMA) requires fair notice to the public of the "subject" of Council's deliberation, a requirement the Council violated ...again... on November 10, 2016 when it approved waivers of environmental laws and regulations with no mention of that in its meeting notice. The City has 45 days to respond. **Stay tuned for more info ...and click the Statesman story:**

<http://cityhall.blog.statesman.com/2017/04/03/champion-development-opponents-claim-austin-open-meetings-act-violation/>

#### CHAMPION TRACT 3 REZONING



#### Background Champion Tract 3 - City Park Road and 2222

A 325 multi-family apartment house was approved by City Council November 10, 2016. The driveway (circled in red above) is known to City Park Road drivers to be dangerous, yet Council still approved 2,100 trips for the property. Most of the traffic is expected to pass through this unsafe driveway, which is approved as the only right and left turn drive.

Surprisingly, the developer who applied for rezoning did not purchase the property. A San-Antonio based buyer purchased it but has not filed building plans.

#### Valid Petition Update

HB 1175, submitted by Rep Hinojosa seeks to extend 'valid petition' rights to residents who live next to un-zoned property. Texas near-by residents can submit a petition to the city to trigger a supermajority vote at Council. Nearby neighbors asked for an amendment to prohibit a last minute rezoning as in the Champion Tract 3 case. (track bills and their status at [www.capitol.state.tx.us](http://www.capitol.state.tx.us))

*"68% say the city is doing a poor job of planning for growth." But like living in Austin* City of Austin 2016 Community Survey Findings

**Publisher/Editor** Linda, Carol, Susan, Marisa

We all live down City Park Road and work with 6 nearby neighborhoods  
Contact [LindaBailey123@gmail.com](mailto:LindaBailey123@gmail.com) to be added or removed from this list

#### Neighborhood Contacts

[Jim Rumbo](#) Westminister Glen, [Mike Reitzel](#) Glenlake, [Ollie Zimmermann](#) Greenshores, [Ed Stillman](#) Austin City Park, [Marisa Lipscher](#) Shepherd Mtn, [Susan Kimbrough](#) Two Coves

## Safety (NOT) on CPR

### The Word is Spreading

Click the link to see videos

1. [KEYE video on unsafe driveway](#)
2. Westminster Glen will host your citizen reports. Send any photos or incidents in to [Jim Rumbo](#). We already show three more accidents than TxDot records.
3. [Safety Commission Report](#), Item 2, fast forward 3 minutes
4. [KXAN video on Courtyard and 360 unsafe intersection](#)

## 145 Acres by Lake

### To Be Developed

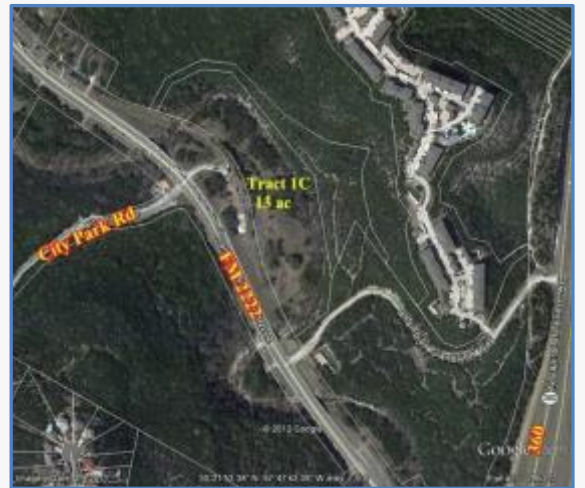
The large tract known as Camelback or the “old Exxon-Mobil tract” (next to Bridgepoint) was purchased by a new, Austin-based owner last week. At least nine neighborhood leaders recently met with the owner to discuss plans. Despite some concerns about traffic safety on City Park Road and at 360 and West Courtyard, neighborhood leaders believe the owner’s vision is better than the property’s 1986 grandfathered plan. The new owner committed to ongoing discussions.



## Champion Tract 1 C Rezone

January 19, 2017 -- Neighbors met with Andy Pastor, Managing Partner of Endeavor Real Estate Group. We expressed safety, traffic, aesthetic, environment, and other neighborhood concerns.

During a very cordial meeting, Pastor said their group “learned from the Champions Tract 3” that it’s better to work with neighbors up front. Endeavor will send a summary for all to review. They want to build aesthetically pleasing 800-unit storage facility units in two buildings. Storage on outdoor spaces, such as for RVs, will be prohibited. Endeavor said they will use “hill country materials” and estimated trips will be officially calculated at 400 per day, but in reality expect no more than 30. Endeavor built the Indeed building. Contact Ollie Zimmermann for more details.



## 2222 CONA Reinvented

Concerned neighborhoods reinvented the 2222 Coalition of Neighborhood Associations (“CONA”) and tripled its membership within the last few months.

CONA aims to promote safe and environmentally sensitive development along the 2222 Hill Country Corridor. See <http://2222cona.org/> for more information.

Officer elections will be held at the next meeting is April 27, 2017. Email us for info.

## Quiet Mountain Cove

A call to Travis County Development Services showed no permit for building on Quiet Mountain Cove. A stop work order was issued.



## Report Unsafe Intersection Here

The [Vision Zero Input Map](#) is an interactive tool launched by the city to make it easier for Austinites to share places where streets need to be safer.

For example, click the Map link above, click the red triangle in the upper right, select the Location of the intersection of CPR by the proposed apartment house, select Driving Mode and Save your concern.

## District 10 Contact Information

We elected our new council member Alison Alter to represent us in safety and development issues.

Contact her at:

**Council Member**

**Alison Alter**

<mailto:Alison.alter@austintexas.gov>

**Policy Aide**

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