

Memorandum

To: Rollingwood Park Commission

From: Diane and Jesse Butler

Re: Discussion topics regarding the proposal for Milk and Cookies

Date: May 23, 2021

The Rollingwood Community Development Corporation has received a proposal from a commercial business, Milk and Cookies, to place a walk-up food service in Rollingwood Park.

The concerns listed below are not about Milk and Cookies as a business. We would like to see it as a commercial business in an area that is strictly zoned as commercial.

Our greatest concern is for the safety of the children and youth who play in the park and citizens who use the park.

We would like to hear discussion by the Rollingwood Park Commission on the following questions and concerns:

1. There is a need for a traffic study and bike/pedestrian safety study both in the park and on Rollingwood Drive to determine the impact of a commercial food service business on the neighborhood and the park.
2. Rollingwood Park is located on Rollingwood Drive, a busy street in a residential neighborhood. A commercial business will dramatically increase both traffic and off- street parking on Rollingwood Drive. The Milk and Cookies food service located in Austin often has a steady stream of customers with cars driving in to the food service parking lot and then backing up in an area where walk-up customers are arriving to get in line for food. We have not seen a study on the number of cars that drive up to the Milk and Cookies each day at the 35th street location. Before Rollingwood signs a contract with a commercial business we should have a projection of the number of cars we might expect in and around Rollingwood Park. We are requesting a study be conducted on the number of cars each day at the 35th street location.
3. The Letter of Intent from Milk and Cookies has requested designated parking for employees and customers. There is already limited parking for those who use the park each day. How many parking spaces will be taken away from people who use the park for employees and customers?
4. Placement of the commercial building East of the only driveway into Rollingwood Park will require customers to cross a busy driveway when purchasing food and then cross the same drive as they exit the food service.
5. The traffic and headlights from cars exiting the park will be a major disruption to the homes directly across the street from the Park. Headlights from cars leaving the park late at night, every night of the week are a major disruption.

Discussion on questions and concerns:

6. The proposed hours of operation are not within the current dawn to dusk hours of operation that are well established for our neighborhood park and playground. The proposed fourteen hours a day of operation, seven days a week, will be a disruptive nuisance not just to the residential neighborhood around the park but the entire city of Rollingwood. It will have a negative impact on the quality of life for all residents.

7. At the February 13, 2020 meeting of the Rollingwood Community Development Corporation, a representative from Milk and Cookies gave a report on the number of sales for the year and the revenue of the Milk and Cookie business in Houston. It is important to know the number of individual sales on average each day for the Milk and Cookies business on the 35th street location in Austin. How many individual transactions each day could we expect to have in Rollingwood Park? This information has not yet been reported at Rollingwood meetings. How many walk-ups are projected for Rollingwood Park?

8. Why is the proposal for a food walk-up to be located in a residential park instead of the other commercial properties on Bee Caves Road?

9. What will be the impact of commercial lighting in a residential neighborhood?

10. What does the recent Rollingwood Community Survey indicate regarding placement of a commercial business in a residential neighborhood park?

12. What is an appropriate size of the proposed building? The original verbal report was 600 sq. feet. The Terms of Agreement proposal indicate 1,100 sq. feet. Is this the premises or square footage of the building?

13. Will there be food delivery offered for the neighborhood that will entail delivery service? Cookies and Milk offer a full menu of coffee, sandwiches and pastries.

14. Will there be a car drive through "pick up service" like the one in the alley at the 35th street location?

15. Will the proposed food service walk-up permit any kind of seating and tables?

16. How many designated parking spaces for employees and for customers are required?

17. The construction of a commercial food service building will have a negative impact on the value of homes that are across the street from the food service building. What is the projected impact to home values?

18. Any increase in traffic in the park will be an added danger for the citizens who currently enjoy the park. It is especially dangerous for bikers who often ride against traffic on the North side of Rollingwood Drive because the bike lane on the South side is used for parking.

Discussion on questions and concerns:

20. There will be early morning delivery trucks and trash trucks will need to pick up the daily trash from the dumpsters. The noise and lights from the trucks and delivery vans each day will be disruptive to the immediate homes in the neighborhood.

21. We understand that the City of Rollingwood accepts fees from youth sports groups and exercise fitness groups. Their use only leaves a temporary footprint and they are not a concern. Their services are different from building a commercial building that must be maintained and will be open fourteen hours a day selling a full menu that includes coffee, sandwiches and bakery items and generates noise and trash.

22. No homeowners in Rollingwood should ever have to deal with a permanent food service commercial business that is located directly across the street in front of their home. No residents should have to live across the street from a seven days a week, fourteen hours a day, walk up food service that has a high turnover of cars and walk-up customers with over flow parking in the street in front of their home

We want to be absolutely clear. We are not opposed to Milk and Cookies as a commercial enterprise. We hope this business will choose to locate within the City of Rollingwood in any area zoned for commercial use.