



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: north side of W. University Avenue between IH-35 and Wolf Ranch Parkway

Project Case Number: 2020-9-PUD P&Z Date: May 4, 2021 Case Manager: Ethan Harwell

Name of Respondent: EDWIN HANKINSON
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 101 N HILLVIEW DR
(Address required for protest)

I am in FAVOR: ELH I OBJECT: _____

Additional Comments:

THIS AREA IS LAND LOCKED ALONG WITH MY SUBDIVISION.
THE ANIMALS IN THE PROPOSED AREA SHOULD BE REMOVED.
THERE TOO MANY DEER, SNAKES THAT ARE ON THE LIST. ALSO
WISH THERE WAS ANOTHER ACCESS JUST FOR OUR AREA TO
EXIT OTHER THAN THE ACCESS ROAD

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Tuesday, April 20, 2021

To: Georgetown Planning and Zoning.

Subject: Wolf Lakes Proposal

I have lived on 101 N. Hillview Dr for about 32 years. This proposal was expected as this area is prime for change.

My concern is:

- 1. There are so many animals in this confined area, deer, squirrels, snakes and others that I believe that when the area gets to be dug up many will be more leaving that area and getting into River Hills Subdivision. Like what happens in Sun City they still are taking deer out of the that area. We have seen more rattle snakes since we have lived here along with more of the neighbors.**

Concerns not directly about the proposal:

- 2. The map attached shows River Hills to be extended to Wolf Ranch Parkway. That would be a good idea for the neighborhood to be able to get out of the subdivision without going on the I-35 access road. But the only way that would work is to have to be made a one-way exit only. This was discussed many years ago with extending River Hills Dr. but nothing ever happened. The map also shows Hillview and Oak Hollow attached to the new area. I know that this may not be correct as previous maps have show changes.**
- 3. I assume that this new area will have sewer installed. River Hills Subdivision are all on septic tanks. Will we be involved in having sewer installed also? The streets in this area have never been upgraded to better streets. It was initially not in the City Limits.**

Ed Hankinson

101 N. Hillview Dr.

Georgetown, Tx 78628

512-925-2548

[REDACTED]

Ethan Harwell

From: Ron and Cheryl Imken [REDACTED]
Sent: Friday, April 16, 2021 1:01 PM
To: WEB_Planning
Cc: Shawn Hood; Ethan Harwell
Subject: [EXTERNAL] River Chase HOA Board of Directors Comments Concerning HEB Location at Wolf Lakes Village, Project Case Number 2020-9-PUD
Attachments: River Chase Subdivision HOA Board Response to 2020-9-PUD.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL]

The River Chase Subdivision HOA Board of Directors requests that these attached comments regarding the location of an HEB in Wolf Lakes Village be presented to the City of Georgetown Planning and Zoning Commission for consideration in the upcoming public hearings.

Best regards,
Ron Imken
Secretary, River Chase Subdivision HOA Board of Directors



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Project Case Number: 2020-9-PUD P&Z Date: May 4, 2021 Case Manager: Ethan Harwell

Name of Respondent: Ron Imken (River Chase Subdivision Board of Directors Secretary)

(Please print name)

Signature of Respondent: _____

Ron Imken

(Signature required for protest)

Address of Respondent: 122 River Chase Blvd., Georgetown, TX 78628

(Address required for protest)

I am in FAVOR: _____

I OBJECT: _____

Additional Comments:

Please see attached pages.

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To: The City of Georgetown Planning and Zoning Commission
Shawn Hood, City of Georgetown District 2 Councilmember

Subject: Proposed HEB at Wolf Lakes Village
Project Case Number: 2020-9-PUD

From: River Chase Homeowners Association Board of Directors

The River Chase HOA would like to express its concern with two inevitable traffic impacts from the proposed location of a new HEB in the Wolf Lakes Village development:

First, the River Chase Subdivision has the potential for seeing a troubling amount of cut-through traffic with the location of the HEB at Wolf Lakes Village. This concern was presented by dozens of homeowners during the City Council meeting on March 26, 2019, concerning Bluebonnet Plaza, represented currently by the Academy Superstore and the soon-to-be-completed Grand Living facility. Also, in the not-too-distant future, work on the widening of DB Wood Road will route a heavy amount of traffic through River Chase during the construction--a fact confirmed by city and county officials. Another factor is the current severe backup of traffic on SH 29 at peak hours tempts drivers to "short-cut" through the subdivision to get to and from businesses on Wolf Ranch Parkway, businesses like Home Depot and Wal-Mart.

With the location of an HEB which draws thousands of customers every day, drivers will have even greater temptations to cut through the River Chase subdivision, a subdivision with no sidewalks, narrow streets, and load-zoned bridges – all contributing to a safety risk for its residents, pedestrians, and drivers. Further, it lures multi-axel, high tonnage vehicles to travel these narrow roads which were not intended for heavy, frequent loads.

Second, the condition of Memorial Drive between River Chase Boulevard and Wolf Ranch Parkway is abysmal, deteriorating, and dangerous. This too has been acknowledged by the City Manager and Assistant City Manager with no plans (e.g., no funds allocated) to improve the condition of this road. The road is narrow, just barely wide enough for two cars to pass, with crumbling asphalt at the edges. The City has presented sketches as to how this section of road *might* be improved, but no action has been taken. The HOA's understanding is that the Wolf Lakes development is taking responsibility for the improvement of the east section of Memorial Drive, between Wolf Ranch Parkway and SH 29. However, River Chase homeowners have no indication that the west portion will be improved any time soon.

One idea suggested previously by the River Chase Subdivision is to make the west portion of Memorial Drive a 1-Way East-bound to mitigate cut-through traffic, understanding that this is somewhat controversial and would need to be justified by a new traffic study. The pending "enhancements" to SH 29 will preclude a left turn from River Chase Boulevard onto SH 29 so Memorial Drive eastbound will be the only practical way to leave the subdivision for eastbound locations like I35. (A West-Bound Memorial 1-Way would leave residents with Mason Ranch Drive as the only option for travel to eastbound locations in Georgetown by turning left onto DB Wood Road. Such a left turn is dangerous with heavy simultaneous north- and south-bound traffic on DB Wood Road.)

The River Chase HOA is not opposing the location of the proposed HEB at Wolf Lakes. HEB provides an outstanding and valuable service to our community, made even more clear during these pandemic days. The River Chase HOA is ***strongly*** recommending that any consideration of this HEB facility take a comprehensive look at the additional traffic impact this business will produce on the surrounding communities and on existing roads IN ADVANCE and NOT AFTER APPROVAL– and that the City of Georgetown commits actions to mitigate the risks to individuals and property.

The River Chase HOA Board of Directors is making the two primary requests:

1. A TIA including the western portion of Memorial Drive to take place 90 days before HEB's opening, then 90 days after. If the traffic patterns show that opening of the HEB produces a considerable increase in Memorial Drive traffic and that an East-Bound only Memorial could alleviate some of the congestion and improve safety, then it could be done at low cost since it requires only simple striping and signs.
2. The widening of Memorial Drive plus sidewalk extensions on its south side to provide safety for pedestrians, adding this improvement into next year's budget.

Future safety considerations could also include:

- A. Posting of "No Through Trucks" signs at the entrances to the River Chase Subdivision on Mason Ranch Drive and River Chase Boulevard, and on Memorial Drive at Wolf Ranch Parkway to discourage vehicles which might damage the two narrow load-zoned bridges on River Chase Boulevard.
- B. Making the intersection of Memorial Drive and Wolf Ranch Parkway a 4-Way stop or installing a traffic signal since this intersection is currently dangerous for vehicles crossing or turning onto Wolf Ranch Parkway from either section of Memorial Drive.

Please feel free to respond to any or all the River Chase Board members shown below:

Bruce Jones, President, [REDACTED]

Nancy Benold, [REDACTED]

Mike Hewlett, [REDACTED]

Ron Imken, [REDACTED]

Jay Powers, [REDACTED]



Ron Imken, River Chase Subdivision HOA Board of Directors Secretary

122 River Chase Boulevard, Georgetown, Texas 78628

[REDACTED]