

From: Hugh Butler hugh.butler@ymail.com
Subject: Sunfield Roadways in light of recent HCCC action (Travis Co.)
Date: December 6, 2024 at 4:24 PM
To: Gomez Margaret Margaret.Gomez@traviscountytx.gov

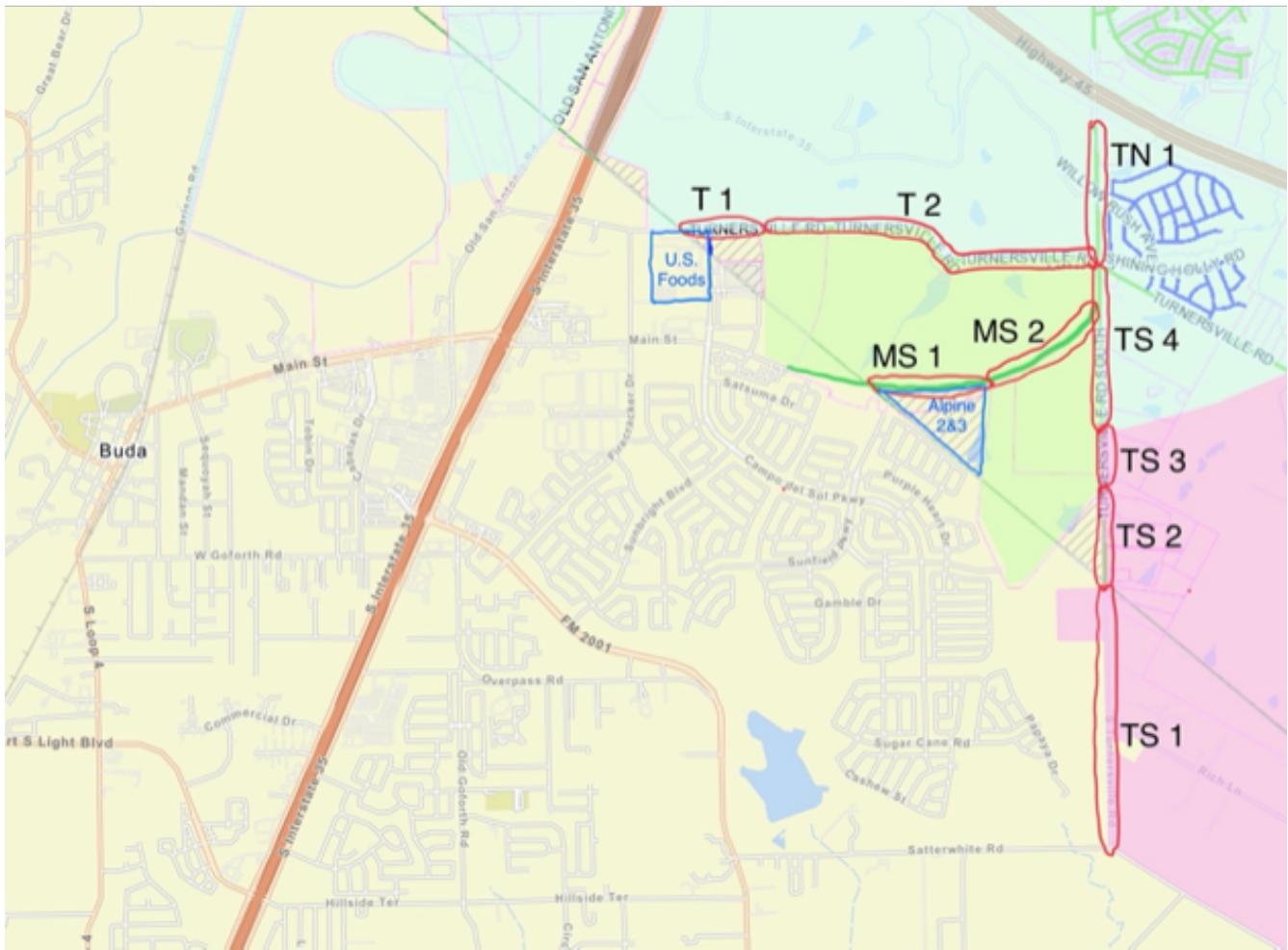


Commissioner Gomez,

I am reaching out to you to introduce myself and also share with you my recent email to Hays County Commissioners Michelle Cohen.

I am a homeowner and resident of the Sunfield Community, Sunfield MUD #3, and Hays County. I am also a member of the resident formed advisory committee to the Sunfield Community Association (currently exclusively under developer control). The committee communicates concerns of property owners within the community to the management company and through to the board. Sunfield Community interests are also tracked with entities having an impact on Sunfield and the immediate area. It is in that vein I am reaching out and sharing the email to Commissioner Cohen referenced above. Although the current residential area of Sunfield is in Hays County, a number of roadways impacting Sunfield and the yet to be developed Sunfield MUD #2 area are in Travis County. Due to this I would like to establish communication regarding the planning, construction, and maintenance of these roadways.

As indicated in the email to Commissioner Cohen, Turnersville Road is currently an issue which will continue to get worse as exemplified by recent economic development efforts which landed a major expansion by U.S. Foods. Expansion though lauded by Gov. Abbot, Commissioner Cohen, Mayor Urbanovsky, and others, contains no planned improvement to Turnersville Road. Attention also needs to be given to the ongoing extension of Main Street. Currently segment 1 (indicated in attached map) is in the approval process, however solely constructing this segment serves only to make traffic in the area worse as the roadway access would benefit exclusively the tenants of the 780 unit apartment complex (Alpine Phase 1 & 2) already approved for development. Segment 2 (indicated in attached map) must be approved, constructed, and put in use before or at least concurrent to the leasing of Alpine units to allow traffic egress to both the east and west. As can be seen from the map this will necessitate a segment of Turnersville Road South in Travis County be rebuilt to accommodate the increased traffic.



As mentioned in the email to Commissioner Cohen and identified in the included maps, there are numerous entities which will need to collaborate in the generation of a comprehensive roadway plan to serve the Sunfield Community and surrounding area. These key

roadways have already been identified by CAMPO as important to transportation in southeast Travis and northeast Hays counties. Outlined below are the key roadways and the jurisdictions which in some way have a level of authority (which may in some cases defer to a superseding authority). Note in some cases where jurisdictional lines intersect, the roadway may be fully in one or the other jurisdiction but both are listed below.

Turnersville Road North

TN Segment 1: Austin 2M ETJ / Travis County / Turners Crossing PID / Meritage Homes

Turnersville Road South

TS Segment 1: Austin 5M ETJ / Hays County / Sunfield MUD #4 / Sunfield Development LLC

TS Segment 2: Austin 5M ETJ / former Buda ETJ / Travis County / Sunfield MUD #3 / Sunfield Development LLC

TS Segment 3: Austin 5M ETJ / Austin Limited Planning & Zoning / Travis County / Sunfield MUD #2 / Sunfield Development LLC

TS Segment 4: Austin 2M ETJ / Austin Limited Planning & Zoning / Travis County / Sunfield MUD #2 / Sunfield Development LLC

West Turnersville Road

T Segment 1: Austin 2M ETJ / former Buda ETJ / Travis County / Sunfield MUD #1 / Sunfield Development LLC

T Segment 2: Austin 2M ETJ / Austin Limited Planning & Zoning / Travis County / Sunfield MUD #2 / Sunfield Development LLC

Main Street (to be renamed in Travis County)

MS Segment 1: Austin Limited Planning & Zoning / former Buda ETJ / Travis County / Sunfield MUD #2 / Sunfield Development LLC

MS Segment 2: Austin Limited Planning & Zoning / Travis County / Sunfield MUD #2 / Sunfield Development LLC

I look forward to hearing your thoughts on how best to align and coordinate all the jurisdictions to achieve a coordinated effort to road improvement in the Sunfield area. Please let me know when you would be available to meet and discuss these roadways. Thank you.



Sunfield Area
Roadw...df).pdf

Sincerely,
Dan

Dan Butler
Chairman
Sunfield Community Association Advisory Committee
hugh.butler@ymail.com

Begin forwarded message:

From: Hugh Butler <hugh.butler@ymail.com>
Date: November 19, 2024 at 10:26:58PM CST
To: Michelle Cohen <michelle.cohen@co.hays.tx.us>
Cc: Ruben Becerra <judge.becerra@co.hays.tx.us>
Subject: Sunfield Roadways in light of recent HCCC action

Commissioner Cohen,

As I mentioned in Commissioner's Court today I am thankful for your efforts along with the Hays Co. Transportation Department in refreshing the roadway markings within Sunfield including stop lines at stop signs and crosswalk markings, also the addition of new crosswalks. I also mentioned I am disappointed key roadway planning around Sunfield was not addressed in the 2016 Road Bond and even more disappointed Sunfield's needs were not in any way addressed in the \$440 million dollar 2024 Road Bond passed earlier this month. To this point, I am concerned about the ongoing approval of development and growth within the county without proper attention to planning for adequate roadway infrastructure. Several examples of this were evident in court today. The ratification of approval for each of the sections of Sunfield Phase 6 is an example as is the approval for the purposes of economic development of tax rebates for U.S. Foods to drive the expansion of their facility located between Turnersville Rd. and Main Street. The roughly 50% increase in warehouse capacity and addition of up to 165 employees will increase commercial truck traffic along Turnersville Rd. and Main St. as well as the added traffic of local employees commuting to and from work. On the opposite side of Sunfield, the roadways in Phase 6 when completed will provide Sunfield residents immediate access to S Turnersville Rd. This will be in addition to the traffic in the area from Phase 5 which now has immediate access to Satterwhite Rd. yet no plans are in place for improvement of those roadways.

The attached document has several maps of the area to help clarify the roadway issues as pertains to the Court's actions today and in the recent past. The first map is the one provided to commissioners in court today. It shows the single family and multi-family unit counts for the Sunfield Community and immediate area.

The second map indicates the number of jurisdictions impacting segments of the key roadways in and around Sunfield. As you and

I have previously discussed concern is warranted due to the current lack of coordination between the numerous entities needed to implement a comprehensive transportation plan for the Sunfield area. One of the disconnects is exemplified by the expansion planned for U.S. Foods. I'm sure the City of Buda (Buda ETJ), Hays County, and Sunfield Mud #1 are eager for the economic development in their jurisdictions while the roadway infrastructure which will be impacted by the development falls largely in the jurisdiction of Austin Limited Purpose Planning & Zoning, Travis County, and Sunfield MUD #2. A disconnect is also the case with Sunfield resident traffic originating in Phase 5 & 6 and moving onto S Turnersville Rd. in Hays County then progressing immediately north into Travis County and ultimately onto either N Turnersville Rd. or Turnersville Rd. both in Austin LPP&Z and Travis County. The key roadways and approved development are outlined on map 3. Map 4 (Buda / Buda ETJ), map 5 (Austin LPP&Z) , and map 6 (SMUDs) are included to clarify jurisdiction as outlined on Map 2.

I mentioned in court today being hopeful about a new Transportation Director and sat in the rotunda watching as candidates came and went for interviews. I am encouraged a coordinated roadway plan can actually be developed and construction funded with your continued effort, that of a new Hays County Transportation Director, along with efforts from government representatives and staff of Travis County, the City of Austin, the boards and staff of Sunfield MUDs, the Developer, and CAMPO. Time will tell, but the clock is ticking. I look forward to hearing about any current progress in coordination as well as any additional plans for the Sunfield area once the new director is in place.

On a somewhat related note, please also have roadway maintenance within Sunfield on both your radar and that of the new Transportation Director. Map 7 indicates three key high traffic areas of Sunfield roadways which are rapidly deteriorating and will need attention in 2025.

Thank you again for your efforts and representation of the interests of Hays County District 2 constituents and more specifically the property owners and residents of Sunfield.

Sincerely,
Dan Butler