

# Canyon Creek CHRONICLE

MARCH 2011

VOLUME 5 ISSUE 3

## New Traffic Concerns Raised at RM 2222 and Loop 360

A request is scheduled to come before Austin's Zoning and Platting Commission and the City Council in March which should be of concern to all area residents who travel on RM 2222. If the City Council grants this request, it may well result in an increased risk to traffic safety on RM 2222 in the vicinity of Loop 360.

The case in question is C14-91-0015(RCA) and it is a request by the owners of the property located on the southeast corner of RM 2222 and Loop 360 to change the terms of a public restrictive covenant between the owners and the City of Austin. This property, known as Champion Tract 4, has been a point of contention between nearby neighborhoods and the owners for over 20 years.

In 1991, the Champions filed for zoning on Tract 4 for commercial development. The Champions received their zoning, with certain uses prohibited, and signed a public restrictive covenant with the City which addressed some concerns raised by the neighborhoods. The restrictive covenant included traffic safety and water quality controls as well as landscaping and other provisions intended to improve the compatibility of this development with the nearby residences.

The covenant specifies that access to the property will be from two right-in/right-out-only driveways, one on eastbound RM 2222 and the other on the exit lane from Loop 360 to eastbound RM 2222. Furthermore, in order to guarantee that there would be no left turns into or out of the property onto RM 2222, the covenant requires that there be a solid median in place on RM 2222 before any certificates of occupancy are issued for Tract 4.

The bridge project under construction by TxDOT originally included plans to place a solid median along RM 2222 adjacent to Tract 4. TxDOT was approached by agents for the Champions expressing concern about future access to Tract 4, and eventually TxDOT agreed to modify their plans to allow a left-turn cut-through in the median from westbound RM 2222. TxDOT was not made aware of the restrictive covenant. When TxDOT became aware of the terms of the covenant, the property owners were informed that a solid median would be installed unless the City removed the restriction.

The owners filed to have the restrictive covenant modified to remove the right-in/right-out-only restriction on the driveways to Tract 4. The City then requested an updated Traffic Impact Analysis (TIA) from the applicants. Their engineers produced a TIA update which shows no improvement to traffic flow or traffic safety from the proposed change and instead tries to make the case that the change would "do no harm."

From the point of view of residents who travel on RM 2222, the proposed left-turn access poses several concerns. First, vehicles turning left into Tract 4 would be crossing the eastbound lanes of RM 2222 very near the intersection with Loop 360. Not only does this pose a danger to vehicles traveling east on RM 2222 but also to vehicles entering RM 2222 from the exit from northbound Loop 360. Second, vehicles waiting to turn left from westbound RM 2222 will be stacking up as they wait for a break in the eastbound traffic flow. The number of vehicles which can queue up to turn left will be limited by the

new traffic signal to be installed at Lakewood Drive. Vehicles waiting to turn left could block the left lane of RM 2222 and possibly block the intersection at Lakewood, particularly during rush hour traffic. Third, the driveway to Tract 4 will be directly across RM 2222 from the driveway to the Bull Creek Market. It is inevitable that some vehicles will attempt to cut across RM 2222's westbound lanes to turn left onto eastbound RM 2222.

All of these scenarios create unnecessary traffic conflicts and decrease traffic safety for local residents and everyone who travels on RM 2222. There are no benefits to the public or to area residents from the proposed changes to the covenant. The provisions of the covenant were designed to provide some mitigation for the negative effects of the intensive commercial zoning approved for Tract 4. As far as the surrounding neighborhoods are concerned, the owners made a deal with the City to obtain their zoning, and now they are trying to renege on their part of the deal. What remains to be seen is whether the City will honor the commitment made to area residents back when the zoning was approved.

Courtyard Homeowners Association, which is the adjacent neighborhood, and 2222 Coalition of Neighborhood Associations (2222 CONA) have already taken positions of opposition to the proposed modifications. Northwest Austin Civic Association and other area homeowner and neighborhood associations are also considering opposing the request.

Concerned area residents and all who travel on RM 2222 can individually indicate

*(Continued on Page 3)*

## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

EMERGENCY ..... 911  
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Ambulance..... 911  
Sheriff – Non-Emergency..... 512-974-5556  
Hudson Bend Fire and EMS

### SCHOOLS

Canyon Creek Elementary ..... 512-428-2800  
Grisham Middle School ..... 512-428-2650  
Westwood High School..... 512-464-4000

### UTILITIES

Pedernales Electric..... 512-219-2602  
Texas Gas Service  
Custom Service ..... 1-800-700-2443  
Emergencies ..... 512-370-8609  
Call Before You Dig ..... 512-472-2822

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Repair ..... 1-800-246-8464  
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### Time Warner Cable

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### OTHER NUMBERS

Balcones Postal Office ..... 512-331-9802

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# NOT AVAILABLE ONLINE

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8:30 & 11:30 - Bible Life Groups (all ages)

#### Great Hills Baptist Church

10500 Jollyville Road . Austin, Texas 78759 | 512.343.7763

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**New Traffic Concerns - (Continued from Cover Page)**

their support or opposition to this application to remove the right-in/right-out-only restriction on this property's driveways. The easiest way to do so is to send an email expressing your opinion on this traffic safety and traffic flow issue to both the Zoning and Platting Commission and the City Council before their respective hearings. Below are the email addresses and case information which should be referenced:

Case # C14-91-0015(RCA), Application to amend restrictive covenant, 5617 FM 2222

**Zoning and Platting Commission members and their email addresses:** <http://www.ci.austin.tx.us/boards/results.cfm?bid=57>

**ZAP group email, including staff, for your convenience:**  
bbaker5@austin.rr.com, sbald@sbcglobal.net, gregorybourgeois@gmail.com, prseeger@austin.rr.com, crbanks@hotmail.com, donna.zap@gmail.com, dora.anguiano@ci.austin.tx.us, greg.guernsey@ci.austin.tx.us

**City Council members and link to group email form:** <http://www.ci.austin.tx.us/council/groupemail.htm>

**The following public hearings are currently scheduled but are subject to postponement:**

1. Zoning and Platting Commission - Tuesday, March 1, 2011
2. City Council - Thursday, March 10, 2011 or Thursday, March 24, 2011 - TBD

For up-to-date information on hearing dates, visit [www.2222cona.org](http://www.2222cona.org) or call Carol Torgrimson at 338-4722.

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## Landscaping With Deer Resistant Plants

Submitted by Jack Williams

Landscaping in Austin can be fun, but also quite challenging. The unique setting of Austin blends the urban city with the Hill Country of Central Texas. This mix gives the Austin landscape a look and feel unlike any other part of Texas.

With wildlife and people living together, it is common to see deer in neighborhoods all around Austin. The deer can really give headaches to the novice landscaper. When landscaping in Austin, it is important to know the different types of shrubs and perennials you can use to make your yard beautiful and keep the deer from munching on your new plantings. Remember, the

plants mentioned are usually deer resistant, but deer will eat almost any plant if hungry in extreme drought conditions.

Every landscape should have the right mix of evergreen shrubs and flowering perennials. This way, your garden doesn't look dead in the winter and will provide color in the spring, summer and fall. Here are a couple of plants that I have had success with while landscaping in Austin.

### Evergreen Shrubs:

- Silver Germander
- Pineapple Guava
- Dwarf Yaupon
- Cotoneaster

- Upright and Trailing Rosemary
- Bicolor and African Iris
- Jerusalem Sage

### Flowering Perennials:

- Salvia species (Several varieties and colors to choose from--I like 'Hot Lips', Mexican Bush Sage and Salvia Greggii)
- Indigo Spires
- 4 Nerve Daisy
- Copper Canyon Daisy
- Turk's Cap
- Bat Face Cuphea
- Yellow Bell

These shrubs and perennials will vary in height and texture, so be sure to plant in the right location. For example, you don't

want to plant a Pineapple Guava in front of a window or an Upright Rosemary too close to a sidewalk--allow for adequate growth. If not, the plants will overwhelm the space and crowd your garden.

By planning ahead and before you begin landscaping in Austin, you will save valuable time, money AND keep deer from eating your plants!

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*Best of luck and happy gardening.*

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**Travis County  
Commissioner Karen Huber**  
*Discusses Lake Travis Economic Value  
At Four Points Chamber of  
Commerce Luncheon*



Four Points Chamber of Commerce is delighted to have Travis County Commissioner Karen Huber as the guest speaker for Four Points Chamber's March Luncheon. Commissioner Huber recognizes that as the population in Central Texas continues to grow the demands for water and the impacts on water quality are increasing. Commissioner Huber will discuss the collaborative effort to study and analyze the value of Lake Travis as a

significant regional economic engine considering its various revenue streams. Four Points Chamber luncheons provide stimulating discussions for local individuals, businesses and organizations to gain new insights and stimulate business growth.

- Thursday, March 17th
- Time: 11:30 a.m. to 1:00 p.m.
- At River Place Country Club, 4207 River Place Boulevard.

Membership is not a requirement to come to the luncheon but you'll want to register online to ensure your seat and receive early-bird discount pricing! While you are at the Four Points Chamber of Commerce website be sure to check out the other networking activities offered by the chamber including the monthly Happy Hour and bi-monthly networking meetings at Concordia University.

The Four Points Chamber of Commerce provides networking opportunities at social gatherings, luncheons and business network meetings. Now well over 100 members strong and growing, the Four Points Chamber of Commerce brings businesses together along highway 620 from Hudson Bend and Mansfield Dam to Anderson Mill and along Ranch Road 2222 from Jester to Volente to support business growth in the community. For more information about upcoming events contact us at [FourPointsChamber@gmail.com](mailto:FourPointsChamber@gmail.com), visit [www.fourpointschamber.com](http://www.fourpointschamber.com) or call (512) 551-0390. Membership inquiries may also be sent directly to [membership@FourPointsChamber.com](mailto:membership@FourPointsChamber.com).

**SUMMER 2011**

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- **Compost and Topdress for \$69!** Includes one cubic yard of compost/soil spread on top of grass for healthy, GREEN grass this spring! This price includes labor and material, does NOT include delivery of compost.
- **High Quality Mulch Installed for only \$5 per bag!** For only **\$5** you get one bag of Dark Shredded Hardwood Mulch, labor, and delivery. Get as much or as little for only **\$5** per bag. Great Deal!

*Hurry, spring specials only good through April 30, 2011*



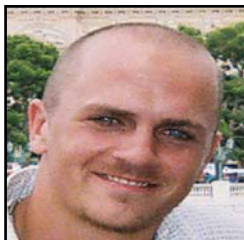
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David Hunsaker,  
Owner

## **Achho!!!**

### *What you can do about allergies for good!*

If you live in Austin and other allergen-laden locales, you are certainly familiar with the outward symptoms of airborne allergies. And if you've ever rushed to the bathroom after lunch, you may also be familiar with some food allergies and what they do to you. But did you know that depression can actually be a symptom of an allergy at work in your body? So can muscle aches, joint pain, anger and irritability, even an inability to think clearly. The list of allergy symptoms goes on and on.

The exact cause of allergies isn't known. Western science defines an allergic reaction as the body's defense mechanism against an allergen or foreign substance. The body's immune system takes over in an attempt to protect it. Ironically, your body is making you uncomfortable by fighting what are often benign substances. So why is Cedar kicking your butt right now and not your neighbor's or your spouses? It has to do with your Immune System strength and your immunity against the allergen!

Allergies to airborne substances, ragweed, mold, dust, mountain juniper, are often indicative of inflammation somewhere in the GI tract. They are typically secondary to a food allergy that is creating the inflammation. So rebuilding the stomach lining, will decrease allergies, even airborne!

Some allergens are actually inherited, but these are few. In fact, allergic reactions to soy, peanuts, dairy products, and wheat appear to be the only genetic allergies. Changing the pH and calming the inflammation of the bowels is the key to reducing or eliminating allergies. While it isn't an overnight process, the results are worth it--living without sinusitis, itchy watery eyes, headaches, pressure, fatigue, drainage, sinus infections, irritable bowels, spastic colon, diarrhea, and constipation.

You may be shocked to discover how many of your seemingly unrelated symptoms are actually allergies. Other symptoms of allergies include migraines, heartburn, fainting, blood-sugar problems, indigestion, and even mood disorders. Often, depression is actually a result of commonly ingested allergens, and many people find they can reduce or eliminate their need for psychotropic medications by modifying their food intake.

In my office we use homeopathic remedies, herbs, acupuncture and adjustments to alleviate allergy symptoms and rebuild the stomach to address and fix the cause. All of these combined together is how you can be allergy free! See below -

#### **Immediate Relief :**

#### **Acupuncture-**

Acupuncture can target the areas where the allergies may stem from. Acupuncture is a procedure, and therapy where I insert a tiny thin needle into certain acupressure points that are designed to open and increase the energy flow (Qi) throughout the body. Once the

*(Continued on Page 7)*

**Achhoooo!** - (Continued from Page 6)

body has a thorough energy flow, the body will become balanced both hormonally, physically and mentally. With allergies, I can treat the root of the problem, as well as where the problem manifests itself within the body.

### Probiotics-

Again, working on the immune system is the most important defense against allergens. The good stomach bacteria (probiotics) train your immune system to distinguish between pathogens and non-harmful antigens, and to respond appropriately. This important function prevents your immune system from overreacting to non-harmful antigens, which is the genesis of allergies.

### Natural D-Hist and Texas Allergy

Both are fast acting and help reduce allergy symptoms. Both are sold only by Dr.'s and I do carry both in the office as well as a high grade probiotic.

Natural D-Hist combines Quercetin, which is a mast cell stabilizers that inhibits compounds that affect the nasal passageways slowing down nasal discharge, with Bromelain which supports the mucousal lining and slows down the mucus viscosity. D-Hist does not leave you with that "hang over" feeling benedryl or other over the counter medications may.....

Texas Allergy Spray is a homeopathic remedy that slowly introduces Texas Allergens into your system such as Ragweed, Mold and Cedar. By introducing small amounts before allergy season hits, your body will build immunity to the allergen when it comes into contact with the real thing. I like to start my patients on this the month or so before the allergen that bothers them is at it's highest. For example I start my Cedar sensitive patients on Texas Allergy in late September for the November Cedar Season.

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