RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET

CASE: C14-85-288.166(RCA2) – Sunset Ridge DISTRICT: 8

ADDRESS: 8401 and 8401 ½ Southwest Parkway

SITE AREA: approximately 9.606 acres

EXISTING ZONING: GO-CO-NP

PROPOSED ZONING: Amendment to Restrictive Covenant

PROPERTY OWNER: Los Indios Ventures, Inc.

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends amending the Restrictive Covenant as outlined in *Exhibit D*: Restrictive Covenant Amendment Redlines. Please see the *basis of recommendation* section for more details.

PLANNING COMMISSION ACTION/RECOMMENDATION:
February 7, 2024: Environmental Commission recommends the restrictive covenant amendment request with staff and Commission conditions see *exhibit F* .
February 27, 2024: Neighborhood postponement granted to March 26, 2024, applicant is in agreement.
March 26, 2024: Planning Commission recommended staff recommendation Motion by Commissioner Azhar, 2nd by Commissioner Woods Vote: 9-0 unanimous. Amendment from Commissioner Mushtaler to increase the number of charging stations from four to eight, have staff follow up in regard to the endangered and threatened species on the property, have the applicant focus on planting native plants and supporting native pollinators, work with a local group to harvest the native seeds and plants prior to development, restrict vehicular access to Sunset Ridge to emergency vehicles only, modify the restrictive covenant to permit relaxed impervious covers only for the residential development participating in affordability unlocked. Chair Hempel 2nd Vote (9-0), unanimous.

CITY COUNCIL ACTION:
April 4, 2024: Neighborhood postponement request granted to April 18, 2024.
April 18, 2024: Neighborhood postponement request granted to May 2, 2024.
May 2, 2024: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER: N/A

ISSUES: N/A

CASE MANAGER COMMENTS:
The subject tract of approximately 9.606 acres of undeveloped land. To the north is additional undeveloped land (across Southwest Parkway). To the south, east and west are single-family residences.

This case seeks to add multifamily residential use as a permitted use to the property and establish a maximum impervious cover of 55% and 1:1 floor to area ratio for multifamily residential use. In exchange for the proposed modifications the project will:

1. Provide water quality controls in accordance with the ave Our prings Initiative
2. Achieve a minimum one-star rating under the Austin Energy Green Building Program
3. Restrict access to Sunset Ridge
4. Provide a minimum of four EV charging stations
5. Remove invasive species in accordance with the City of Austin Invasive Species Management Plan

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property.

Austin currently has a housing shortage and an affordable housing shortage. Restricting the use of this property to prohibit multifamily residential use is unreasonable in light of this situation. The applicant has proposed modifications that address environmental quality, sustainability, transportation access, and removal of invasive species.

The proposed zoning should be consistent with the goals and objectives of the City Council.

Austin City Council adopted the Austin Strategic Housing Blueprint in 2017. In the last annual report (2022) HousingWorks Austin identified that Council District 8 had only attained 2% of the district's 10-year goal for new affordable housing units. Approving this restrictive covenant agreement would help add additional income restricted affordable housing units to Council District 8, furthering this adopted goal.

Intensive multifamily zoning should be located on major arterials and highways.

Southwest Parkway is an ASMP level 4 roadway with 182' of right of way. This is a major corridor by any standard and should be where intensive multifamily zoning is located.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GO-CO-NP	Undeveloped land
North	Not applicable	Southwest Parkway and undeveloped land
South	SF-2-CO-NP; SF-3-NP	Single-family residences
East	SF-2-CO-NP	Single-family residences; Undeveloped
West	GO-MU-CO-NP; RR-NP	Single-family residences

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (West Oak Hill)

WATERSHED: Williamson Creek – Barton Springs Zone (Contributing Zone)

SCHOOLS: Oak Hill Elementary Small Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Aviara HOA, City of Rollingwood, Covered Bridge Property Owners Association, Inc., East Oak Hill Neighborhood Association, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Oak Hill

Association of Neighborhoods (OHAN), Oak Hill Neighborhood Plan - COA Liaison, Oak Hill Neighborhood Plan Contact Team, Oak Hill Trails Association, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, Travis Country West Owners Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0061 (8509 Southwest Parkway)	GO-MU-CO to GO-MU-CO (change a condition of zoning)	To Grant (05-23-2006)	Approved (07-27-2006)
C14-02-0164 (Southwest Parkway	RR and DR to MF-1-CO	To Grant (12-17-2002)	Approved (06-05-2003)
C14-85-288.166(RCA)	Amend a Restrictive Covenant filed on C14-85-288.166	To Grant (05-11-2010)	Approved (06-10-2010)

RELATED CASES:
SPC-2023-0448C.SH – Site plan is currently in review.

ADDITIONAL STAFF COMMENTS:
Comprehensive Planning
Imagine Austin
The initiation, termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan and therefore an Imagine Austin compliance report has not been provided for this case.

Environmental Review / Environmental Office Review
FYI: The applicant is advised that this property is located in the Hill Country Roadway (HCR) Overlay. Please consider compatibility of the proposed project goals with applicable HCR requirements and update the amendment as necessary.

Please provide any available exhibits associated with the proposed development of the tract.

With the exception of impervious cover limits, please demonstrate other departures from current environmental code that the proposed restrictive covenant allows, including:

a) Heritage tree protection,
b) Cut/fill,
c) Construction on slopes, etc.

Staff will support the amendment if the project commits to compliance with current environmental code at the time of site plan.

Consider incorporating light pollution reduction criteria into the project by committing to compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria as a part of achieving 2-star Austin Energy Green Building Rating.

Consider incorporating bird friendly design criteria into the project by committing to compliance with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria as a part of achieving 2-star Austin Energy Green Building Rating.

PARD – Planning & Design Review
Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication will be required for any new market-rate residential units that may be proposed by a development resulting from this Restrictive Covenant amendment at the time of subdivision or site plan, per City Code § 25-1-601.

Transportation and Public Works – Engineering Review
Note: The applicant is proposing to restrict access to Sunset Ridge.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Sunset Ridge. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Sunset Ridge according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

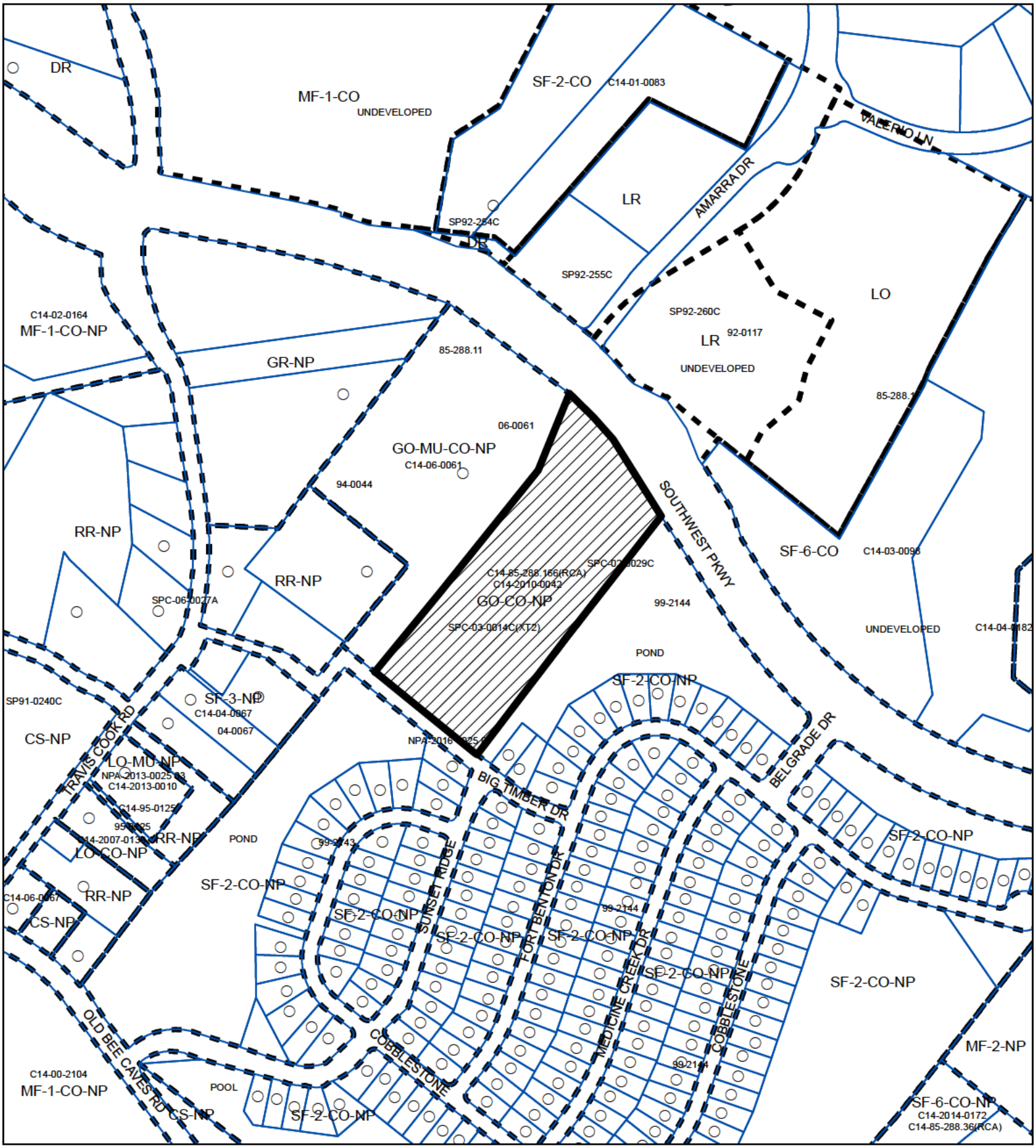
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Sunset Ridge	Level 1	58’	49’	29’	No	No	No
Southwest Parkway	Level 4	154’	182’	112’	No	Yes	No

Austin Water Utility
No comments for a restrictive covenant amendment case.

Site Plan
Site Plan comments will be provided at the time of site plan submittal.

INDEX OF EXHIBITS TO FOLLOW:
Exhibit A: Zoning Map
Exhibit B: Aerial Map
Exhibit C: Applicant’s Summary Letter

Exhibit D: Restrictive Covenant Amendment Redlines
Exhibit E: Affordability Unlocked Certification
Exhibit F: Environmental Commission Recommendation 02.07.2024
Exhibit H: Comments from Interested Parties



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

Restrictive Covenant Amendment

CASE#: C14-85-288.166(RCA2)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative loca ion of property boundaries.

This product has been produced by he Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Aus in regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 2/14/2024



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

Sunset Ridge

ZONING CASE#:	C14-85-288.166(RCA2)
LOCATION:	8401 & 8401 1/2 Southwest Pkwy
SUBJECT AREA:	9.606 Acres
GRID:	B21
MANAGER:	Nancy Estrada

CITY OF AUSTIN FOUNDED 1839

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 1/3/2024

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

November 7, 2023

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Restrictive Covenant Amendment C14-85-288.166 (the "Application")

Dear Mrs. Middleton-Pratt:

This Application is submitted to amend the restrictive covenant recorded in Volume 10801, Page 236 of the Real Property Records of Travis County, Texas and later amended in Document No. 2010095372 of the Official Public Records of Travis County, Texas (the "Restrictive Covenant") and associated with zoning case C14-85-288.166.

The Restrictive Covenant encumbers approximately 12.1557 acres of land, of which, 9.606 acres is owned by Los Indios Ventures, Inc. and located at 8401 and 8401 ½ Southwest Parkway (the "Property"). A site plan will be submitted in conjunction with this Application for the construction of a multi-family project with associated parking and infrastructure (the "Project").

The purpose of this Application is to add multi-family residential use as a permitted use of the Property and establish a maximum impervious cover of 55% and 1:1 FAR for multi-family residential use.

In exchange for the proposed modifications, the Project will:

1. provide water quality controls in accordance with the Save Our Springs Initiative and outlined in Section 1.6.9.3 of the Environmental Criteria Manual,
2. achieve a minimum one-star rating under the Austin Energy Green Building Program,
3. restrict access to Sunset Ridge,
4. provide a minimum of four (4) EV charging stations, and
5. remove invasive species in accordance with the City of Austin Invasive Species Management Plan.

A copy of the redlined restrictive covenant as well as copies of the Restrictive Covenant are included with this Application.

Thank you in advance for your consideration of this Application. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

ARMBRUST & BROWN, PLLC

Richard T. Suttle, Jr.

cc: Joi Harden
Amanda Morrow
Amanda Hendrix

AMENDMENT OF RESTRICTIVE COVENANT
FOR
ZONING CASE NO. C14-85-288.166

Owner:	Los Indios Ventures, Inc., a Texas corporation
Address:	151 South 1st Street, Suite 200, Austin, Texas 78704
City:	The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas
City Council:	The City Council of the City of Austin
Consideration:	Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Owner to the City of Austin, the receipt and sufficiency of which is acknowledged.

and Amended under Document No. 2010095372 of the Official Public Records of Travis Conty, Texas

WHEREAS, Boston Lane G.L.S. Joint Venture, as owner of all that certain property described in Zoning File No. C14-85-288.166, consisting of approximately 9.6 acres of land (the "Property"), as more particularly described in the restrictive covenant recorded in the Real Property Records of Travis County, Texas, in Volume 10801, Page 236, (the "Restrictive Covenant") imposed certain restrictions and covenants on the Property by the Restrictive Covenant of record.

WHEREAS, the Restrictive Covenant provided that the covenant could be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the city Council of the City of Austin, and (b) the Owner(s) of the Property at the time of such modification, amendment or termination.

WHEREAS, Los Indios Ventures, Inc., a Texas corporation is the current owner (the "Owner") of the Property on the date of this Amendment of Restrictive Covenant (the "Amendment") and desires to amend the Restrictive Covenant as to the Property.

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be amended.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City of Austin and the Owner agree as follows:

1. Paragraph No. 1 of the Restrictive Covenant is deleted in its entirety and the following provisions are substituted in its place.

New Section 1(C). The Property may be developed up to a floor-to-area ratio of 1.0 to 1.0 for a residential use, provided that the Property is developed in accordance with the following standards:

a. Impervious cover is limited to 55% of the gross site area.

b. Except for impervious cover, the development will comply with current code as outlined in Chapter 25-8 (*Environment)* of the City of Austin Land Development Code, including water quality facilities which meet non-degradation standards as defined by the Save Our Springs Ordinance, in accordance with Section 1.6.9.3 (Control Measure Design) of the Environmental Criteria Manual.

c. Except for emergency access purposes, vehicular access to Sunset Ridge is prohibited.

d. Achieve a minimum one-star rating under the Austin Energy Green Building Program.

e. A minimum of 4 public EV charging spaces must be provided on-site.

f. Invasive species will be managed by best practices prescribed in the City of Austin Invasive Species Management Plan that results in less than 5% of cover of any particular invasive species.

SEE NEXT PAGE FOR CONTINUATION

g. Development will comply with Austin Energy Green Building ST7 Light Pollution Reduction criteria.
h. Development will comply with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria.

1 (A). The Property may be developed up to a floor-to-area ratio of 0.5 to 1.0 for an office use, provided that the Property is developed in accordance with the following standards:

a. Impervious cover is limited to 55 percent.
b. Water quality facilities which meet non-degradation standards as defined by the Save Our Springs Ordinance, in accordance with Section 1.6.9.3 (Control Measure Design) of the Environmental Criteria Manual.
c. Except for emergency access purposes, vehicular access to Sunset Ridge is prohibited.

1 (B). The Property may be developed with a religious assembly use and related administrative support, day care services and educational facilities (collectively, "Religious Assembly Use"), provided that the Property is developed in accordance with the following standards:

a. Water quality facilities which meet non-degradation standards as defined by the Save Our Springs Ordinance, in accordance with Section 1.6.9.3 (Control Measure Design) of the Environmental Criteria Manual.
b. It is expressly acknowledged that the standards described in subparagraph (a) and (c) in Section 1(A) above shall not apply to a Religious Assembly

See new Section 1(C) above

(D) or residential use and 1(C)

1(C). If the Property is developed for any use permitted under the Restrictive Covenant other than office use, as described in 1(A) above, the Property shall be limited to a maximum floor-to-area ratio of 0.25 to 1.0.

2. Paragraph 3 of the Restrictive Covenant is modified to add multi-family residential as a permitted use of the Property.

3. The following uses are prohibited uses of the Property and are removed from the list of permitted uses set forth in Paragraph 3 of the Restrictive Covenant:

Agricultural sales and services	Building maintenance services
Business support services	Construction sales and services
Service station	Custom manufacturing
Limited warehousing and distribution	General warehousing and distribution
Maintenance and service facilities	Railroad facilities

4. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment and shall apply to a Religious Assembly Use, including without limitation, the impervious cover provisions contained in Paragraph No. 2 of the Restrictive Covenant.

5. The City Manager, or his designee, shall execute, on behalf of the City, this Amendment for Zoning File No. C14-85-288.166, as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED to be effective the 21st day of June, 2010

OWNER:

Los Indios Ventures, Inc., a Texas corporation

By: _____
Tim Jamail, President

CITY OF AUSTIN:

By: _____
Sue Edwards,
Assistant City Manager,
City of Austin

APPROVED AS TO FORM:

_____
Assistant City Attorney
City of Austin

THE STATE OF TEXAS :
:
COUNTY OF TRAVIS :

This instrument was acknowledged before me on this the 14th day of JUNE, 2010 by Tim Jamail, President of Los Indios Ventures, Inc., a Texas corporation, on its behalf.

JACQUELYNE HAYES-TATE
Notary Public, State of Texas
My Commission Expires
April 01, 2014

_____
Notary Public, State of Texas

THE STATE OF TEXAS :
:
COUNTY OF TRAVIS :

This instrument was acknowledged before me on this the 28 day of June, 2010, by Sue Edwards, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

DANA F. ESKEW
NOTARY PUBLIC
State of Texas
Comm. Exp. 01-26-2014

Dana F. Eskew
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
City of Austin Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
Jul 01, 2010 04:44 PM 2010095372
FERGUSONLL: $28.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

TRAVIS COUNTY CLERK
P.O. BOX 149325
AUSTIN, TX 78714-9325
(512) 854-9188

ISSUED TO:
LOS INDIOS VENTURES INC LOS

RECEIPT # 55892
DATE 07/01/2010 04:44:41 PM

DOCUMENT #	PGS	FEE
2010095372	4	
OTHER		28.00
Total Amount Due		28.00
CHECK 2490		28.00
Total Payment		28.00

HAVE A NICE DAY
INDEXES AVAILABLE
HTTP://DEED.CO.TRAVIS.TX.US
DANA DEBEAUVOIR
COUNTY CLERK
Deputy: FERGUSONLL

City of Austin

P.O. Box 1088, Austin, TX 78767
https://www.austintexas.gov/department/housing-planning

Housing Department

February 16, 2024

Affordability Unlocked Development Bonus Certification
Manifold RE
Sunset Ridge – (ID 923-6021)

To Whom It May Concern:

Developer Manifold RE (development contact: Brad Holland, email: bholland@manifoldre.com; ph: 202-440-0401) is planning to develop a **438-unit multifamily rental** development known as Sunset Ridge, located at or near 8413 and 8509 Southwest Parkway, Austin, TX 78735. The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, Type 2, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20190509-027.

Affordability Unlocked – Type 2 – Rental – 8413/8509 Southwest Pkwy.	
Total units: 438 units	
Minimum Required: 50% (219 units) available to households averaging 60% MFI 20% (88 units) at or below 50% MFI **50%** of affordable units 2+ bedrooms (Type 2)	Proposed unit mix: 24% (107 units) at or below 50% MFI 16% (69 units) at or below 60% MFI 10% (44 units) at or below 80% MFI - 50% of affordable units 2+ bedroom
Affordability Period (AU units): 40 Years	
Street Impact Fee Waivers: 176/438 units	

Note: This certification letter only reflects the minimum requirements for the relevant program (AU). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

The Housing Department certifies that the project, at the site plan submittal stage, meets the affordability requirements to qualify as a Type 2 development and is eligible to receive waivers and modifications of development regulations as described in Ordinance No. 20199509-027.

The affordability commitments outlined in this letter qualify the development for a 100% reduction of the street impact fee only for the number of units listed in the table above.

If changes are made through the review process, the applicant must notify the Housing Department and an amendment to the Affordability Unlocked Land Use and Restrictions Agreement must be made and a revised Affordability Unlocked Certification letter must be issued. An administrative hold will be placed on the building permits, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect, and 2) a Restrictive Covenant stating the

affordability requirements and terms has been filed for record at the Travis County Clerk Office.

Please contact me by phone at 512.978.1594 or by email at Brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,



Brendan Kennedy, Project Coordinator
Housing Department

ENVIRONMENTAL COMMISSION RECOMMENDATION 20240207-002

Date: February 7, 2024

Subject: Sunset Ridge 290 C14-85-288.166 (RCA) located at 8401 Southwest Parkway

Motion by: Jennifer Bristol **Seconded by:** David Sullivan

WHEREAS, the Environmental Commission recognizes the applicant is requesting a Restrictive Covenant Amendment; and

WHEREAS, the Environmental Commission recognizes the site is located in the Williamson Creek & Barton Creek Watersheds and Edward Aquifer Zone and Barton Springs Zone; and

WHEREAS, the Environmental Commission recognizes that Staff recommends the Amendment with the following conditions:

THEREFORE, the Environmental Commission recommends the amendment request with the following staff and Commission conditions:

Staff Conditions:

- Impervious cover limited to 55% gross site area
- Except for impervious cover, the site will comply with current environmental code including SOS non-degradation water quality treatment requirements
- Development will achieve a one-star Austin Energy Green Building rating
- A minimum of 4 public EV charging spaces will be provided on-site
- Invasive species will be managed to result in less than 5% cover of any particular species within environmentally superior areas.
- Development will comply with Austin Energy Green Building ST7 Light Pollution Reduction criteria
- Development will comply with Austin Energy Green Building STEL5 Bird Collision Deterrence

Environmental Conditions:

- Increase EV charging stations from 4 to 8
- Request the City of Austin provide a public transit stop within ¼ mile of the entrance of the housing development.

- Request the applicant provide parkland on-site and/ or sidewalks connecting to parkland within ¼ mile walking distance.
- Staff shall follow up in regard to the Endangered and threatened species on the property.
- The applicant will focus on planting native plants that support native pollinators.
- Work with a local group to harvest native seeds and plants prior to development.
- Restrict vehicle access to Sunset Ridge to emergency vehicles only.
- Reduce impervious cover from 55% to 50%.
- Development will use Affordability Unlocked requirements.

VOTE

For: Bedford, Bristol, Cofer, Krueger, Nickells, Qureshi, Ramberg, Sullivan
Against: Brimer, Einhorn
Abstain: none
Recuse: none
Absent: Schiera

Attest:



Kevin Ramberg, Environmental Commission Chair

From: allison.trucillo
To: Funk, Elizabeth
Subject: AGAINST Sunset Ridge 290 C14-85-288.166(RCA) Request
Date: Wednesday, February 7, 2024 6:26:08 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello,

I'm writing regarding Sunset Ridge 290 C14-85-288.166(RCA). I'm "against" the "Restrictive Covenant Amendment" request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Best,
Allison Trucillo
Homeowner, Travis Country West

Best,
Allison

Sent from my Galaxy

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

From: Lilly, Leslie
To: dcafclement@gmail.com
Cc: Funk, Elizabeth
Subject: Fw: Proposed Sunset Ridge apartments
Date: Thursday, February 8, 2024 3:03:43 PM
Attachments: Outlook-eysl4id1.png

Hi Donna,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the 2/7 Environmental Commission agenda. We will make sure to forward your message to the commissioners to be added as backup with the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Donna Clement <[redacted]>
Sent: Wednesday, February 7, 2024 9:32 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Frederick L. Clement <[redacted]>
Subject: Proposed Sunset Ridge apartments

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Lilly,

My husband and I are homeowners in Travis Country West. We are against the Restricted Covenant Amendment request related to the proposed Sunset Ridge Apartments. We have many concerns, and they were expressed at the Environmental Commission meeting this evening by Stuart Goodman, Chandler Harris, and other parties who oppose the development.

We hope that you will take our concerns seriously, and take action against the Restricted Covenant Amendment

request so that this development cannot move forward.

Thank you for your consideration,

Donna and Fred Clement

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From: Lee Knight
To: Funk, Elizabeth
Subject: Interested Party - Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:56:40 PM

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External Email - Exercise Caution

Elizabeth,

As an interested party, I am firmly AGAINST the Restrictive Covenant Amendment for Sunset Ridge 290 C14-85-288.166(RCA).

My concerns and reasons for my AGAINST position will be included (but not limited to) with those expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Please confirm receipt and recording of my AGAINST position as a listed interested party.

Thanks,

--
Lee Knight

Austin, TX

C: 330.397.7281

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From: Kurt Nehrenz
To: Funk, Elizabeth
Date: Wednesday, February 7, 2024 2:23:43 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good afternoon, Elizabeth.

I would like to formally state that I am against the Restrictive Covenant Amendment request proposed by Sunset Ridge 290 C14-85-288.166(RCA), and my concerns are shared by those expressed by Stuard Goodman and Chandler Harris, and any other party speaking in opposition to the request.

Please let me know if there is any more information that I can provide that you would find useful.

Best Regards,
Kurt

--
Kurt Nehrenz
Co-Founder, CEO
LampLight Logistics
+1.512.481.8002

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

From: Melinda Knight
To: Funk, Elizabeth
Subject: Opposition to Sunset Ridge Apartments development - Sunset Ridge 290 C14-85-288.166(RCA).
Date: Wednesday, February 7, 2024 4:24:47 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Funk,

I am writing to express my opposition to the Restrictive Covenant Amendment attached to Sunset Ridge Apartments development - Sunset Ridge 290 C14-85-288.166(RCA).

My concerns include those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge project.

Thank you,
Melinda Knight
5613 Fort Benton Dr.
Austin 78735

Melinda Knight
330.565.0238

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From: Kristina Tarsha
To: Funk, Elizabeth
Subject: Opposition to Sunset Ridge Apts
Date: Wednesday, February 7, 2024 4:07:35 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Elizabeth Funk,

I am writing with regards to Sunset Ridge 290 C14-85-288.166(RCA)

I am AGAINST the “Restrictive Covenant Amendment” request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Kristy Tarsha

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From: Donna Clement
To: Funk, Elizabeth
Cc: Frederick L. Clement
Subject: Proposed Sunset Ridge Apartment Development
Date: Wednesday, February 7, 2024 9:30:39 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Funk,

I am against the Restricted Covenant Amendment request related to the proposed Sunset Ridge Apartments. I have many concerns, and they were expressed at the Environmental Commission meeting this evening by Stuart Goodman, Chandler Harris, and other parties who oppose the development.

We hope that you will take our concerns seriously, and take action against the Restricted Covenant Amendment request so that this development cannot move forward.

Thank you for your consideration,

Donna and Fred Clement
Travis Country West Homeowners

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From: Lilly, Leslie
To: Melinda Knight
Cc: Funk, Elizabeth
Subject: Re:
Date: Wednesday, February 7, 2024 4:29:13 PM
Attachments: Outlook-iypjoi5m.png

Hi Melinda,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Melinda Knight <mclaireknight@gmail.com>
Sent: Wednesday, February 7, 2024 4:21 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject:

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Lilly,

I am writing to express my opposition to the Restrictive Covenant Amendment attached to Sunset Ridge Apartments development - Sunset Ridge 290 C14-85-288.166(RCA).

My concerns include those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge project.

Thank you,
Melinda Knight

5613 Fort Benton Dr.
Austin 78735

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From: Lilly, Leslie
To: arnoldjr@juno.com
Cc: Funk, Elizabeth
Subject: Re: Against Sunset Ridge 290 C14-85-288-166(RCA) Item2 tonight
Date: Wednesday, February 7, 2024 4:30:29 PM
Attachments: Outlook-31dlgspp.png

Hi Michelle,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: [redacted]>
Sent: Wednesday, February 7, 2024 4:22 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Against Sunset Ridge 290 C14-85-288-166(RCA) Item2 tonight

You don't often get email from arnoldjr@juno.com. Learn why this is important

External Email - Exercise Caution

I am write "AGAINST" the "Restrictive Covenant Amendment" item, #2 on tonight's 6pm meeting agenda. Mr. Chandler Harris (one of my neighbors) will be speaking this evening and know he and Stuart Goodman from a neighboring association will be speaking to similar shared concerns as I have.

There is no information provided about what changes you are "recommending " and whether this comprises a preliminary approval to proceed under the changes???

I support the organization "Save Our Springs", the concerns of our 227 neighbors and nearby neighborhoods regarding the accelerated process involving this development and can't imagine how this development is in keeping with the goals of environmental protections for Barton Creek.

Pleae withdraw the stated approved "recommendation with conditions" and require the new developer to respect the process for applying without "conditions" I also am in favor of the sentiments of other speakers in opposition to the proposed Sunset Ridge Apartments development - which I hope you will heed..

I am available to discuss this matter at your earliest convenience.

Michelle Arnold
5708 Sunset Ridge
Travis Country West
Interested Party

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From: Donna Clement
To: Lilly, Leslie
Cc: Funk, Elizabeth
Subject: Re: Fw: Proposed Sunset Ridge apartments
Date: Thursday, February 8, 2024 5:49:32 PM
Attachments: Outlook-eysl4id1.png

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Thank you very much.

On Thu, Feb 8, 2024 at 3:03 PM Lilly, Leslie <Leslie.Lilly@austintexas.gov> wrote:

> Hi Donna,
>
> Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the 2/7 Environmental Commission agenda. We will make sure to forward your message to the commissioners to be added as backup with the item. In the meantime, please let me know if you have any additional questions or concerns.
>
> Best
> Leslie
>
> **Leslie Lilly**
>
> *Environmental Conservation Program Manager – Environmental Policy and Review*
>
> City of Austin | Watershed Protection Department
>
> C: (512) 535-8914
>
> www.austintexas.gov/watershed
>
> 
>
>
> ---

From: Donna Clement <[redacted]>
Sent: Wednesday, February 7, 2024 9:32 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Frederick L. Clement <[redacted]>
Subject: Proposed Sunset Ridge apartments

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Lilly,

My husband and I are homeowners in Travis Country West. We are against the Restricted Covenant Amendment request related to the proposed Sunset Ridge Apartments. We have many concerns, and they were expressed at the Environmental Commission meeting this evening by Stuart Goodman, Chandler Harris, and other parties who oppose the development.

We hope that you will take our concerns seriously, and take action against the Restricted Covenant Amendment request so that this development cannot move forward.

Thank you for your consideration,

Donna and Fred Clement

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From: Lilly, Leslie
To: Lee Knight
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Interested Party - Sunset Ridge 290 C14-85-288.166(RCA).
Date: Wednesday, February 7, 2024 3:58:27 PM
Attachments: Outlook-2qlnnspc.png

Hi Lee,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Lee Knight <[redacted]>
Sent: Wednesday, February 7, 2024 3:57 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Interested Party - Sunset Ridge 290 C14-85-288.166(RCA).

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Leslie,

As a listed interested party, I am firmly AGAINST the Restrictive Covenant Amendment for Sunset Ridge 290 C14-85-288.166(RCA).

My concerns and reasons for my AGAINST position will be included (but not limited to) with those expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Please confirm receipt and recording of my AGAINST position as a listed interested party.

Thanks,

--
Lee Knight
Austin, TX
C: 330.397.7281

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From: Lilly, Leslie
To: Kristina Tarsha
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Opposition to Sunset Ridge Apts
Date: Wednesday, February 7, 2024 4:28:30 PM
Attachments: Outlook-hjg24kny.png

Hi Kristina,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Kristina Tarsha [redacted]>
Sent: Wednesday, February 7, 2024 4:10 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Opposition to Sunset Ridge Apts

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Leslie Lilly,

I am writing with regards to Sunset Ridge 290 C14-85-288.166(RCA)

I am AGAINST the “Restrictive Covenant Amendment” request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Again, I am opposed to the RCA request.

Thank you,
Kristy Tarsha
Concerned resident

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From: Lilly, Leslie
To: Kurt Nehrenz
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: regarding Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:54:00 PM
Attachments: Outlook-ti3mxro0.png

Hi Kurt,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed

WATERSHED PROTECTION

From: Kurt Nehrenz <[redacted]>
Sent: Wednesday, February 7, 2024 2:23 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: regarding Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good afternoon, Leslie.

I would like to formally state that I am against the Restrictive Covenant Amendment request proposed by Sunset Ridge 290 C14-85-288.166(RCA), and my concerns are shared by those expressed by Stuard Goodman and Chandler Harris, and any other party speaking in opposition to the request.

Please let me know if there is any more information that I can provide that you would find useful.

Best Regards,
Kurt

--
Kurt Nehrenz
Co-Founder, CEO
LampLight Logistics
+1.512.481.8002

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From: Lilly, Leslie
To: lance smith
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 Apartment Development
Date: Wednesday, February 7, 2024 3:28:30 PM
Attachments: Outlook-n1asv55w.png

Hi Lance,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: lance smith <[redacted]>
Sent: Wednesday, February 7, 2024 3:07 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 Apartment Development

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

I am a concerned Travis Country West resident in opposition to the Restrictive Covenant Amendment request. My concerns include those that will be discussed by Stuart Goodman and Chandler Harris in opposition to the proposed apartment development at Sunset Ridge.

Thank You
Lance Smith

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opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

From: Nino De Falcis
To: Funk, Elizabeth
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 4:29:59 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello,
I'd like to share that I'm against the "Restrictive Covenant Amendment" request.

My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Your consideration of the above matter is very important to me.

Best regards,

Nino De Falcis
84084 Big Timber Dr
Austin, TX
512.470.3980

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From: Lilly, Leslie
To: Kristin Wright
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 3:30:35 PM
Attachments: Outlook-4c3nkz3t.png

Hi Kristin,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed

From: Kristin Wright <[redacted]>
Sent: Wednesday, February 7, 2024 3:22 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Graeme (husband) Wright <[redacted]>
Subject: Sunset Ridge 290 C14-85-288.166 (RCA)

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Hello Leslie - We live in Travis Country West neighborhood off Southwest Parkway and I am writing regarding the Sunset Ridge 290 C14-85-288.166 (RCA) on the agenda of the Environmental Commission meeting today.

My husband Graeme and I are against the "Restrictive Covenant Amendment" request.

My concerns include the increase in impervious cover directly adjacent to our property on Fort Benton. Our understanding is that the property was given a larger than normally allowed amount of

impervious cover in order to achieve their purpose.

My concerns will be expressed by speakers Stuart Goodman and Chandler Harris, speaking in opposition to the proposed Sunset Ridge Apartments development.

Thanks, Kristin and Graeme Wright
5508 FORT BENTON DR
AUSTIN, TX 78735

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From: Lilly, Leslie
To: Nino De Falcis
Cc: Funk, Elizabeth
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 5:02:01 PM
Attachments: Outlook-lf5vu33v.png

Hi Nino,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Nino De Falcis <[redacted]>
Sent: Wednesday, February 7, 2024 4:32 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello,
I'd like to share that I'm against the "Restrictive Covenant Amendment" request.

My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Your consideration of the above matter is very important to me.

Best regards,

Nino De Falcis
84084 Big Timber Dr
Austin, TX 78734
512.470.3980

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From: Lilly, Leslie
To: Brad Johnson
Cc: Funk, Elizabeth
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Thursday, February 8, 2024 3:02:52 PM
Attachments: Outlook-2llqge4q.png

Hi Brad,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the 2/7 Environmental Commission agenda. We will make sure to forward your message to the commissioners to be added as backup with the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

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From: Brad Johnson <[redacted]>
Sent: Wednesday, February 7, 2024 10:01 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good evening,

I am emailing regarding Sunset Ridge 290 C14-85-288.166(RCA). I want to express that I am against the Restrictive Covenant Amendment request under consideration. I believe Chandler Harris and others expressed their concerns during a meeting today. I also have strong concerns, including but not limited to environmental and safety issues related to the proposed apartments.

Sincerely,

Brad Johnson
5921 Sunset Ridge
Austin, Texas 78735

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From: Lilly, Leslie
To: Craig Handley
Cc: Funk, Elizabeth
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:05:00 PM
Attachments: Outlook-ckaitzh0.png

Hi Craig,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Craig Handley <[redacted]>
Sent: Wednesday, February 7, 2024 5:03 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Leslie Lily,

Hello, I am an interested party writing regarding the propsed Sunset Ridge apartments.

I am against their restrictive covenant amendment request.

Historically retrictive covenants are used to discriminate against the less powerful and there is

no doubt that is the intent here, to protect investors from accountability for the environmental degredation that will occur as a result of this development.

Additionally, my cconcerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,
-Craig Handley

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From: Lilly, Leslie
To: Lori McKey
Cc: Funk, Elizabeth
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:02:18 PM
Attachments: Outlook-wushhqfe.png

Hi Lori,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Lori McKey [redacted]>
Sent: Wednesday, February 7, 2024 4:55 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Leslie,

I am against the restrictive covenant amendment request on the Sunset Ridge Apartment project shown above.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the

proposed Sunset Ridge Apartments development.

Thank you,
Lori McKey

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From: Pete Chung
To: Funk, Elizabeth
Cc: Keena Chung; Lilly, Leslie
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:24:34 PM
Attachments: image001.png

External Email - Exercise Caution

Thank you Elizabeth and Leslie. I agree with my wife's statements below and appreciate your time and for acknowledging our concerns.

On Wed, Feb 7, 2024 at 3:20 PM Funk, Elizabeth <Elizabeth.Funk@austintexas.gov> wrote:

> Thank you! I have forwarded your concerns to the commissioners so they can read them before tonight's meeting. Thanks for your time and please let me know if I can help in any way!
>
> **Elizabeth Funk**
>
> *She/her*
>
> Program Coordinator – Environmental Policy & Review Division
>
> Office: 512-568-2244
>
> City of Austin | Watershed Protection Department
>
> www.austintexas.gov/watershed
>
> 
>
>
> ---
>
> **From:** Keena Chung <[redacted]>
> **Sent:** Wednesday, February 7, 2024 4:19 PM
> **To:** Funk, Elizabeth <Elizabeth.Funk@austintexas.gov>; Lilly, Leslie <Leslie.Lilly@austintexas.gov>
> **Cc:** Keena Chung <[redacted]>; Pete Chung <[redacted]>
> **Subject:** Sunset Ridge 290 C14-85-288.166(RCA)
>
> Some people who received this message don't often get email from [redacted]. Learn why this is important
>
> External Email - Exercise Caution

Hello Ms. Funk & Ms. Lilly,

I am messaging you both regarding this project:

• Sunset Ridge 290 C14-85-288.166(RCA)

I am messaging specifically to say that my husband and I are “against” the “Restrictive Covenant Amendment” request.

Our concerns include, but are not limited, to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other parties speaking this evening in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,

Peter & Keena Chung

Residents of Travis Country West

5705 Sunset Ridge

Austin, TX 78735

• • •

Keena E. Chung, MSN, RN, CFNP, CPNP-AC

Nurse Practitioner

IG: @keenachung

512-981-9880 mobile

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From: Lilly, Leslie
To: michael rabakon
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:01:02 PM
Attachments: Outlook-1qbwkyoz.png

Hi Michael,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: michael rabakon <[redacted]>
Sent: Wednesday, February 7, 2024 3:59 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Leslie, I am writing to let you know that I am against the Restrictive Covenant Amendment request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Kind Regards,

Michael Rabakon
512-569-2450

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From: Lilly, Leslie
To: Barbara Bearden
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:59:15 PM
Attachments: Outlook-pulozogw.png

Hi Barbara,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Barbara Bearden <[redacted]>
Sent: Wednesday, February 7, 2024 3:54 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Subject: re: Sunset Ridge 290 C14-85-288.166(RCA)

We are "against" the "Restrictive Covenant Amendment" request.

Our concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in

opposition to the proposed Sunset Ridge Apartments development.

Barbara and Jim Bearden
5605 Fort Benton Dr.
512.751.9735

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From: Lilly, Leslie
To: Robert Anderson
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:29:24 PM
Attachments: Outlook-3kylkrwy.png

Hi Robert,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Robert Anderson <[redacted]>
Sent: Wednesday, February 7, 2024 3:14 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Leslie,
I am emailing regarding the Sunset Ridge 290 C14-85-288.166(RCA). I am against the Restrictive Covenant Amendment request. My concerns include , but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.
Regards,
Robert Anderson

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From: Lilly, Leslie
To: Robbie Lowe
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:04:40 PM
Attachments: Outlook-txffkqz0.png

Hi Robbie,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Robbie Lowe <[redacted]>
Sent: Wednesday, February 7, 2024 2:54 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Ms. Lilly,
I want you to know that my husband and I are against the "Restrictive Covenant Amendment" request for Sunset Ridge 290.
My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.
Please do not approve this amendment.

Roberta and Kurtis Lowe

8613 Cobblestone
Austin, TX 78735

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From: Lilly, Leslie
To: Justin Jensen
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:54:48 PM
Attachments: Outlook-ibxqnss5.png

Hi Justin,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Justin Jensen <[redacted]>
Sent: Wednesday, February 7, 2024 2:21 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello Ms. Lilly,

I hope this message finds you well. I was just notified by a neighbor of the environmental commission meeting regarding the subject property tonight, but I am unfortunately unable to attend.

I own approximately 11.5 acres that border the subject property to the West at 5415 Travis Cook Road, where I operate a honey bee farm. I also treat the property as a wildlife refuge where the likes of bobcats, foxes, and coyotes visit nightly.

I am very concerned about the proposed apartment development impacting my livestock and the local wildlife, and I am "against" the "Restrictive Covenant Amendment" request. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for noting my stance and please let me know if there is any other information I can provide to help with your assessment.

Regards,
Justin Jensen, Wekshi Capital
5415 Travis Cook Rd, Austin, TX 78735
PIDs: 103831, 103832, & 103834

P.S. A couple photos from my property are attached.

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From: Lilly, Leslie
To: Wayne Kiser
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:53:30 PM
Attachments: image118645.png
Outlook-meyl25h5.png

Hi Wayne,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Wayne Kiser <[redacted]>
Sent: Wednesday, February 7, 2024 2:40 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: FW: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello Ms. Lily,

I am emailing you with regards to the above referencing Sunset Ridge 290 C14-85-288.166(RCA). My name is Wayne Kiser and I reside at 8700 Cobblestone, Austin, Texas 78735. I would like it known in writing that I am AGAINST Restrictive Covenant Amendment request. My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for your time,

Wayne Kiser
Field Adjuster

The Littleton Group, a Davies company



1250 S Capital of Texas Hwy, Bldg. 1, Suite 460
Austin, Texas 78746
P. +1 512-900-8391
CA License Number 2H38469
E. [redacted]
www.davies-group.com/claims/na/

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From: Lilly, Leslie
To: Helen Moore
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:52:45 PM
Attachments: Outlook-eh132i1v.png

Hi Helen,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Helen Moore <[redacted]>
Sent: Wednesday, February 7, 2024 2:44 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good afternoon,

I am an interested party in this development:

I am against the Restrictive Covenant Amendment request. This request seeks to over-tap an already burdened resource by adding an impervious cover on a hilltop that will likely create several downhill issues for the surrounding development. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

I believe this development to be a danger to the surrounding environment in the form of runoff contamination, erosion, and negligent to the local watershed.

I would also like it addressed that the neighborhood and surrounding property owners were not informed of this meeting until yesterday, which seems highly unethical. This will be documented for future reference.

Thank you for your time,

Helen Logue

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From: Barbara Bearden
To: Funk, Elizabeth
Subject: re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:53:25 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

We are “against” the “Restrictive Covenant Amendment” request.

Our concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Barbara and Jim Bearden
5605 Fort Benton Dr.
512.751.9735

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From: Lilly, Leslie
To: Carey Burnett
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge 290-C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:28:58 PM
Attachments: Outlook-q14wltqa.png

Hi Carey,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Carey Burnett <[redacted]>
Sent: Wednesday, February 7, 2024 3:08 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290-C14-85-288.166(RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Leslie, I am against the "Restrictive Covenant Amendment: request. My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments Development.

--
Carey Burnett | (512) 809-7672
5416 Fort Benton Dr, Austin, TX 78735

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From: Lilly, Leslie
To: bryan@wealthwriters.com
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge Apartments - Environmental Commission Meeting
Date: Wednesday, February 7, 2024 3:05:04 PM
Attachments: Outlook-hqjbiwko.png

Hi Bryan,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Bryan Harris [redacted]>
Sent: Wednesday, February 7, 2024 3:02 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge Apartments - Environmental Commission Meeting

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

RE: Sunset Ridge 290 C14-85-288.166(RCA)

Ms. Lily:

I am a homeowner in Travis Country West and a registered interested party in this project. (My property is the nearest lot to the development with the greenbelt between.)

I am against the Restrictive Covenant Amendment request. My concerns include those to be expressed by the speakers tonight (Stuart Goodman and Chandler Harris)--as well as others who may voice opposition to the Sunset Ridge Apartments development.

Please take their comments to heart.

I attended the conference call a couple of weeks ago and had several concerns about the information arising from the responses. I don't think this project has been properly evaluated and seems pushed through carelessly and without regard for the impact to the habitat and quality of life and safety of our neighborhood.

Thanks for your consideration.

Bryan

Bryan Harris
5512 Fort Benton Dr.
Austin, TX 78735
(512) 695-5966

bryan@wealthwriters.com

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From: Lilly, Leslie
To: Lindsay Castaneda
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge Apartments 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 3:31:11 PM
Attachments: Outlook-w0i4z32p.png

Hi Lindsay,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Lindsay Castaneda [redacted]>
Sent: Wednesday, February 7, 2024 3:22 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Re: Sunset Ridge Apartments 290 C14-85-288.166 (RCA)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

My name is Lindsay Castañeda and I live in the Travis Country West neighborhood. I am emailing you in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am writing to let you know that I am "against" the "Restrictive Covenant Amendment" requested by the developer.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Lindsay Castañeda

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From: Kristen Alexandrov
To: Funk, Elizabeth
Subject: Re: Sunset Ridge Development
Date: Wednesday, February 7, 2024 3:22:06 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Elizabeth,

I am registered as an interested party and am writing in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am very much against the Restrictive Covenant Amendment request, and my concerns include those that will be presented by Chandler Harris and Stuart Goodman at the meeting this evening.

Thank you for noting my opposition,
Kristen Alexandrov
owner at 8700 Southwest Parkway

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From: Lilly, Leslie
To: Kristen Alexandrov
Cc: Funk, Elizabeth; Johnston, Liz
Subject: Re: Sunset Ridge Development
Date: Wednesday, February 7, 2024 3:29:52 PM
Attachments: Outlook-ojqjqev3.png

Hi Kristen,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly
Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914
www.austintexas.gov/watershed



From: Kristen Alexandrov <[redacted]>
Sent: Wednesday, February 7, 2024 3:21 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge Development

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Leslie,

I am registered as an interested party and am writing in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am very much against the Restrictive Covenant Amendment request, and my concerns include those that will be presented by Chandler Harris and Stuart Goodman at the meeting this evening.

Thank you for noting my opposition,
Kristen Alexandrov

owner at 8700 Southwest Parkway

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From: Rami reddy Muthyala
To: Funk, Elizabeth
Subject: Regarding Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:27:14 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Elizabeth,

It was pleasure talking to you over the phone regarding Sunset Ridge 290 C14-85-288.166(RCA).
1. I am "against" to the Restrictive Covenant Amendment" Request.
Some of the major concerns
a. Traffic Safety and pollution impact.
b. Water and sewage and drainage impact
c. Noise pollution etc.
d. Home burglary and entering multifamily members in to our community premises cause lot of troubles.

Also, my concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thanks & Regards,
Rami Mutyala

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From: Eric Logue-Sargeant
To: Funk, Elizabeth
Subject: Sunset Ridge 290 - C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:21:11 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good afternoon,

I am an interested party in this development:

I am against the Restrictive Covenant Amendment request. This request seeks to over-tap an already burdened resource by adding an impervious cover on a hilltop that will likely create several downhill issues for the surrounding development. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

I believe this development to be a danger to the surrounding environment in the form of runoff contamination, erosion, and negligent to the local watershed.

Thank you for your time,

Eric Logue-Sargeant

5612 Fort Benton Drive,

Austin TX, 78735

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From: Helen Moore
To: Funk, Elizabeth
Subject: Sunset Ridge 290 - C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:43:36 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good afternoon,

I am an interested party in this development:

I am against the Restrictive Covenant Amendment request. This request seeks to over-tap an already burdened resource by adding an impervious cover on a hilltop that will likely create several downhill issues for the surrounding development. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

I believe this development to be a danger to the surrounding environment in the form of runoff contamination, erosion, and negligent to the local watershed.

Thank you for your time,

Helen Logue

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From: Don Gibson
To: Funk, Elizabeth; Lilly, Leslie
Subject: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:21:16 PM

[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Elizabeth/Leslie, I am an Austin resident at 5616 Medicine Creek Drive. As I will be unable to attend the Environmental Commission meeting scheduled for 6:00PM today 2/7/24, I wanted to state directly my vehement opposition to the Restrictive Covenant Amendment request in the subject case.

My personal concerns include the following:
- Water, sewage, and drainage impact to area aquifer, vegetation, and wildlife
- Traffic safety issues and pollution impact on Southwest Parkway & Travis Cooke Rd
- Light and noise pollution to adjoining residential areas

I am familiar with and support the positions that will be expressed by Chandler Harris and Stuart Goodman who will be speaking at this evening's meeting.

Please feel free to reach out to me directly at the number below with any questions.

Thank you,
Don Gibson
(518) 573-2207

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From: Brad Dunn
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:36:12 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Hi Elizabeth,

I just wanted to let you know that I am against the Restrictive Covenant Amendment request associated with the Sunset Ridge Development. I have shared my concerns with Stuart Goodman and Chandler Harris along with any other party that will speak tonight against this proposal. Please let me know if you have any questions.

Brad Dunn
5516 Fort Benton Dr
Austin, TX 78735
512-299-2982
Sent from my iPhone

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From: Jason Svatek
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:27:32 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Elizabeth,

I understand there is a meeting tonight that just came to my attention from a neighbor. Is there a special process to become "interested party" on all aspects of this case, not just the site plans where I became an IP with Mase cone?

As a homeowner, and as President and representative of the 227 homeowners in the Travis Country West HOA, I'd like you to know we are AGAINST the Restrictive Covenant Amendment requested by the developing party for Sunset Ridge 290 C14-85-288.166(RCA).

We're in lock step with our homeowners and several surrounding communities. I'm unable to attend tonight (I'm running our own HOA meeting at the same time). Many of my concerns will be addressed tonight by Stuart Goodman, Chandler Harris, and other parties speaking in opposition to the proposed amendment. My community members have also expressed concerns that echo their sentiments. As a native Austinite, Barton Springs, our greenbelt, and this fragile section of Austin hill country are too valuable to bend to big developers and deep pockets. Please protect the integrity of our communities and livelihoods by rejecting this matter. Moving from commercial to residential should completely negate any prior variances and I'm certain the footprint, traffic, and various other factors are completely dissimilar.

Please take the comments of Stuart and Chandler with great weight from the hundreds of homeowners in my community supporting these gentlemen, and understand this proposal has the capacity to impact these families significantly.

Feel free to contact me if you'd like any further context or conversation on the matter.

Jason Svatek
TCW HOA President
512.496.4677

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From: Joseph Harris
To: Lilly, Leslie
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:17:05 PM

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External Email - Exercise Caution

Great day Leslie,

I will be speaking this evening at the Environmental Commission meeting. I am against the Restrictive Covenant Amendment Requests regarding Sunset Ridge 290 C14-85-288.166(RCA). No "Interested Parties" were notified of this hearing, and consideration of any preparation in opposition to the proposed Sunset Ridge Apartments give a severe appearance of impropriety. That being said, the negative environmental impacts of this development far outweigh any good that could come from moving forward with this endeavor. My concerns iinclude, but are not limited to the following:

1.) Impervious Cover: SOS Ordinance that allows 25% net impervious cover in the Contributing Zone, where the property in questions is situated. This property is adjacent to the Barton Creek Watershed, which allows for 20% net impervious cover.n The increased request for impervious coverage, in conjunction with the density amendments is grose and abusive to the local environment. I would request to conduct a study to evaluate the environmental impact of considering any request to increase the impervious cover limit in this Contributing Zone.

2.) Canyon Spring Environmental Feature (identified on the US Geological Survey) is located on the east parcel requesting an increase in impervious cover. I would request to conduct an environmental assessment of Canyon Spring along with identification of any other previously unidentified critical environmental features prior to environmental recommendation.

3.) Tree Survey: 17 Heritage Trees identified on east land parcel in 2015 survey. I would request complete tree surveys for both parcels to identify trees for removal / mitigation measures. Further, I would request an assessment of the resulting environmental impacts.

4.) Car Pollution: A low estimate of 1,995 car trips per day are expected from the proposed Sunset Ridge Apartments Development. I would request to conduct a projected annual polution study on the potentially negative environmental impacts that this element would have on the Barton Creek Watershed preserve.

5.) Light / Noise Pollution: The proposed 438 unit Sunset Ridge Apartments complex would exponentially increase the amount of unnatural light introduced to the nocturnal environment / habitat of indigenous species. If allowed, this development would destroy the homes of any wildlife that currently reside in these two parcels. That should not be allowed when considering impervious cover regulations. I would additionally request a study on the potentially negative environmental impacts that this additional light / noise would have on the Barton Creek Watershed preserve.

Kind regards,

- Chandler Harris
5700 Sunset Ridge
Austin, TX 78735

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From: Craig Handley
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:02:38 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Elizabeth Funk,

Hello, I am an interested party writing regarding the propsed Sunset Ridge apartments.

I am against their restrictive covenant amendment request.

Historically retrictive covenants are used to discriminate against the less powerful and there is no doubt that is the intent here, to protect investors from accountability for the environmental degredation that will occur as a result of this development.

Additionally, my cconcerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,
-Craig Handley

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From: Lori McKey
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:52:09 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Elizabeth,

I am against the restrictive covenant amendment request on the Sunset Ridge Apartment project shown above.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Lori McKey

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From: Keena Chung
To: Funk, Elizabeth; Lilly, Leslie
Cc: Keena Chung; Pete Chung
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:18:53 PM

Some people who received this message don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello Ms. Funk & Ms. Lilly,

I am messaging you both regarding this project:
• Sunset Ridge 290 C14-85-288.166(RCA)

I am messaging specifically to say that my husband and I are "against" the "Restrictive Covenant Amendment" request.

Our concerns include, but are not limited, to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other parties speaking this evening in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,

Peter & Keena Chung
Residents of Travis Country West
5705 Sunset Ridge
Austin, TX 78735

• • •
Keena E. Chung, MSN, RN, CFNP, CPNP-AC
Nurse Practitioner
IG: @keenachung
512-981-9880 mobile

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From: michael rabakon
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:58:53 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Elizabeth, I am writing to let you know that I am against the Restrictive Covenant Amendment request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Kind Regards,

Michael Rabakon
512-569-2450

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From: Robert Anderson
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:12:05 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Elizabeth,
I am emailing regarding the Sunset Ridge 290 C14-85-288.166(RCA). I am against the Restrictive Covenant Amendment request. My concerns include , but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.
Regards,
Robert Anderson

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From: Robbie Lowe
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:51:44 PM
Importance: High

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Ms. Funk,
I want you to know that my husband and I are against the "Restrictive Covenant Amendment" request for Sunset Ridge 290.
My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.
Please do not approve this amendment.

Roberta and Kurtis Lowe
8613 Cobblestone
Austin, TX 78735

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From: Wayne Kiser
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:39:00 PM
Attachments: image586946.png

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello Elizabeth,

I am emailing you with regards to the above referencing Sunset Ridge 290 C14-85-288.166(RCA). My name is Wayne Kiser and I reside at 8700 Cobblestone, Austin, Texas 78735. I would like it known in writing that I am AGAINST Restrictive Covenant Amendment request. My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for your time,

Wayne Kiser
Field Adjuster

The Littleton Group, a Davies company

1250 S Capital of Texas Hwy, Bldg. 1, Suite 460
Austin, Texas 78746
P. +1 512-900-8391
CA License Number 2H38469
E. [redacted]
www.davies-group.com/claims/na/

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From: diana mayo
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:34:45 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

We live in the Travis Country West and we live off Big Timer/Travis Cook. We are against the “Restrictive Covenant Amendment”
Our concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Diana and Carlos Mayo
5524 Ft Benton Dr
Austin Texas 78736
513-484-2547

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From: Justin Jensen
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:14:08 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello Ms. Funk,

My neighbor has just informed me of an environmental commission meeting tonight, which the city did not notify me of. I wish I was available to attend, but I am unable to get childcare on such short notice.

I own approximately 11.5 acres that border the subject property to the West at 5415 Travis Cook Road, where I operate a honey bee farm. I also treat the property as a wildlife refuge where the likes of bobcats, foxes, and coyotes visit nightly.

I am very concerned about the proposed apartment development impacting my livestock and the local wildlife, and I am "against" the "Restrictive Covenant Amendment" request. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for noting my stance and please let me know if there is any other information I can provide to help with your assessment.

Regards,
Justin Jensen, Wekshi Capital
5415 Travis Cook Rd, Austin, TX 78735
PIDs: 103831, 103832, & 103834

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From: Matt Hartman
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 1:53:51 PM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello Elizabeth,

Echoing concerns I know my neighbors have expressed, I am writing to express my opposition to the proposed Sunset Ridge Apartments locations and the Restrictive Covenant Agreement mentioned in the subject above. Generally speaking, I stand with speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition tonight.

While I am pro affordable housing generally (as a lifelong Austinite with a public policy background, I recognize the difficulty posed by Austin's growth and have voted for many affordable housing bonds and supported many organizations who have as their purpose providing safe, affordable housing) this is simply not a well thought out or logical location- not walkable, not close to public transit, no meaningful job opportunities or large employers nearby, etc. This doesn't get into the obvious issues with congestion, traffic, environmental and other issues that will affect our small HOA community to which I know my neighbors can speak to better.

Further, everything about the development's timeline thus far has seemed conspicuously designed to try to bypass public feedback by affected neighbors, which inspires little hope on my behalf that the developer actually cares at all about remedying obvious issues surrounding safety and walkability beyond just securing funding to make the economics work for their investors.

Thanks, Matt Hartman

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From: Brad Johnson
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 9:59:32 PM

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External Email - Exercise Caution

Good evening,

I am emailing regarding Sunset Ridge 290 C14-85-288.166(RCA). I want to express that I am against the Restrictive Covenant Amendment request under consideration. I believe others expressed their concerns during a meeting today. I have strong concerns, including but not limited to environmental and safety issues related to the proposed apartments.

Sincerely,

Brad Johnson
5921 Sunset Ridge
Austin, Texas 78735

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From: Dylan Ewers
To: Funk, Elizabeth
Subject: Sunset Ridge 290 C14-85-288.166
Date: Wednesday, February 7, 2024 4:31:44 PM

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External Email - Exercise Caution

Elizabeth,

I am emailing to say that I am against the restrictive covenant amendment request.

My concerns include, but are not limited to those expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments Development.

Thank you for your consideration.

Dylan Ewers

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From: David Arnold
To: Funk, Elizabeth
Cc: Chandler Harris
Subject: Sunset Ridge 290 C14-85-288-166(RCA)
Date: Wednesday, February 7, 2024 4:00:04 PM

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External Email - Exercise Caution

Ms. Funk,

I am writing regarding Sunset Ridge 290 C14-85-288-166(RCA). I am wholeheartedly "AGAINST" the "Restrictive Governance Amendment" item, #2 on tonight's 6pm meeting agenda for this development and am distriustful of the lack of transparency/communication of the "conditions" which support your recommendation. I understand Mr.Chandler Harris (one of my neighbors) will be speaking this evening and know he and Stuart Goodman will be speaking to similar shared concerns as I have.

From an environmental perspective, I have never had an explanation as to how a previously (multi-year) variance for impervious cover (25%) for the property to a negotiated (55%) to construct a commercial building is now assumed to apply to a very different footprint associated with a 450 unit apartment complex. Why don't the proposed developers have to re-qualify for a variance for their initial design and ongoing changes to come that likely differ in footprint to a commercial entity?

I implore you to withdraw approved "recommendation with conditions" and require the new developer to respect the process for applying for a precise plan which will likely exceed the cover contemplated for a commercial building. I also am in favor of the sentiments of other speakers in opposition to the proposed Sunset Ridge Apartments development.

I am available to discuss this matter at your earliest convenience.

--
Very Respectfully,
David Arnold
415-599-6900 Mobile

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From: [redacted]
To: Funk, Elizabeth
Subject: Sunset Ridge 290
Date: Wednesday, February 7, 2024 3:03:58 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

I am against the restrictive covenant amendment request (C14-85-288.166 (RCA)).
My concerns include those that will be presented by Stuart Goodman and Chandler Harris as well as anyone speaking in opposition to the Sunset Ridge Apartments development.

Thank You
Lance Smith
Travis Country West Resident
Sent from my iPhone

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From: Eun Kim
To: Funk, Elizabeth
Subject: Sunset Ridge 290C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 6:03:37 PM

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External Email - Exercise Caution

Dear Ma'am

I am Eun Kim who is the owner of 5713 Sunset Ridge.

Regarding the project of sunset ridge apartment project,

I against the Restrictive Covenant Amendment Request.

Thank you for your attention

Eun Kim

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From: Carey Burnett
To: Funk, Elizabeth
Subject: Sunset Ridge 290-C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:06:50 PM

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External Email - Exercise Caution

Elizabeth, I am against the "Restrictive Covenant Amendment: request. My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments Development.

--
Carey Burnett | (512) 809-7672
5416 Fort Benton Dr, Austin, TX 78735

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From: Lindsay
To: Funk, Elizabeth
Subject: Sunset Ridge Apartments - 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 3:20:08 PM

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External Email - Exercise Caution

My name is Lindsay Castañeda and I live in the Travis Country West neighborhood. I am emailing you in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am writing to let you know that I am "against" the "Restrictive Covenant Amendment" requested by the developer.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Lindsay Castañeda

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From: Beck, Hunter
To: Funk, Elizabeth
Subject: Sunset Ridge Apartments
Date: Wednesday, February 7, 2024 5:10:06 PM

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External Email - Exercise Caution

Hi, Elizabeth

I am writing to express my concern about the proposed Sunset Ridge Apartments. Stuart Goodman, Chandler Harris, and others are voicing most of the "interested party" concerns, but I want to call out a few items specifically:

- This is a beautiful area of Austin, and the natural destruction involved in setting up a new apartment complex will be massive, especially on a portion of land that is so full of nature. From a natural and personal point of view, I'm concerned that the complex will increase road noise and disturb ecosystems. I'm not sure Austin is doing enough to consider these impacts.

- Many of my neighbors and I have received little information concerning this process. Despite becoming an "interested party," I've received minimal communication from the city about the developments in this case, thus the concern about proper environmental impact research.

- Finally (and likely not your problem, but I would be remiss not to mention it), allowing road access onto Sunset Ridge from the apartment complex will only serve to congest small, residential roads instead of encouraging the use of Southwest Parkway and Travis Cook/Old Bee caves (despite the latter two being small roads as well). From a safety consideration as well, this is a small community where children frequently play in yards and sometimes on the streets – something that doesn't mix well with the additional car/pedestrian traffic.

Please let me know what I can do to be helpful in this regard. I want this to be a productive process for everyone and ensure it's done the right way.

Thank you,
Hunter Beck
8612 Cobblestone

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From: Bryan Harris
To: Funk, Elizabeth
Subject: Sunset Ridge Apts. - Environmental Commission Meeting
Date: Wednesday, February 7, 2024 2:59:31 PM

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External Email - Exercise Caution

RE: Sunset Ridge 290 C14-85-288.166(RCA)

Ms. Funk:

I am a homeowner in Travis Country West and a registered interested party in this project. (My property is the nearest lot to the development with the greenbelt between.)

I am against" the Restrictive Covenant Amendment request. My concerns include those to be expressed by the speakers tonight (Stuart Goodman and Chandler Harris)--as well as others who are speaking to oppose the Sunset Ridge Apartments development.

Please take their objectives to heart.

I attended the conference call a couple of weeks ago and had several concerns about the information arising from the responses. I don't think this project has been properly evaluated and seems pushed through carelessly and without regard for the impact to the habitat and the quality of life--as well as safety--of our neighborhood.

Thanks for your consideration.

Bryan

Bryan Harris
5512 Fort Benton Dr.
Austin, TX 78735
(512) 695-5966

bryan@wealthwriters.com

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From: arnoldjr@juno.com
To: Funk, Elizabeth
Subject: Tonight"s Meeting Agenda Item 2 C14-85-288.166(RCA) - AGAINST
Date: Wednesday, February 7, 2024 4:29:32 PM

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External Email - Exercise Caution

Ms. Funk

I write "AGAINST" the "Restrictive Covenant Amendment" item, #2 on tonight's 6pm meeting agenda. Mr. Chandler Harris (one of my neighbors) will be speaking this evening and know he and Stuart Goodman from a neighboring association will be speaking to similar shared concerns as I have.

There is no information provided about what 'changes' you are "recommending " and whether this comprises a preliminary approval to proceed under those changes...

I support the organization "Save Our Springs", the concerns of our 227 neighbors and nearby neighborhoods regarding the accelerated process involving this development and can't imagine how this development is in keeping with the goals of environmental protections for Barton Creek.

Please withdraw the stated approved "recommendation with conditions" and require the new developer to respect the process for applying without "conditions" I also am in favor of the sentiments of other speakers in opposition to the proposed Sunset Ridge Apartments development - which I hope you will heed..

I am available to discuss this matter at your earliest convenience.

Michelle Arnold
5708 Sunset Ridge
Travis Country West
415-328-8867 Mobile

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8401 Southwest Parkway

Kristen Alexandrov <[redacted]>

Wed 2/21/2024 7:43 AM

To:Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hi Jonathan,

I am responding to the notice regarding the 2/27 hearing on Case #C14-85-288.166(RCA2), 8401 and 8401 1/2 Southwest Parkway. I cannot attend the hearing, but would like to voice my opposition to this project and my concerns over the traffic and environmental impact. I believe it is imperative for both traffic and environmental studies to be conducted before this project is considered.

Thank you,
Kristen Alexandrov
Owner, 8700 Southwest Parkway

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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-85-288.166(RCA2)
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: February 27, 2024, Planning Commission

Michael Holeman
Your Name (please print)

☐ **I am in favor**
☒ **I object**

5704 Sunset Rdg, Austin, TX 78735
Your address(es) affected by this application ***(optional)***

Signature — *Date* 2/22/24

Daytime Telephone **(Optional)**:

Comments: I object to the amendment of the 1987 Restrictive Covenant. Concerns:
- Negative impact on surrounding environment;
- Multi-family housing adjacent to single-family housing;
- Compromised safety resulting from increased vehicular and pedestrian traffic;
- Reduced value to adjacent single-family property.

If you use this form to comment, it may be returned to:
City of Austin, Planning Department
Jonathan Tomko
P. O. Box 1088, Austin, TX 78767
Or email to:
jonathan.tomko@austintexas.gov

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-85-288.166(RCA2)
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: February 27, 2024, Planning Commission

Jane Holeman
Your Name (please print)

☐ **I am in favor**
☒ **I object**

5704 Sunset Rdg, Austin, TX 78735
Your address(es) affected by this application ***(optional)***

Jane Holeman — 2/22/2024
Signature — *Date*

Daytime Telephone **(Optional)**: 512 422-5054

Comments: I object to the amendment of the 1987 Restrictive Covenant. Concerns:
- Negative impact on surrounding environment;
- Multi-family housing adjacent to single-family housing;
- Compromised safety resulting from increased vehicular and pedestrian traffic;
- Reduced value to adjacent single-family property;

If you use this form to comment, it may be returned to:
City of Austin, Planning Department
Jonathan Tomko
P. O. Box 1088, Austin, TX 78767
Or email to:
jonathan.tomko@austintexas.gov

Additional Comments Received on C14-85-288.166(RCA2)

Email from Cara Akrout 2/26/24 3:51pm

Dear Paige Ellis,
My name is Cara Akrout. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections
- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

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On **12/23/24** some residents of Travis Country West began receiving a Notice Of Filing Of Administrative Approval Of Site Plan under Case #: SP-2023-0448C.SH that referenced 8413 Southwest Parkway. This document had a deadline to register as an "interested party" no later than **01/10/24**. These documents were dated **12/20/23.**

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Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin

Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress

Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.** Sincerely,

Cara Akrout

Email from Ashley Hurt 2/26/24 3:51pm

Dear Paige Ellis,

My name is Joel and Ashley Hurt. We are owners of a home in Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

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molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Sincerely,

Joel and Ashley Hurt

Email from Rajinder Koul 2/26/24 3:52pm

Dear Paige Ellis,

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yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

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dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.** Sincerely,

Email from Tara P. Lambropoulous 2/26/24 3:53pm

Dear Paige Ellis,

My name is Tara Lambropoulos. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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The subject property is situated on the Glen Rose Formation, upper (Kgr(u))
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Sincerely,
Tara Lambropoulos

Email from Adib Masumain 2/26/24 3:54pm

Dear Paige Ellis,

My name is Adib Masumian. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Sincerely,
Adib Masumian

Email from Mathias Brossard 2/26/24 3:55pm

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the lower part, thickness about 220 feet; lower part more massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS.

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Sincerely,

--
Mathias Brossard

Email from Anne C. Geraci 2/26/24 3:56pm

Dear Paige Ellis,

My name is Anne Geraci and I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

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Thanks, and Hook 'em!
Anne

Email from James Palmer 2/26/24 3:56pm

To: Dear Paige Ellis,

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Sincerely,

Jim Pamer

Email from J. Wise 2/26/24 3:57pm

Dear Paige Ellis,

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Email from Kiser Wayne 2/26/24 3:59pm

Dear Paige Ellis,

My name is Wayne Kiser. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Email from Joseph Harris 2/26/24 3:59pm
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5700 Sunset Ridge
Austin, Texas 78735

Email from Frederick L. Clement 2/26/24 4:04pm

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Thank you for your time and attention to this matter.

Your sincerely,

Frederick L. Clement,
Resident, Travis Country West

Email from Nicole Johnson 2/26/24 4:05pm

Dear Paige Ellis,

My name is Nicole Johnson. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Sincerely,

Nicole Johnson, concerned Travis Country West Resident

Email from Brent Kriby 2/26/24 4:16pm
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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing has its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS.

Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,

Brad Johnson

Email from Tim Moreland 2/26/24 4:19pm

My apology for misspelling your surname in the previous email attached below.

Email from Tim Moreland 2/26/24 4:17pm

Dear Paige Ellis,

My name is Tim Moreland. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Timothy A. Moreland

Email from Morgan Reece 2/26/24 4:22pm

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Email from Jane Holeman 2/26/24 4:23pm

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Jane Holeman

Email from Lindsay Casteneda 2/26/24 4:27pm
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Michael Holeman

Email from Diana Mayo 2/26/24 4:34pm
Dear Paige Ellis,

My name is Diana C Mayo. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Diana and Carlos Mayo

5524 Ft Benton Dr

Austin TX 78735

512-484-2547

Email from Michelle Lee 2/26/24 4:42pm

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Sincerely,

Roberta R Lowe

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8613 Cobblestone

Austin, TX 78735

Email from Sam B 2/26/24 4:42pm

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_____

Sincerely, Richard Boekenoogen
5600 Ft. Benton Dr., Austin, Tx. 78735
A resident of Travis Country West.
(I apologize but, I'm unable to write on a PDF.)

Email from David Wu 2/26/24 4:43pm
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Email from Frank Singor 2/26/24 4:45pm

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-**

288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m. Sincerely,

Email from Sheila Anderson 2/26/24 4:45pm
Dear Paige Ellis,

My name is Sheila Anderson. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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5305 Fort Benton Dr.
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Email from Wayne Kiser 2/26/24 5:01pm
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Sincerely,

Wayne Kiser

Email from Barbara Bearden 2/26/24 5:19pm
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5605 Fort Benton Dr.

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Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

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Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:

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Email from Nino De Falcis 2/26/24 5:33pm
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Nino De Falcis

Email from Allison Zagrodzky 2/26/24 5:34pm
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Sincerely,

Allison Zagrodzky

Email from Hajali Patel j 2/26/24 5:34pm
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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-**

288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,

Neil Flores
8713 Cobblestone
Austin, Tx 78735

Email from Batul Patel 2/26/24 5:44pm
Dear Paige Ellis,

My name is __Batul Patel__. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

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Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

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yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

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__Batul Patel_____

Email from Carey Burnett 2/26/24 5:49pm
Dear Paige Ellis,

My name is Carey Thomas Burnett. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Sincerely,

Carey Burnett | (512) 809-7672
5416 Fort Benton Drive, ATX 78735

Email from Wendy Prabhu 2/26/24 5:38pm

Dear Paige Ellis,

My name is Wendy Prabhu and I own a home in Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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abundant steinkerns of Corbula harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.**

Sincerely,

Wendy Prabhu

Email from Raj Prabhu 2/26/24 6:17pm

Dear Paige Ellis,

My name is Raj Prabhu and I own a home in Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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Sincerely,

Raj Prabhu

Email from Ricardo Viloria 2/26/24 6:30pm
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Sincerely,

Ricardo Viloria

8520 Cobblestone Dr.
Austin, Texas 78735

Email from 2/26/24 6:35pm
Dear Paige Ellis,

My name is Darin Mills. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.** Sincerely,

Darin Mills
5821 Sunset Rdg
Austin, TX 78735

Email from Lori McKey 2/26/24 7:08pm

Dear Paige Ellis,

My name is Lori McKey. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed

density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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Email from Matthan Myers 2/26/24 7:21pm
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Best,

Matthan Myers

Email from Andrie Cantu 2/26/24 7:22pm
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The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

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marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.** Sincerely,

Jonathan MacClements

Email from Eric Logue-Sargeant 2/26/24 7:36pm
Dear Paige Ellis,

My name is Eric Logue-Sargeant. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

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Email from Dayna Svatek 2/26/24 8:02pm
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Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m. Sincerely,

Email from Patty Gibson 2/26/24 8:10pm
Dear Paige Ellis,

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yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning**

Commission Meeting to be held Tuesday, February 27th at 6:00 p.m. I appreciate your prompt attention to this very important matter for citizens that live in your district.

Email from Donna Clement 2/26/24 8:12pm
Dear Paige Ellis,

My name is Donna Clement. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Sincerely,

Erin Modde

Email from Hunter Beck 2/26/24 8:32pm

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-**

288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,
David Pollard

8009 Cobblestone

Austin, TX 78735

Email from Melinda Knight 2/26/24 9:04pm

Dear Ms.Ellis,

My name is Melinda Knight. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2), to which I am an interested party. I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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Thank you.

Melinda Knight

330.565.0238

Email from Andy Moore 2/26/24 9:05pm
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Email from Xavier Ayrault 2/26/24 9:16pm

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.** Sincerely,

Xavier Ayrault

Email from Bill Sealy 2/26/24 9:17pm
Dear Paige Ellis,

My name is William Sealy. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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William Sealy

Email from Michelle Suydam 2/26/24 9:29pm
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Michelle Suydam

Email from Orion Suydam 2/26/24 9:00pm

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.**

Sincerely,

Orion Suydam

Email from Panayiotis Lambropoulo 2/26/24 9:57pm
Dear Paige Ellis,

My name is Panayiotis Lambropoulos. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Sincerely,

Email from Crystal Ebert 2/26/24 10:13pm

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Sincerely,
Crystal Ebert

Email from Matt Waldbaum 2/26/24 10:21pm
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Sincerely,

Matt Waldbaum

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Email from Chaoming Zhang 2/26/24 10:21pm
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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.** Sincerely,

Email from Rami Mutyala 2/26/24 10:37pm
Dear Paige Ellis,

My name is __RAMI MUTYALA_____. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Thanks & Regards,
Rami Mutyala

Email from Peter Narvarte 2/26/24 11:52pm
My name is Peter Narvarte and I am a resident of Travis Country West. My HOA has brought this Zoning case to my attention so I thought I would research the details. I work on the development side of the business in Austin so I am familiar with the documents and process. In addition to the basic oversights in official notifications from the City Office I offer the 2 points below to be considered before this decision is approved.

1) When I look through the information I see that Manifold is requesting a change to the Restrictive Covenant to allow a rezoning change BEFORE DSD has had a chance to vet the details. When I read through the first round of comments from DSD entities there are some critical items here that should be vetted before Counsel allows a change to the Restrictive Covenant/Zoning. The comments lead me to realize that the reason this is currently under a restrictive covenant for Office is due to the natural restrictions unique to this location and allowing Multifamily would surely make a number of these issues worse.

2) On top of this, there is a "Determination of Planning Commission" submitted by Armbrust & Brown that is signed and submitted verifying that there is no Approved Neighborhood Plan for this property. This seems incorrect as Ordinance 20161013-025 (amending Ordinance 20081211-096) took effect on October 24, 2016 and encompasses these properties. This NP plan under Part 4 amends Chapter 7 to create bike lanes, sidewalks, and to perform a traffic calming study in my neighborhood, on Sunset Ridge, and on Travis Cook Road. IF they were held responsible by this document, they would have had to file a Neighborhood Plan Amendment PRIOR to submitting this change to the Restrictive Covenant. This is obviously an additional step that could delay their progress significantly and feels like the misstep is on purpose.

Allowing this Restrictive Covenant Change to move from Office Zoning to Multifamily Zoning without the 2 points above being understood or considered would be irresponsible. At a minimum this Developer should be held accountable to meet with the Neighborhood Planning Committee, address Hill Country Ordinance, and meet with their neighbors to understand what our concerns are.

Thanks for reading this, I hope you will support holding this Team responsible and at least postpone this case until the Developer can perform the important diligence necessary to support their case.

Pete
5708 Fort Benton Dr.

Email from Michael Tarsha 2/27/24 12:44am
Dear Paige Ellis,

My name is Michael Tarsha. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Email from Devina Do 2/27/24 3:12pm
Dear Paige Ellis,

My name is Devina Do. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

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Sincerely,

Devina Do

Email from David Arnold 2/27/24 6:21am
Dear Jonathan Tomko,

My name is David Arnold. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Email from Justin Jensen 2/27/24 7:25am
Dear Paige Ellis,

My name is Justin Jensen. I am a Interested Party regarding case #: C14-85-288.166(RCA2) and owner of 5415 Travis Cook Rd (PIDs: 103831, 103832, & 103834). These lots total over 11 acres and share an approximately 600 foot border with the subject property, and they are not represented by an HOA.

I know you have received messages from many of my neighbors, and I have included an edited version or their comprehensive letter below to express my unity with their points. My edits mainly point out that these are the views of my lots. And I removed the section reminding you of ethical responsibilities, because I give you the benefit of the doubt that that is not necessary. I also wanted to include the following critical point of my own.

The communication from the City of Austin to the interested parties of this case has been insufficient. Here is a summary of my communication with Site Plan Manager Chris Sapuppo:

12/24 I emailed Chris Sapuppo requesting Site Plan
12/27 His assistant, Mase Cone, replied that he can set up virtual meeting to share site plan. I said ok.
12/28 Mr. Sapuppo said he prefers not to have meeting and to contact my HOA.
12/28 I informed that I am not part of an HOA and would like to see site plan asap.
12/28 He replied that there are too many interested parties and he will have virtual meeting and will notify me when it takes place.
2/7 I requested Site Plan again
2/7 Mr Sapuppo said they can't share it and that they answered these questions in virtual meeting in late January. They did not invite me to the virtual meeting.
2/7 Mr Sapuppo says sorry for not including me, copying the HOA which I have previously informed him I am not part of.

My property shares a larger border with the subject property than any other. It is outrageous that I am not included on all interested party communications regarding this development. This development could have a significant impact on my farm, livelihood, and the local ecology and wildlife that I have worked very hard to protect. I do not take this lightly.

Please postpone this restricted covenant agreement hearing.

Thank you,
Justin Jensen
5415 Travis Cook Rd
713-416-8282

I am writing with the greatest sense of urgency to notify you that my voice and those of surrounding neighborhoods are not being heard. We need your support.

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marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on 02/07/24 and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

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2/7/24, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. Affordable Housing has its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Email from Helen Logue 2/27 7:43am

- Dear Paige Ellis,

My name is __Helen Logue_____. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

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Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,

Joshua Gindele

Email from Caryn Rippstein 2/27/24 8:20am
Dear Paige Ellis,

My name is Caryn Rippstein. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-**

288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,

Caryn Bland Rippstein

5800 Sunset Ridge

Email from Jame Do 2/27/24 8:34pm

Dear Paige Ellis,

My name is James Do. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

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Sincerely,

Do Family

Email from Amanda Ewers 2/27/24 8:43am
Dear Paige Ellis,

My name is Amanda Ewers. I am a homeowner and resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Sincerely,

Dylan and Amanda Ewers

Email from Chris Newport 2/27/24 9:00am

Dear Paige Ellis,

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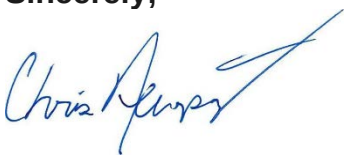
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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,



Chris Newport
806.438.0281

Email from Gregg Gill 2/27/24 9:04am
Dear Paige Ellis,

My name is GREGG A. GILL. I am a resident of Travis Country West. This email is regarding case#: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case#: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes lo fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case#: C14-85-288.166(RCA2) on 1217123:

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the fetter of the Jaw. Please support all City Code and City Ordinances that govern the properties in case#: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case# C14- 85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

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Email from Richard Tufton 2/27/24 9:12am
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Sincerely,
Richard Tufton

Email from Sarah Harris 2/27/24 9:14am
Dear Ms. Ellis,

My name is Sarah Harris. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Sincerely,

Sarah Harris

Email from Gabriel Carrillo 2/27/24 9:20am
Dear Paige Ellis,

My name is Erik Gabriel Carrillo. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

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Sincerely,

Erik Gabriel Carrillo

Email from Sheila Anderson 2/27/24 9:23am
Dear Paige Ellis,

In addition to the concerns listed below in my email from yesterday, I would like to add another to the list. On July 27, 2023 I observed and photographed a Federally Endangered Golden-cheeked Warbler in my backyard. I live within 500 feet of this proposed development in Travis Country West, so as an interested party I am urging a postponement until a Golden-cheeked Warbler study can be completed on the Sunset Ridge property in question.




Sincerely,

Sheila Anderson

Email from Annie Coleman 2/27/24 9:42am
Dear Paige Ellis,
My name is Annie Coleman. I am a senior resident of Travis Country West with security and environmental concerns about the subject below. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Email from Keena Chung 2/27/24 9:44am
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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.**

Sincerely,

Keena Ennis Chung

• • •

Keena E. Chung, MSN, RN, CFNP, CPNP-AC
Nurse Practitioner

Email from Peter Chung 2/27/24 9:11am

Dear Paige Ellis,

My name is Peter Chung, and I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

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Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

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In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,
Paulina Wise

Email from Jeanne Douthitt 2/27/24 11:46am
Dear Paige Ellis,

My name is __Jeanne Douthitt_. I am a resident of District 8. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Email from Belle Bybel 2/27/24 11:59am
Dear Paige Ellis,
My name is Belle Bybel. I am a long time resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).
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The safety of the residents of Travis Country West will be negatively impacted by this development. We are a small neighborhood that does not have the infrastructure (roadways) to support additional traffic. For years we have asked the city for assistance in traffic mitigation and it has fallen on deaf ears. We have a significant issue with "cut through" traffic that would only drastically increase with this development. If your answer is public transit, then you are

mistaken. The closest bus station is an almost 30 minute walk on roadways with NO SIDEWALKS!!! I wish we could utilize public transit, but there is NO SAFE way to do so. Assuming public transit is viable options for future residents is misguided and negligent. Bottom line, there is no SAFE public transit option near our neighborhood OR this potential development. PLEASE come see for yourself. Also, we have already experienced MANY close calls, near misses and actual vehicle incidents due to the level of traffic. It is a matter of time before someone is seriously hurt. By supporting this development you would be supporting increased traffic through our neighborhood thus endangering the lives in our community, members of your district.

Further, the facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

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molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

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Sincerely,
Belle Bybel

Email from Rachel Carson 2/27/24 12:15pm
Dear Paige Ellis,

My name is Rachel Carson. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

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Moreover, a Tree Survey was requested on 01/19/24. No Interested Parties received a tree study before the Environmental Commission Meeting on 02/07/24, at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on 02/07/24, regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree Survey, requested on 01/19/24 & again on 02/07/24, until 3 days ago on 02/23/24. The Tree Survey Document has a preparation date of November, 2023. The accompanying Environmental Resources Inventory has a preparation date of 09/20/23, and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

3.2 Site Geology

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin

Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and

marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on 02/07/24 and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case

that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on 2/7/24, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,
Rachel Carson

Email from Jarrod Ekwurzel 2/27/24 12:32pm
Dear Paige Ellis,

My name is Jarrod Ekwurzel. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

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stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Sincerely,

Jarrod Ekwurzel

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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Case Number: C14-85-288.166(RCA2)
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: February 27, 2024, Planning Commission

Michael Holeman
Your Name (please print)

☐ **I am in favor**
☒ **I object**

5704 Sunset Rdg, Austin, TX 78735
Your address(es) affected by this application ***(optional)***

Signature — *Date* 2/22/24

Daytime Telephone **(Optional)**:

Comments: I object to the amendment of the 1987 Restrictive Covenant. Concerns:
- Negative impact on surrounding environment;
- Multi-family housing adjacent to single-family housing;
- Compromised safety resulting from increased vehicular and pedestrian traffic;
- Reduced value to adjacent single-family property.

If you use this form to comment, it may be returned to:
City of Austin, Planning Department
Jonathan Tomko
P. O. Box 1088, Austin, TX 78767
Or email to:
jonathan.tomko@austintexas.gov

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Case Number: C14-85-288.166(RCA2)
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: February 27, 2024, Planning Commission

Jane Holeman
Your Name (please print)

☐ **I am in favor**
☒ **I object**

5704 Sunset Rdg, Austin, TX 78735
Your address(es) affected by this application ***(optional)***

Jane Holeman — 2/22/2024
Signature — *Date*

Daytime Telephone **(Optional)**: 512 422-5054

Comments: I object to the amendment of the 1987 Restrictive Covenant. Concerns:
- Negative impact on surrounding environment;
- Multi-family housing adjacent to single-family housing;
- Compromised safety resulting from increased vehicular and pedestrian traffic;
- Reduced value to adjacent single-family property;

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Case Number: C14-85-288.166(RCA2)
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: March 26, 2024, Planning Commission
Public Hearing: April 4, 2024, City Council

Bryan Lorello
Your Name (please print)

☐ I am in favor
☑ I object

5513 Fort Benton Drive, Austin, TX 78735
Your address(es) affected by this application

Signature

3/20/24
Date

Daytime Telephone: 512-426-5057

Comments: Environmental Concerns over construction
Concerns over added congestion on SWPW, along w/
danger of cut-through of cars in Travis County West-
Neighborhood.

If you use this form to comment, it may be returned to:
City of Austin - Planning Department
Jonathan Tomko
P. O. Box 1088
Austin, TX 78767-8810

Or email to:
jonathan.tomko@austintexas.gov

02/27/24 12:59PM

Hello Mr. Tomko,

I have already sent a message requesting postponement of Agenda Item #21 - C14-85-288.166(RCA2). I have been left off of interested party communications despite being the direct neighbor and contacting the Site Plan Manager to be added as an interested party. I need time to coordinate with my council.

If postponement is denied, I would like to be added as a speaker at tonight's meeting, and I have included my presentation in both PDF and PowerPoint formats.

Additionally, can you please help to make sure I am included in future communications regarding this case?

Please confirm receipt, and thank you for your help!

Sincerely,
Justin Jensen
713-416-8282
5415 Travis Cook Road
PIDs: 103831, 103832, & 103834

2/27/24 1:00pm
Dear Council Member Ellis,

This is Levente and Jeff McCrary. We are residents of the Travis Country West neighborhood.

This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level. Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Our neighborhood is entitled to one postponement.
That postponement has been requested and will go to a postponement discussion before The City Planning Commission This Tuesday (2/27/24).

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postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.

Sincerely,
Levente and Jeff McCrary

2/27/24 1:18pm
Dear Paige Ellis,

My name is Javier Cantu. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

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dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

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Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission tonight. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections
- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

In Fall 2011, the City conducted meetings to engage community participants in discussions on expectations related to a community engagement plan and process among proposed affordable housing developers, City officials and area stakeholders. Participants in the discussions included neighborhood leaders, tenants of permanent supportive housing, housing developers, service providers, and members of business and faith communities. Common themes for desired outcomes in the above conversations included the following areas where Manifold Investments and the City Of Austin have let our community and many other constituents of District 8 down:

1.) Transparency of information about a proposed development (whether provided by the developer or the City of Austin):

The Travis Country West Home Owners Association was not contacted nor contacted before or after **12/08/23** when Zoning Change signage of a Public Hearing referenced file #: C14-85-288.166(RCA) regarding 8401 & 8401 ½ Southwest Parkway. When Nancy Estrada was contacted, she had very little information regarding the application. She could only say that the applicant had applied for S.M.A.R.T. Housing Financing and breakdown what that would look like from an affordable housing perspective with-in the 438 Unit framework.

On **12/23/24** some residents of Travis Country West began receiving a Notice Of Filing Of Administrative Approval Of Site Plan under Case #: SP-2023-0448C.SH that

referenced 8413 Southwest Parkway. This document had a deadline to register as an "interested party" no later than **01/10/24**. These documents were dated **12/20/23.**

When Site Plan Manager, Chris Sapuppo and Assistant Site Plan Manager, Mase Cone were contacted, they were pushing a narrative that nothing would happen anytime soon and that this project was years away. The application that Manifold Investments submitted to the city indicated they had "site control" in November 0f 2023, and that they intend to break ground for this project in September of 2024.

As the Travis Country West Community attempted to organize, a new Notice Of Filing Of Application for Commission Approval Of A Site Plan Hill Country Roadway was received on **01/17/24**. This documented was dated **01/12/24.** The new notice no longer included a deadline. The Travis Country West HOA was never notified regarding any erroneous communications from the city. To further complicate matters, throughout this entire process, numerous registered "interested parties" have been left off of e-mails and/or not received official communications. Chris Sapuppo did not update "interested parties" in the case file regarding #: C14-85-288.166(RCA) that should have been available under The Freedom Of Information Act until requested to do so on **01/18/24**.

This was one day prior to the scheduled meeting on **01/19/24** where Manifold Investments was scheduled to address "Interested Party" questions. Manifold Investments non-answered nearly every question with "we are doing everything to meet City Code," which has been found to be false on issues including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements.

Moreover, a Tree Survey was requested on **01/19/24.** No Interested Parties received a tree study before the Environmental Commission Meeting on **02/07/24,** at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on **02/07/24,** regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree Survey, requested on **01/19/24** & again on **02/07/24,** until 3 days ago on **02/23/24.** The Tree Survey Document has a preparation date of **November, 2023.** The accompanying Environmental Resources Inventory has a preparation date of **09/20/23,** and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

3.2 Site Geology

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin

Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and

marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on **2/7/24**, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held tonight, Tuesday, February 27th at 6:00 p.m.**

Sincerely,

Doug Duke
(512) 423-9663
8009 Cobblestone
Austin, Texas 78735

2/27/24 2:08pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Ryma Biederman. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully -

Ryma Biederman

2/27/24 2:55pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Michael Glenn. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Michael A. Glenn
4624 Peralta Lane
Austin, TX 78735

2/27/24 2:56pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Jeffrey Straathof. I am a resident in Amarra that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:

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The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Jeffrey Straathof
4517 Amarra Dr
Austin, TX 78735

2/27/24 2:56pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Rosendo Parra. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

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The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Rosendo Parra

02/27/24 2:59pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Ginger Douglas and I am a resident in Amarra that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,
Ginger Douglas

2/27/24 3:03pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Chuck Harris. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Chuck Harris

2/27/24 3:04pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Chuck Harris. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Chuck Harris

2/27/24 3:08pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Paul Tucker. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request**

for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:

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- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

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I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Paul Tucker M.D.
Texas Heart & Vascular
Office voicemail :512-623-5398

2/27/24 3:08pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Michael Puzio, I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Michael Puzio
4601 Peralta

2/27/24 3:14pm

Dear Council Member Ellis and Commissioner Hempel -

My name is johanne ferland. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,
GREG KOZICZ
Chairman of the Board | Alberici Corporation

2/27/24 3:20pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Chris Warren. I am a resident in Amarra that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Chris Warren

2/27/24 3:36pm

Dear Council Member Ellis and Commissioner Hempel -

Our names are Doug and Susan Hinzie. We are residents of the Amarra Drive neighborhood that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

We respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Doug and Susan Hinzie
8416 Valerio Dr
Austin, TX 78735

2/27/24 3:46pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Kristen Alexandrov and I own the property at 8700 Southwest Parkway, near the proposed Sunset Ridge development (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

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The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,
Kristen Alexandrov

2/27/24 3:54pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Molly Adams. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Molly Adams

2/27/24 3:55pm
Dear Paige Ellis,

My name is Sofia Wise. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from

the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the

letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

In Fall 2011, the City conducted meetings to engage community participants in discussions on expectations related to a community engagement plan and process among proposed affordable housing developers, City officials and area stakeholders. Participants in the discussions included neighborhood leaders, tenants of permanent supportive housing, housing developers, service providers, and members of business and faith communities. Common themes for desired outcomes in the above conversations included the following areas where Manifold Investments and the City Of Austin have let our community and many other constituents of District 8 down:

1.) Transparency of information about a proposed development (whether provided by the developer or the City of Austin):

The Travis Country West Home Owners Association was not contacted nor contacted before or after **12/08/23** when Zoning Change signage of a Public Hearing referenced file #: C14-85-288.166(RCA) regarding 8401 & 8401 ½ Southwest Parkway. When Nancy Estrada was contacted, she had very little information regarding the application. She could only say that the applicant had applied for S.M.A.R.T. Housing Financing and breakdown what that would look like from an affordable housing perspective with-in the 438 Unit framework.

On **12/23/24** some residents of Travis Country West began receiving a Notice Of Filing Of Administrative Approval Of Site Plan under Case #: SP-2023-0448C.SH that referenced 8413 Southwest Parkway. This document had a deadline to register as an "interested party" no later than **01/10/24**. These documents were dated **12/20/23.**

When Site Plan Manager, Chris Sapuppo and Assistant Site Plan Manager, Mase Cone were contacted, they were pushing a narrative that nothing would happen anytime soon and that this project was years away. The application that Manifold Investments submitted to the city indicated they had "site control" in November 0f 2023, and that they intend to break ground for this project in September of 2024.

As the Travis Country West Community attempted to organize, a new Notice Of Filing Of Application for Commission Approval Of A Site Plan Hill Country Roadway was received on **01/17/24**. This documented was dated **01/12/24.** The new notice no longer included a deadline. The Travis Country West HOA was never notified regarding any erroneous communications from the city. To further complicate matters, throughout this entire process, numerous registered "interested parties" have been left off of e-mails and/or not received official communications. Chris Sapuppo did not update "interested parties" in the case file regarding #: C14-85-288.166(RCA) that should have been available under The Freedom Of Information Act until requested to do so on **01/18/24**.

This was one day prior to the scheduled meeting on **01/19/24** where Manifold Investments was scheduled to address "Interested Party" questions. Manifold Investments non-answered nearly every question with "we are doing everything to meet City Code," which has been found to be false on issues including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements.

Moreover, a Tree Survey was requested on **01/19/24.** No Interested Parties received a tree study before the Environmental Commission Meeting on **02/07/24,** at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on **02/07/24,** regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree Survey, requested on **01/19/24** & again on **02/07/24,** until 3 days ago on **02/23/24.** The Tree Survey Document has a preparation date of **November, 2023.** The accompanying Environmental Resources Inventory has a preparation date of **09/20/23,** and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

3.2 Site Geology

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin

Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and

marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the

restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on **2/7/24**, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.**

Sincerely,

Sofia Wise

2/27/24 3:57
Dear Council Member

My name is Gary Urano. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and

extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Gary Urano
8616 Acuarela Ct
Austin, TX 78735

2/27/24 3:58pm

Dear Paige Ellis,

My name is Julie Yarbrough. I am a resident of Travis Country West. This email is regarding case #: **C14-85-288.166(RCA2).** I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections
- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

In Fall 2011, the City conducted meetings to engage community participants in discussions on expectations related to a community engagement plan and process among proposed affordable housing developers, City officials and area stakeholders. Participants in the discussions included neighborhood leaders, tenants of permanent supportive housing, housing developers, service providers, and members of business and faith communities. Common themes for desired outcomes in the above conversations included the following areas where Manifold Investments and the City Of Austin have let our community and many other constituents of District 8 down:

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Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements.

Moreover, a Tree Survey was requested on **01/19/24.** No Interested Parties received a tree study before the Environmental Commission Meeting on **02/07/24,** at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on **02/07/24,** regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree Survey, requested on **01/19/24** & again on **02/07/24,** until 3 days ago on **02/23/24.** The Tree Survey Document has a preparation date of **November, 2023.** The accompanying Environmental Resources Inventory has a preparation date of **09/20/23,** and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

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Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin
Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.
The subject property is situated on the Glen Rose Formation, upper (Kgr(u))
The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and
marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming
stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to
yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include
molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more
dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more
massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula
harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress

Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on **2/7/24**, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.**

Sincerely,
Julie Yarbrough
5809 Medicine Creek Dr
Austin, TX 78735

2/27/24 4:07pm

Council Member Ellis and Commissioner Hempel -

My name is Lauren Zima. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing to notify you that our voices and those of surrounding neighborhoods are not being heard.

No development of this proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. **A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case deserves fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment.**

This postponement should be granted because of a well-documented lack of communication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity to analyze the proposed and restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

I respectfully request your support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Thank you,
Lauren Zima

2/27/24 4:13pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Tamra Harris. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that **our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.**

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

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Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Tamra Harris

2/27/24 4:14pm
Dear Mr. Tomko,

My name is Laura Perlman. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Laura Perlman

2/27/24 4:16pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Jeff Turk. I live on Peralta Lane in the Amarra neighborhood, directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support.

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as **notification of this meeting was not provided to all**

residents within 500 feet of the proposed development as required by City of Austin Land Development Code § 25-1-132 and state notification laws. Despite the fact the city's code has not been followed, postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code.

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

--Jeff Turk

Jeff Turk
Chairman

2/27/24 4:17pm
Dear Council Member Ellis and Commissioner Hempel -

My name is _Steve Kelly__. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I

am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

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I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

_Steve Kelly__

2/27/24 4:17pm

Dear Council Members,

My name is Charlene Key. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Charlene Key

Charlene M. Key, Ph.D.

2/27/24 4:18pm
Dear Council Member Ellis and Commissioner Hempel -

My name is __Beverly Kelly__. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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Respectfully,

_Beverly Kelly__

2/27/24 4:18pm
Dear Council Member Ellis and Commissioner Hempel,

My name is Sean Toney. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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Respectfully,

Sean Toney

2/27/24 4:24pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Maureen Martin. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Respectfully,

William and Maureen Martin
8600 Carranzo Dr
Austin 78735

2/27/24 4:27pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Diana Puzio. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Respectfully,

Diana Puzio
915-383-0154

2/27/24 4:29pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Stephen Potts. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Respectfully,

Stephen R. Potts
4716 Amarra Drive

2/27/24 4:33pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Michael Beaumont. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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Respectfully,

Michael Beaumont

2/27/24 4:40pm
Dear Council Member Ellis and Commissioner Hempel -

We are Margie & Pedro Diaz --residents in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). We are writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

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This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA

are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

We respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

2/27/24 4:40pm
Dear Paige Ellis,

My name is Kim Pryor. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

No proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:



This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should also be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest,

challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to the Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

In Fall 2011, the City conducted meetings to engage community participants in discussions on expectations related to a community engagement plan and process among proposed affordable housing developers, City officials and area stakeholders. Participants in the discussions included neighborhood leaders, tenants of permanent supportive housing, housing developers, service providers, and members of business and faith communities. Common themes for desired outcomes in the above conversations included the following areas where Manifold Investments and the City Of Austin have let our community and many other constituents of District 8 down:

1.) Transparency of information about a proposed development (whether provided by the developer or the City of Austin):

The Travis Country West Home Owners Association was not contacted nor contacted before or after **12/08/23** when Zoning Change signage of a Public Hearing referenced file #: C14-85-288.166(RCA) regarding 8401 & 8401 ½ Southwest Parkway. When Nancy Estrada was contacted, she had very little information regarding the application. She could only say

that the applicant had applied for S.M.A.R.T. Housing Financing and breakdown what that would look like from an affordable housing perspective with-in the 438 Unit framework.

On **12/23/24** some residents of Travis Country West began receiving a Notice Of Filing Of Administrative Approval Of Site Plan under Case #: SP-2023-0448C.SH that referenced 8413 Southwest Parkway. This document had a deadline to register as an "interested party" no later than **01/10/24**. These documents were dated **12/20/23.**

When Site Plan Manager, Chris Sapuppo and Assistant Site Plan Manager, Mase Cone were contacted, they were pushing a narrative that nothing would happen anytime soon and that this project was years away. The application that Manifold Investments submitted to the city indicated they had "site control" in November 0f 2023, and that they intend to break ground for this project in September of 2024.

As the Travis Country West Community attempted to organize, a new Notice Of Filing Of Application for Commission Approval Of A Site Plan Hill Country Roadway was received on **01/17/24**. This documented was dated **01/12/24.** The new notice no longer included a deadline. The Travis Country West HOA was never notified regarding any erroneous communications from the city. To further complicate matters, throughout this entire process, numerous registered "interested parties" have been left off of e-mails and/or not received official communications. Chris Sapuppo did not update "interested parties" in the case file regarding #: C14-85-288.166(RCA) that should have been available under The Freedom Of Information Act until requested to do so on **01/18/24**.

This was one day prior to the scheduled meeting on **01/19/24** where Manifold Investments was scheduled to address "Interested Party" questions. Manifold Investments non-answered nearly every question with "we are doing everything to meet City Code," which has been found to be false on issues including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements.

Moreover, a Tree Survey was requested on **01/19/24.** No Interested Parties received a tree study before the Environmental Commission Meeting on **02/07/24,** at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on **02/07/24,** regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree

Survey, requested on **01/19/24** & again on **02/07/24,** until 3 days ago on **02/23/24.** The Tree Survey Document has a preparation date of **November, 2023.** The accompanying Environmental Resources Inventory has a preparation date of **09/20/23,** and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

3.2 Site Geology

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin

Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and

marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of

rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on **2/7/24**, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS. **Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m.**
Sincerely,

Kim Pryor

2/27/24 4:52pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Patricia Mancl. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and

extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Patricia Mancl

2/27/24 4:52pm

My name is Krista Thomas. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request**

for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

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- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Krista Thomas

2/27/24 4:54pm

Dear Council Member Ellis and Commissioner Hempel -

My name is _Ava Blair_____. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

___Ava Blair_____

2/27/24 4:55pm

Dear Council Member Ellis and Commissioner Hempel -

My name is ___Tyson Blair_____. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

____Tyson Blair_____

2/27/24 4:57pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Heather Kasten. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association

of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Heather Kasten

2/27/24 4:58pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Dave Mancl. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes

- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections

- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement

request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Dave Mancl

2/27/24 5:03pm
Dear Council Member Ellis and Commissioner Hempel -

My name is Frederic GUERARD. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Frederic GUERARD

2/27/24 5:05pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Melinda Grace. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Guy and Melinda Grace
4517 Peralta Ln.
Austin, Texas 78735

Melinda Grace

2/27/24 5:25pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Francois Du Pasquier I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

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The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Francois Du Pasquier

2/27/24 5:26pm
Dear Council Member Ellis and Commissioner Hempel -

My name is __Cecil Christensen_____. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

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- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,
Cecil Christensen

2/27/24 5:52pm
Dear Paige Ellis,

My name is Joan Dumais. I am a resident of Travis Country West on Cobblestone. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

Our neighborhood is entitled to one postponement. This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case #: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections
- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question "do the facts meet the code - and that's calling balls and strikes. That's not any sort of political ideology."

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

In Fall 2011, the City conducted meetings to engage community participants in discussions on expectations related to a community engagement plan and process among proposed affordable housing developers, City officials and area stakeholders. Participants in the discussions included neighborhood leaders, tenants of permanent supportive housing, housing developers, service providers, and members of business and faith communities. Common themes for desired outcomes in the above conversations included the following areas where Manifold Investments and the City Of Austin have let our community and many other constituents of District 8 down:

1.) Transparency of information about a proposed development (whether provided by the developer or the City of Austin):

The Travis Country West Home Owners Association was not contacted nor contacted before or after **12/08/23** when Zoning Change signage of a Public Hearing referenced file #: C14-85-288.166(RCA) regarding 8401 & 8401 ½ Southwest Parkway. When Nancy Estrada was contacted, she had very little information regarding the application. She could only say that the applicant had applied for S.M.A.R.T. Housing Financing and breakdown what that would look like from an affordable housing perspective with-in the 438 Unit framework.

On **12/23/24** some residents of Travis Country West began receiving a Notice Of Filing Of Administrative Approval Of Site Plan under Case #: SP-2023-0448C.SH that referenced 8413 Southwest Parkway. This document had a deadline to register as an "interested party" no later than **01/10/24**. These documents were dated **12/20/23.**

When Site Plan Manager, Chris Sapuppo and Assistant Site Plan Manager, Mase Cone were contacted, they were pushing a narrative that nothing would happen anytime soon and that this project was years away. The application that Manifold Investments submitted to the city indicated they had "site control" in November 0f 2023, and that they intend to break ground for this project in September of 2024.

As the Travis Country West Community attempted to organize, a new Notice Of Filing Of Application for Commission Approval Of A Site Plan Hill Country Roadway was received on **01/17/24**. This documented was dated **01/12/24.** The new notice no longer included a deadline. The Travis Country West HOA was never notified regarding

any erroneous communications from the city. To further complicate matters, throughout this entire process, numerous registered "interested parties" have been left off of e-mails and/or not received official communications. Chris Sapuppo did not update "interested parties" in the case file regarding #: C14-85-288.166(RCA) that should have been available under The Freedom Of Information Act until requested to do so on **01/18/24**.

This was one day prior to the scheduled meeting on **01/19/24** where Manifold Investments was scheduled to address "Interested Party" questions. Manifold Investments non-answered nearly every question with "we are doing everything to meet City Code," which has been found to be false on issues including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements.

Moreover, a Tree Survey was requested on **01/19/24.** No Interested Parties received a tree study before the Environmental Commission Meeting on **02/07/24,** at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on **02/07/24,** regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree Survey, requested on **01/19/24** & again on **02/07/24,** until 3 days ago on **02/23/24.** The Tree Survey Document has a preparation date of **November, 2023.** The accompanying Environmental Resources Inventory has a preparation date of **09/20/23,** and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

3.2 Site Geology

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin

Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997.

The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and

marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming

stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include

molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more

dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more

massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula

harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City

Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on **2/7/24**, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all "Interested Parties," Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS.

Thank you!

Joan Dumais
8205 Cobblestone
Austin, TX 78735

2/28/24 8:00am

Dear Council Member Ellis and Commissioner Hempel -

My name is Erika Blankenship. I am a resident in Amarra Drive that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

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The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association

of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Erika Blankenship

2/28/24 12:31pm

Dear Paige Ellis,

My name is Alan Do. I am a resident of Travis Country West. This email is regarding case #: C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Our official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that govern the properties in case #: C14-85-288.166(RCA2).

Our neighborhood is entitled to one postponement. That postponement has been requested and will go to a postponement discussion before the The City Planning Commission This Tuesday (2/27/24). Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the city. Please see a photograph of the sign posted on the East parcel of case #: C14-85-288.166(RCA2) on 12/7/23:

This postponement should be granted specifically because, if the Restrictive Covenant Amendment were to pass with the Planning Commission, then case

#: C14-85-288.166(RCA2) would receive one reading before the City Council with no ability to create a valid petition for The Neighbors Of Travis Country West.

This postponement should be granted specifically because of a well documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections
- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

Mrs. Ellis, given that your husband Edward Espinosa was appointed to The Ethics Commission by Mayor Kirk Watson, please ensure that our voice is measured within the letter of the law. Please support all City Code and City Ordinances that govern the properties in case #: C14-85-288.166(RCA2). Edward Espinosa was quoted as saying that The Ethics Commission is about answering the question “do the facts meet the code - and that’s calling balls and strikes. That’s not any sort of political ideology.”

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2).

The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City Of Austin and Manifold Investments with regards to the following in a well-documented timeline:

In Fall 2011, the City conducted meetings to engage community participants in discussions on expectations related to a community engagement plan and process among proposed affordable housing developers, City officials and area stakeholders. Participants in the discussions included neighborhood leaders, tenants of permanent supportive housing, housing developers, service providers, and members of business and faith communities. Common themes for desired outcomes in the above conversations included the following areas where Manifold Investments and the City Of Austin have let our community and many other constituents of District 8 down:

1.) Transparency of information about a proposed development (whether provided by the developer or the City of Austin):

The Travis Country West Home Owners Association was not contacted nor contacted before or after **12/08/23** when Zoning Change signage of a Public Hearing referenced file #: C14-85-288.166(RCA) regarding 8401 & 8401 ½ Southwest Parkway. When Nancy Estrada was contacted, she had very little information regarding the application. She could only say that the applicant had applied for S.M.A.R.T. Housing Financing and breakdown what that would look like from an affordable housing perspective with-in the 438 Unit framework.

On **12/23/24** some residents of Travis Country West began receiving a Notice Of Filing Of Administrative Approval Of Site Plan under Case #: SP-2023-0448C.SH that referenced 8413 Southwest Parkway. This document had a deadline to register as an “interested party” no later than **01/10/24**. These documents were dated **12/20/23.**

When Site Plan Manager, Chris Sapuppo and Assistant Site Plan Manager, Mase Cone were contacted, they were pushing a narrative that nothing would happen anytime soon and that this project was years away. The application that Manifold Investments submitted to the city indicated they had “site control” in November 0f 2023, and that they intend to break ground for this project in September of 2024.

As the Travis Country West Community attempted to organize, a new Notice Of Filing Of Application for Commission Approval Of A Site Plan Hill Country Roadway was received on **01/17/24**. This documented was dated **01/12/24.** The new notice no longer included a deadline. The Travis

Country West HOA was never notified regarding any erroneous communications from the city. To further complicate matters, throughout this entire process, numerous registered “interested parties” have been left off of e-mails and/or not received official communications. Chris Sapuppo did not update “interested parties” in the case file regarding #: C14-85-288.166(RCA) that should have been available under The Freedom Of Information Act until requested to do so on **01/18/24**.

This was one day prior to the scheduled meeting on **01/19/24** where Manifold Investments was scheduled to address “Interested Party” questions. Manifold Investments non-answered nearly every question with “we are doing everything to meet City Code,” which has been found to be false on issues including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements.

Moreover, a Tree Survey was requested on **01/19/24.** No Interested Parties received a tree study before the Environmental Commission Meeting on **02/07/24,** at which time a Tree Survey was again requested. Further, no Interested Parties were notified about The Environmental Commission Meeting discussion on **02/07/24,** regarding case #: C14-85-288.166(RCA), to amend the Restrictive Deed Covenant associated with the East parcel. Although, the public was notified of a Zoning Change regarding the property in question, The Environmental Commissioners indicated that no notification was required because case #: C14-85-288.166(RCA) is not a Zoning Case. No Interested Parties received the Tree Survey, requested on **01/19/24** & again on **02/07/24,** until 3 days ago on **02/23/24.** The Tree Survey Document has a preparation date of **November, 2023.** The accompanying Environmental Resources Inventory has a preparation date of **09/20/23,** and screams sinkhole / Karst Formations when considering this is the site of Canyon Springs noted on the U.S. Geological Survey and the following information is known regarding the terrain:

3.2 Site Geology

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG) (Figure 4), 1997. The subject property is situated on the Glen Rose Formation, upper (Kgr(u))

The Bureau of Economic Geology defines Glen Rose Formation (Kgr(u)), as "Limestone, dolomite, and marl subdivided into two units by Cobula bed C; alternating resistant and recessive beds forming stairstep topography; limestone aphanitic to fine-grained, hard to soft and marly, light gray to

yellowish gray; dolomite; fine-grained, porous, yellowish brown; marine megafossils include molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more massive and about 160 feet thick, includes at top Corbula bed, C, with abundant steinkerns of Corbula harveyi (hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380+/- feet."ckness of Glen Rose Formation 380+/- feet."

This information should have been given as requested prior to The Environmental Commission Meeting on **02/07/24** and is grounds for a postponement, in addition to, the disregard of numerous other City Codes and City Ordinances including, but not limited to Hill Country Roadway Ordinances, Impervious Coverage Codes, Ingress / Egress Codes, Traffic Impact Analysis, and S.M.A.R.T. Housing Application Requirements. Case #: C14-85-288.166(RCA) is a rezoning case that does not have to follow the rules and regulations of rezoning up to this point and any opposition to this development is not being given a voice.

2.) Consistency with existing neighborhood plans and other city-approved planning documents designed by community stakeholders: The requests to amend the restrictive deed covenant in Case #: C14-85-288.166(RCA) are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

3.) Effective and predictable methods of communication between parties: Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs alliance. Because this is now not being considered a rezoning case, The City Of Austin and Manifold Investments were have not been required to notify residents of the Environmental Commission hearing that took place on **2/7/24**, as well as, many other aspects of due process that have been averted. We deserve due process and a voice.

In conclusion, my concerns pertaining to the proposed Sunset Ridge Apartments are non-partisan policy issues. My official position on this matter is that although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected region as evidenced by the City Codes and Ordinances that

govern the properties in case #: C14-85-288.166(RCA2). I am humbly requesting that you show public support for all “Interested Parties,” Neighbors Of Travis Country West, Neighbors Of Barton Creek Southwest, OHAN, OHNPCT, and SOS.

Please publicly support the postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Restrictive Deed Covenant Amendment - Sunset Ridge at The Planning Commission Meeting to be held Tuesday, February 27th at 6:00 p.m..

Sincerely,

Alan Do

2/28/24 3:43pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Paula Collins, my husband Michael Collins and I, are resident in Amarra Drive (4624 Amarra) that is directly across the street from the proposed Sunset Ride Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard. We need your support at the city level.

Although Affordable Housing may have its merits, no proposed multi-family development of the proposed density, size, and scope has a place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

The case is planned on the agenda of the Planning Commission on Tuesday, February 27th. A postponement has been requested as notification of this meeting was not provided to all residents within 500 feet of the proposed development. However, such postponement has been opposed by the Applicant. Our case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Failure to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood

organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132

- Affected residents, neighborhood organizations and environmental organizations have not had sufficient opportunity analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevents the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments without affording these protections
- Failure to follow the mandatory notice requirements would render any actions void under Chapter 211 of the Local Government Code

The facts of this case will show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Travis Country West HOA, and The Barton Creek Southwest HOA are opposed to this development. They have the full support of the Oak Hill Association of Neighbors, the Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Amarra Drive, Travis Country West, OHAN, OHNPCT, and SOS in the postponement request such that neighbors can be sufficiently engaged and provided an opportunity to analyze such proposed changes.

Respectfully,

Paula & Michael Collins

2/28/24 4:12pm

PC Item 21, Leigh Ziegler Chair, OHNPCT February 27, 2024

Postponement is requested since so much remains in the dark relative to the RC Revision. This is a poor premise to claim equity and a particularly inappropriate derailment of the process to get Residential Use in an OFFICE designated Neighborhood Plan- otherwise, not allowed.

One can only hope any change to a restrictive covenant would serve to balance goals from the Future Land Use Map with a well designed project. This revision truly addresses not 1 but 2 tracts both with non-conforming land use which should be reviewed jointly to proceed effectively in revision.

Clearly, the project fails to meet criterion necessary to enable a Compact Connected lifestyle required for any application that meets affordability unlocked and achieves Smart Housing.

There is no available transit planned for this project, no access to groceries or events without having full use of a car. Affordability unlocked does not apply.

It seems irresponsible that this location is not being seen for its geologic features and constraints- like blind roadway access and surrounding location. Current evaluation is under the guise of affordability- a showcase to get 438 residential units quickly and inappropriately applied to the current Office designation.

The area is marked by significant MF housing. This would decrease safety on a limited capacity road bounded by limestone ridges, rimrock and drop-offs- without area for expansion. This is undeniably delinquent to the safety of existing and new residents.

A back door approach without appropriate review and detail includes failure to allow interested parties review of the current file application in person in advance despite formal review status.

For this reason alone a postponement is in order.

2/29/24 6:20pm
Chris Sapuppo and Jonathan Tomko:
I have many questions that the case file may address. It is inappropriate to do a PIR as an interested party especially since the case will be advanced before that is fulfilled and most importantly, the notice includes case review by appointment with the Case Assistant ,Mase Cone. I did request it of both of you so that you would be informed and have the opportunity to direct staff. I am unclear about any deviation from this practice. In any case I would also like to learn the details of changes made regarding the IP lzoning status under the OFFICE land use of tract 1 being reviewed by Planning Commission and the basis for those changes. I have seen the drainage notes but there is no topo map or identification of change in drainage from the Barton Watershed to the Williamson Creek Watershed if that is in fact the case. I just want to get some facts correct before advancement of this project.
Perhaps you can address the above concerns while I attempt to sort out the disclosure process out from my end.
Thank you,
Leigh

3/1/24 12:57pm
From Jonathan Tomko
To: Leigh Ziegler

Hi Leigh,

I apologize it has taken me so long to get back to you, I have a heavy caseload and I wanted to do some more research before getting back to you so I could be comprehensive. I'm not sure who Chandler is, he is not a reviewer on either the rezoning case or the associated site plan review. Both the zoning case and the site plan review are completely different processes and, in this case, as is sometimes the case, concurrent processes.

This is the history on this piece of property as I understand it:
September 17, 1987 - by **Ordinance No. 870917-D** the base zoning was changed from Interim RR (Rural Residence District) to IP (Industrial Park).

June 10, 2010 - Council unanimously approved an amendment to a portion of the restrictive covenant through **C14-85-288.166(RCA)** as it relates to certain uses and development standards, Zoning was changed from IP-NP to GO-NP, but then Council ended up approving GO-CO-NP. This was through rezoning case **C14-2010-0042** and **Ordinance No. 20100610-059**. The conditional overlay stipulated 3 things:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered

cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,200 trips per day.

B. Section 25-2-1025(A) (Natural Area) of the Code is modified:

(1) to allow water quality and detention pond facilities for an office use to count toward fulfillment of the 40 percent natural area requirement; and

(2) to reduce the natural area requirement to 30 percent for a religious assembly use and allow water quality and detention pond facilities to count toward fulfillment of this requirement.

February 27, 2024, **now postponed to March 26, 2024** - through a restrictive covenant amendment, (which is a recorded agreement between the City and the applicant) **C14-85-288.166(RCA2)** - Planning Commission will be reviewing the request to amend the RCA as outlined in redlined RCA attached to the staff report. Concurrently a site plan review is being undertaken: **SPC-2023-0448C.SH**

That's a comprehensive overview. Let me know if you have any other questions.

Jonathan

Additional Comments Sunset Ridge C14-85-288.166(RCA2)

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-85-288.166(RCA2)
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: March 26, 2024, Planning Commission
Public Hearing: April 4, 2024, City Council

Bryan Lorello
Your Name (please print)

☐ I am in favor
☑ I object

5513 Fort Benton Drive, Austin, TX 78735
Your address(es) affected by this application

Signature 3/20/24 *Date*

Daytime Telephone: 512-476-5057

Comments: Environmental Concerns over construction
Concerns over added congestion on SWPW, along w/
danger of cut-through of cars in Travis County West
Neighborhood.

If you use this form to comment, it may be returned to:
City of Austin - Planning Department
Jonathan Tomko
P. O. Box 1088
Austin, TX 78767-8810

Or email to:
jonathan.tomko@austintexas.gov

3/21/24 2:48pm
From Jason Svatek

Hello Jonathan & Andrew,

I'm writing to formally request postponement of this case on behalf of Travis Country West HOA and related interested parties.

As you will see in our case file, we had many affected parties that were not properly notified under the City of Austin Good Neighbor Policy guidelines, nor have these parties been properly notified throughout this entire process as evidenced by the 2/27 Planning Commission postponement in breach of City of Austin Land Development Code § 25-1-132. The prior postponement from February 27th should be recorded as a City postponement due to these notification errors, not a neighborhood postponement.

As such, we would like to now invoke our neighborhood postponement request on this matter to June 21st or later.

We have made several phone attempts since January and left voicemails for the listed developer contact with no return calls. I am aware of zero efforts made by the applicant to

engage with our community and stakeholders to discuss this project. I would think they would be interested in working with us, and I'm hopeful this postponement will afford both parties adequate time to discuss and collaborate to find answers, solutions, and/or compromises on this project. With more than 500 area homeowners impacted by this proposal, we need ample time with the developer to iron out details for various parties.

Please confirm receipt and advise. Thanks for your help!

03/22/24 12:53p
From Jason Svatek
Thanks. I understand you don't make the rules, you're here supporting the parties and the process.

If you sense frustration in my tone, it's not directed at you sir. It's borne from my ignorance of the process, and how as I've become educated, I just keep finding more issues with the whole process and case. Everything about this says it should be a rezoning case, except the actual name, so it's being treated incredibly oddly from what I can tell.

03/22/24 1:39pm
From Eric Gomez

Hi, Jonathan:

Thank you for this information. I represent the neighborhoods and we will be contacting the applicant and Ms. Morrow shortly.

Eric L. Gomez
Braun & Gresham PLLC

03/22/24 2:17pm
From Cynthia Wilcox

There is documentation of City staff confirming that the notification process was not followed, and that proper notification was not sent out by the City prior to February 27 Planning Commission Meeting.

Therefore the postponement at the February 27 meeting should be charged to the City, not the neighborhood, and not the applicant. The error - both in notification, and in charging the notification to the neighborhood - unfairly penalizes the neighborhood, and is a miscarriage of the process.

Please confirm that the February 27 postponement will be properly charged to the City as a result of a notification failure.

The neighborhood is requesting a postponement to May 14 in order to attempt to have a dialogue with the applicant. To date the applicant has refused to have dialogue with the neighborhood or any stakeholder organizations.

If the applicant continues to refuse to engage in any meaningful dialogue with stakeholders between now and May 14, then that can be part of the record of the case hearing at Planning Commission. The fact the neighbors are willing to dialogue with the applicant should be welcomed and encouraged by the Planning Commission.

That is a separate issue from failure to properly notify stakeholders, as required, for the February 27 meeting, which leaves the neighborhood with one allowed postponement - which they should be permitted to use to postpone until May 12.

Sincerely,

Cynthia Wilcox
President, OHAN

03/22/24 4:03pm
From Jeff Batchelor

Jonathan,

I am a homeowner in southwest Austin. I am very concerned about the new Sunset Ridge development. It appears to be a zoning change through another method. I strongly object to the zoning change. The density of the area must be maintained for the good of the area (traffic, noise, pollution, ground water).

Regards,
Jeff

3/22/24 4:55pm
From Joseph Harris
Great day Jonathan,

That's amazing. Congratulations on the impending arrival of your newborn! I can't express the ways parenthood changes the game. I am the father of two girls (Annabelle, 4 & Eberly, 3). They both attend daycare at The Barton Creek Child Development Center on Travis Cook Rd., and are just two of the many Travis Country West Children that would be recklessly endangered by any staff recommendations to move forward with the RCA request as it currently reads in City Case #: C14-85-288.166(RCA2). For just one example, the invalid Traffic Impact Analysis based on 428 Units was submitted on the same day as

the applicant's application declaring 438 Units, and should have compelled a Traffic Study that was not recommended by The City Staff.

1. I didn't realize you were referencing mailed notifications. I was specifically referring to the signage posted on 12/08/23 in the attached time-stamped photo that clearly notifies our Neighborhood that a Zoning Change will take place for City Case #: C14-85-288.166(RCA), but you're telling me that is the case from 2010. This is improper notification to any residents within 200', any residents within 500', all residents of Travis Country West, as well as any citizens of The United States Of America that were to see that sign on 12/07/2023.

   Further, the instructions you sent regarding the formation of a Valid Petition did not ask us to google the names of residents within 200' to identify who must sign the document in order to validate the petition. It requested that we look up the officially listed owner's in TCAD. Our property management's address would be a matter of public record and sourcing any such information from our property management company's website is also an acknowledgement of improper notification method's from the City of Austin.

2. Chris Sappupo's Team also had several notification errors:

   A.) On 12/20/23, they sent out a Notice Of Filing Of Application For Administrative Approval Of A Site Plan. That was Case # SP-2023-0448C.SH.

   B.) On 1/12/24, they sent out a Notice Of Filing Of Application For Commission Approval Of A Site Plan Hill Country Roadway. That was Case #SPC-2023-0448C.SH

   These are two different Case # 's Jonathan. As an "Interested Party," I am not aware of any instance where an "Interested Party" was notified of any error regarding the discrepancies in all of these Case #'s. I see the current Case #'s in your last reply. Are these Case # 's subject to change without notice? Best regards,

- Chandler Harris

3/22/24 5:11pm
From Lori McKey

Dear Jonathan Tomko,

My name is Lori McKey. I am a resident of Travis Country West. This email is regarding case #SPC-2023-0448C.SH. I am writing with the greatest sense of urgency to notify you of the extreme concern and displeasure of our neighborhood and the surrounding neighborhoods regarding a denial of our requested postponement of the hearing on 3/26/2024.

One postponement was previously granted on this case, but that postponement should be charged to the city for lack of notice. Our neighborhood should still have a postponement to use.

We have been denied postponement which is extremely unfair to our neighborhood. I urge the city to reconsider this position and allow the postponement to which our neighborhood is entitled.

Sincerely,

Lori McKey

3/23/24 9:44am
Dear Council Member Ellis and Commissioner Hempel,

My name is Kristen Jacobs, and I have been a homeowner in the Lantana subdivision for 18 years. I am a directly impacted District 8 resident in The Lantana Subdivision. This matter is regarding the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2). **I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard by the developer. We need your support at the city level.**

No proposed multi-family development of the proposed density, size, and scope has any place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

This case is on the agenda of the Planning Commission meeting scheduled for Tuesday, March 26th. A postponement has been requested as notification of the previous 02/27/204 meeting was not provided to all residents within 500 feet of the proposed development. The 02/27/24 postponement is the city's postponement, and The Neighbors of Travis Country West must now be granted their postponement in case # C14-85-288.166(RCA2). This case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case

comes directly from the City and time-stamped photo documentation included in this transmission.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Prior to the Agenda Item #21 postponement on 02/27/2024, the City of Austin failed to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations did not have sufficient opportunity to analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevented the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments in absence of these protections
- Failure to follow the mandatory notice requirements rendered any actions void under Chapter 211 of the Local Government Code

The facts of this case show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Neighbors Of Travis Country West, are opposed to this development. They have the full support of the Lantana HOA, and The Neighbors of Lantana. They additionally have the support of The Neighbors Of Barton Creek Southwest, The Neighbors Of Escondera, The Oak Hill Association of Neighbors, The Oak Hill Neighborhood Planning Contact Team, and The Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for ALL the Interested Parties, Neighbors Of Lantana, Neighbors of Travis Country West, Neighbors Of Barton Creek Southwest, Neighbors Of Escondera, Oak Hill Association Of Neighbors, Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance, who oppose this Restrictive Covenant Amendment. **Further, I support the Neighbors Of Travis Country West's most recent postponement request of the 03/26/2024 Planning Commission meeting as they are entitled to their Neighborhood postponement.**

Signed Concerned District 8 constituent,

Kristen Jacobs
7413 Bonniebrook Drive
Austin, TX 78735

3/24/24 3:28pm
Dear Jonathan
Case number: SP-2023-0448C.SH

I would like to formally communicate my displeasure with the Planning Commission's decision not to granted our community a postponement regarding Sunset Ridge Apartments. The basis of my displeasure overall is vast but let zero in on the postponement--it's pretty simple the city did not properly notify therefore the postponement of the February meeting should not have been chargeable to our community but charged instead to the city.

That is just the start of the injustice related to this project:
1. This project started last year and I have surveys dated September 2023 by the developer and also a copy of the application by the developer's attorney to the planning department related to amending the restrictive covenant dated November 7, 2023. SO WHY WOULD IT TAKE UNTIL DECEMBER 20 FOR THOSES WITHIN 500 FEET TO BE PROVIDED NOTICE with a response by January 3, 2024? Right during the holiday season and during school break when most folks are away or focused on spending time with family.
2. Lucky for us, we were home and contacted Chris Sapuppo who told us that though we received a notice, we were not interested parties. My husband didn't believe it and asked him to douiblecheck. Sure enough he came back and told us we were in fact interested parties. What if we just walked away after he gave us incorrect information. This also

happened to our neighbor as well but I told him what happened to us and Chris had to once again correct himself. Very suspicious overall..looks very fishy.
3. No contact by the developer to our community or any of the surrounding communotoeslast fall which is required by the good neighbor policy.
3. I believe the developer and the city are not dealing equitably with the neighbors of this project. Lack of transparency on so many levels. There are lots of reasons this project doesn't make sense for that location which I am sure you will hear about soon.
4. Why is this project being rushed through? The optics are awful. This whole project looks fishy, no other way to describe it.
5. Austin has an overabundance of apartments based on recent media coverage. Why aren't we converting existing apartments to affordable housing versus building more.

https://www.kvue.com/article/money/economy/boomtown-2040/rentcafe-report-austin-renters-market/269-8e7d3c2d-282f-4087-89e3-54b5942740f0#:~:text=as%20last%20year.-,According%20to%20RentCafe%2C%20the%20number%20of%20renters%20competing%20for%20an,two%20points%20from%20last%20year.
\

Patricia Gibson

3/24/24 8:43pm
From Eugene Lau
Planning Commission Members –

My name is Eugene Lau. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Thank you,

Eugene Lau

3/24/24 8:44pm
From Cheryl Parra

Planning Commission Members –

My name is Cheryl Parra. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely,

Cheryl Parra
Amarra neighborhood

3/24/24 9:47pm
From Hari Nair

Planning Commission Members –

My name is Hari Nair. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely -
Hari Nair

3/24/24 8:51pm
From Bill Helms
Planning Commission Members –

My name is Bill Helms. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard. The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
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Sincerely -

Bill Helms

3/24/24 8:53pm
From Melinda Grace
Planning Commission Members –

My name is Melinda Grace. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Melinda Grace

3/24/24 8:54pm
From Christian Fadel
Planning Commission Members –

My name is Christian Fadel. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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Sincerely -

Christian Fadel

3/24/24 8:54pm
From Cecil Christensen
Planning Commission Members –

My name is _____Cecil Christensen_____. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Cecil Christensen

3/24/24 9:02pm
From Danielle Rios
Planning Commission Members –

My name is Danielle Rios. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Thank you for your consideration.
dr

3/24/24 9:05pm
Planning Commission Members –

My name is Gina Lacy. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Gina Lacy

3/24/24 9:06pm
Planning Commission Members –

My name is Paul Tucker. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Please know that our HOA is considering all legal remedies to prevent this project from going forward.

Sincerely -

Paul Tucker M.D.
Texas Heart & Vascular

3/24/24 9:10pm
1. Oak Hill Neighborhood Planning Contact Team and Surrounding Neighborhoods Oppose –
The land parcel is included in the Oak Hill Combined Neighborhood Plan as a commercial development. The requests to amend the restrictive deed covenant are not in line with the Oak
Hill Neighborhood Plan, nor are they in line with Imagine Austin Comprehensive Plan. The Oak
Hill Association of Neighborhoods (OHAN), Travis County West HOA, Barton Creek Southwest

HOA, Escondera HOA and Safe Our Springs (SOS) Alliance are all oppose to a development of
this density, size, and scope in such an extremely environmentally sensitive area.
2. Rezoning Case Required – The applicant is attempting to expand the current Restrictive Covenants to include residential development on a land parcel zoned for commercial development (GO-CO-NP). A re-zoning process needs to be initiated by the applicant before
considering any expansion to the Restrictive Covenants.
3. Edwards Aquifer Contributing Zone Impervious Cover Limit Exceeded - The SOS Ordinance
for the Contributing Zone specifies a maximum 25% net buildable (vs gross) impervious cover
limit. In comparison, the Barton Creek impervious cover limit is 20%. The applicant is requesting an impervious cover limit of 55% gross which is 120% higher than the SOS Ordinance and significantly higher than the 40% impervious cover limit for residential development contained in the Williamson Creek Ordinance that pre-dates the SOS Ordinance.
4. Proposed Development Inconsistent with Hill Country Roadway Overlay – The Hill Country Roadway Overlay and associated requirements are designed to achieve the following purposes:
(1) To maintain the rugged natural beauty of the eastern edge of the Texas Hill Country as currently exists along Hill Country Roadways; (2) To encourage development that is compatible
with and, whenever possible, enhances natural beauty; (3) To allow people to be able to live, work, and enjoy recreation within the area without reducing its natural beauty; (4)To encourage
a safe and efficient traffic flow along Hill Country Roadways; (5) To preserve the environment by
providing clean air, clean water, and a greenbelt of natural vegetation and wildlife; (6)To preserve the scenic character of the Hill Country Roadways and, where possible, scenic vistas from the roadways; (7) To encourage only orderly and sensitive development as appropriate in
the City's environmentally sensitive watersheds; and (8) To accomplish the preceding goals through thoughtful and cooperative planning. The proposed development violates these purposes.
5. Requirement That 40% Of Property Must Remain In Natural State Exceeded – The property is
located on a Hill Country Roadway requiring 40% (excluding dedicated right-of-way) of the property to be left in a natural state. A 55% gross impervious cover limitation will not enable 40% of the property to remain in a natural state.
6. Development in Defined Low Intensity Area – The proposed development is in a defined low

intensity area located on a Hill Country Roadway. Development in a low intensity area generally
limits the Floor-To-Area Ratio (FAR) to 0.20 for property with a slope gradient of 15% or less; 0.08
for a building on property with a slope gradient of more than 15% but less than 25%; or 0.04 for
a building on property with a slope gradient of more than 25%. If the Land Use Commission grants a development bonus, the FAR for a building on a slope with a gradient not more than
15% may not exceed 0.25. The applicant is requesting a 400% increase to this limit.
7. Floor-to-Area Ratio (FAR) 400% Higher Than Surrounding Communities - The applicant is requesting to increase the FAR by 400% (0.25 to 1.0 ◊ 1.0 to 1.0) resulting in a high-density development in the extremely sensitive Edwards Aquifer Contributing Zone that also serves as a
refuge for wildlife and endangered species. Recently completed St. June Apartments (across the street) with 182-units on 36 acres versus proposal of 438-units on 19.6 acres – 4.4x density.
8. Large Number of Heritage Trees Will Be Removed - Tree survey identified 17 heritage trees on
the property. Given the large footprint (55% impervious covered requested by the applicant), a
large number of these heritage trees will be removed. These trees and associated ground cover
serve as a critical environment to local wildlife and endangered species. No plan has also been
provided to protect the Critical Root Zones of remaining trees where at least 50% of the Critical
Root Zone is preserved at natural grade, with natural ground cover.
9. Development Located In An Area Habitat Known For Golden-Cheeked Warbler – The golden-cheeked warbler is protected under the federal Endangered Species Act (ESA). The applicant needs to apply for a permit from the U.S. Fish and Wildlife Service (ESA) that has not
been obtained.
10. Canyon Spring Identified On The US Geological Survey located on Land Parcel – Canyon Spring indicates the presence of Critical Environmental Features on the land parcel serving the
Edwards Aquifer Contributing Zone.
11. Development in Environmentally Sensitive Area as Defined by the U.S. EPA – The land parcel includes karst terrain, sinkholes and other Critical Environmental Features on sensitive topographic features including slopes of >15%. The proposed development poses a material
threat to the Environmentally Sensitive Area.

12. Significant Cut-And-Fill Required for Resulting in Environmental Damage – the ingress and egress for the proposed development has grades in excess of 15%. Environmental variances will be required and resulting environmental damage in an environmentally sensitive area.

13. No Public Transportation or Services in the Area – the closest bus stop is on Bus Route 171 at the intersection of Silvermine Road and Highway 71. The shortest walking distance between the proposed development and bus stop is 1.4 miles (29-minute walk). It is also important to note that there are no sidewalks on the route and very limited road shoulders making it extremely hazardous and a safety risk for a person to walk on this route. No closer bus route is forecast in the Metro plan. The nearest grocery store (Oak Hill H.E.B.) is even further away at 3.3 miles and again on an extremely hazardous walk route.

14. Incursion of Sunset Ridge Residents on Travis County West Property - Although the proposed restrictive covenants prohibit vehicular access to Sunset Ridge except for emergency access purposes, pedestrian access is not explicitly prohibited. The 438-unit development will potentially result in the order of 1,300+ additional people accessing Travis County West roadways, green spaces and nature trails as pedestrians. Each resident in Travis County West pays HOA dues to maintain the green spaces, nature trails and infrastructure within this community. The large influx of people using Travis County West roadways, that have limited road shoulders, poses an unacceptable pedestrian safety risk and incursion into an established community.

15. Dangerous Ingress and Egress on Curve with Outcrop and Steep Grade – Proposed ingress and egress is on Southwest Parkway with a speed limit of 50mph. Heading West to East on Southwest Parkway, there is a curve in the roadway and high outcrop that limits resulting in a significant vehicular safety concern. This should render this location ineligible for S.M.A.R.T. Housing financing. This is not S. for Safe.

16. Traffic Study and Roadway Safety Analysis Are Required – A Traffic Impact Analysis (TIA) was conducted on October 20, 2023 using a basis of 428 units versus the S.M.A.R.T. Housing Program Certificate dated October 30, 2023. The TIA resulted in 1,995 unadjusted daily trips based on understated number of units (428 units vs 438 units). Using the correct 438 units in the S.M.A.R.T. Housing Program Certificate, there will be 2,000+ Unadjusted Daily Trips thus requiring a Traffic Study to be completed. Given the location on a steep grade with a curve and

outcrop provides a further need for a roadway safety analysis to be completed.
17. Development Outside Scope of the Invest in Compact + Connect Austin Priority Program -
Southwest Parkway will not be connected to multiple activity centers, job centers, or transportation in the next 20 years. Sidewalks will not be widened, nor added in the next 20 years. Southwest Parkway was not identified as an area with vacant land or land identified for
redevelopment by neighborhood plans.
18. Immaterial Concessions Offered By Applicant - Section 1.6.9.3 (Control Measure Design) of
the Environmental Criteria Manual – as per the Environmental Criteria Manual all sites within the Barton Springs Zone (which includes this site), already need to comply with this standard.
One-Star Rating under the Austin Energy Green Building Program – as per S.M.A.R.T. Housing, a
minimum one-star rating is required for development under the program. A one-star rating is
the absolute minimum with ratings going up to a five-star rating. Four Public EV Stations Provided – Austin Code already requires infrastructure for a minimum of 40% EV capable parking spaces to support future EV charging. In addition, Austin Energy provides the developer
with up to a $2,500 rebate per station for new construction. Invasive Species Management – this is an undeveloped natural tract with minimal invasive species. At 55% impervious cover, the provision would enable 11% cover of any one particular invasive species in non-pervious areas of the tract. There are hundreds of invasive species in Austin, so a covenant to manage any one invasive species below 11% non-pervious cover is a non-issue.
19. Very Marginal Project Based On City's Objectives – The Development Application Score for
the proposed development is 85 while the minimum threshold score is 50 and a maximum score of 600. There will be $153,409 in financial assistance per LIHTC Unit from Austin Housing
Finance Corporation. Developer fee of $7.3 mln and legal fees of $2.8 mln forecast for the Development.

Paul Tucker M.D.
Texas Heart & Vascular

3/24/24 9:11pm
Planning Commission Members –

My name is Andrew Perlman. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments

(Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Andrew J Perlman
Chief Executive Officer
First Continental Mortgage, Ltd.

3/24/24 9:15pm
Planning Commission Members –

My name is James Bradshaw. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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Sincerely

James Bradshaw

3/24/24 9:35pm
Planning Commission Members –

My name is _S J Golding_____. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge

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Sincerely -

_S J Golding_____

3/24/24 10:21pm
Planning Commission Members –

My name is Marietta Metcalfe_. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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Sincerely -

Marietta Metcalfe

3/24/24 10:22pm
Planning Commission Members –

My name is Jim Mims . I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has

been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

_____Jim Mims_____

3/24/24 10:59pm
My name is Stephanie Lucie. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for March 26, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26 will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files, and engage with both City staff and the Applicant. There is no legitimate reason that there was a several-month delay before notifying affected residents and now a meeting with insufficient notice.

Thank you.

Sincerely,

Stephanie Lucie

3/24/24 11:09pm
Planning Commission Members –

My name is Elizabeth Godby. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has

been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Elizabeth Godby

3/24/24 11:52pm
Planning Commission Members,

My name is Grant Godby. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Grant Godby
Principal

3/25/24 12:31am
Planning Commission Members –

My name is Chris La Chance. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Chris La Chance

3/25/24 4:11am
Planning Commission Members –

My name is Margaret Favaron. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Margaret Favaron

3/25/24 5:36pm
Planning Commission Members –

My name is Janis Roesslein. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Janis Roesslein

3/25/24 6:41am

> Planning Commission Members –
>
> My name is Guy Grace. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard. The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
> I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.
>
> Sincerely,
>
> Guy Grace
> 4517 Peralta Ln
> Austin, TX 78735

3/25/24 6:54am

Planning Commission Members –

My name is Brandi Boucvalt. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

The Boucvalts

3/25/24 7:06am
Planning Commission Members –

My name is Sue Chalmers. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sue Chalmers

3/25/24 7:50am
Planning Commission Members –

My name is Philippa Beaumont, I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Philippa Beaumont

3/25/24 8:04am
Planning Commission Members –

My name is Scott Speer. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely

Scott Speer

3/25/24 8:13am
Planning Commission Members –

My name is Leslie Schroeder. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been

opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Leslie Schroeder

3/25/24 8:15am
Planning Commission Members:

My name is Jeffrey Straathof. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Jeffrey Straathof
4517 Amarra Dr
Austin, TX 78735

3/25/24 8:16am
Planning Commission Members –

My name is Doug Lawyer. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments

(Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Doug Lawyer
4700 Peralta Ln

3/25/24 8:17am
Planning Commission Members –

My name is Ashley Henson. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Ashley Henson

3/25/24 8:35am
Planning Commission Members –

My name is ____Alyona Dye_____. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been

opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Alyona Dye

3/25/24 8:43am
Planning Commission Members –

My name is Mary Nair. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Mary Nair

3/25/24 8:47am
Planning Commission Members –

My name is Maria Corte. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. **It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January**

2024. **The City of Austin Good Neighbor Guidelines have been totally disregarded in this case.** Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Maria Corte

3/25/24 8:49am
Planning Commission Members –

My name is Joe Marengi. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely ,
Joe Marengi

3/25/24 8:53am
Planning Commission Members –

My name is Laura Perlman. I am a resident in Barton Creek Southwest Community.

Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

3/25/24 8:59am
Planning Commission Members,

My name is Sean Toney. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely

Sean Toney
Resident - Barton Creek Southwest Community

3/25/24 9:02am
Planning Commission Members –

My name is Joseph FitzGerald. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be

provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Joseph FitzGerald

3/25/24 9:05am
Planning Commission Members,

My name is Katherine Ivers. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments heading (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Katherine Ivers

3/25/24 9:11am
Planning Commission Members –

My name is Debbie Dunnam. . I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Debbie Dunnam

3/25/24 9:12am
Planning Commission Members –

My name is Claudina Estrella Posey. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

I moved to this beautiful area a year ago looking for nature and beautiful vegetation.Please reconsider this huge project that will impact the environment.

Sincerely -
Claudina Estrella Posey

3/25/24 9:17am

> Planning Commission Members –
>
> Our names are Monica & Jonathan Lindsell. We are residents in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the

greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.
Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
We urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Monica & Jonathan Lindsell
4401 Amarra Dr., Unit 2
Austin TX. 78735

3/25/24 9:22am
Planning Commission Members –

My name is Pedro Diaz. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)).

I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard. The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Pedro Diaz

3/25/24 9:23am
Planning Commission Members -

My name is Stuart Goodman. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Stuart Goodman

3/25/24 9:27am
Planning Commission Members –

My name is Jim Dunnam. . I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought

forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Jim Dunnam

3/25/24 9:38am
Planning Commission Members –

My name is Harry Steinman, MD. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Harry Steinman, M.D.

3/25/24 9:39am
Planning Commission Members –

My name is Laura Nascone. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good

Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Laura Nascone

3/25/24 9:57am

Hello. Attached is the requested indication – we don't want them to build this.

BARTON CREEK
SOUTHWEST COMMUNITY

Sunday, March 24, 2024

Update on New Multi-Family Development

Residents and Neighbors –

The property directly across Southwest Parkway from the Amarra Trail entrance is being considered for a development ("Sunset Ridge Apartments") consisting of 438 high-density rental units, with approximately half being designated for affordable housing.

This is a major proposed development that will impact our community. Importantly, the concern over this development is not meant to downplay the need for affordable housing in Austin. Instead, it is about the proposed scope and density of the proposed development in a defined environmentally sensitive area. For comparison, the proposed development will be 4.4 times more dense than the recently completed Saint June Apartments. Saint June has 182-units on 36 acres while Sunset Ridge Apartments would have 438-units on 19.6 acres. Conservatively, there would be an incursion of 1,300 people in our immediate area.

The developer has been moving through the project approvals process very quickly without engagement of the affected communities as per the City of Austin Good Neighbor guidelines. Barton Creek Southwest has been working with Travis Country West, the Oak Hill Association of Neighborhoods (OHAN), Escondera, Lantana and the Save Our Springs Alliance to coordinate a plan of action against the current planned scope of this development.

A meeting with the City Planning Commission was originally scheduled for February 27th. This meeting was postponed as mandatory notice of the Planning Commission hearing was not provided to required property owners under Austin City code. The City Planning Commission meeting for Sunset Ridge was subsequently rescheduled for Tuesday, March 26th.

Since receiving notification for the proposed development, the Applicant (Manifold Development, LLC) has not engaged with the affected communities. Given the size, density and scope of this development, the affected communities have had insufficient time to engage with City staff and the Applicant. It is important to note that the Applicant initiated the proposed development in June 2023 and worked with City staff while affected residents were only first notified of such proposed development in January 2024. Our position with the City Planning Commission has been that affected residents should be afforded sufficient opportunity to review planned development materials and engage prior to any proposed vote by the Planning Commission. We have recently engaged legal counsel in reviewing proposed development and compliance with City code.

We requested a postponement of the Tuesday, March 26th Planning Commission Meeting, but this postponement was opposed by the Applicant. Thereby, as per Planning Commission processes, at the beginning of the Planning Commission Meeting on Tuesday, the Planning Commission members will hear from both the affected communities and the applicant regarding the postponement request and either vote to proceed with the Sunset Ridge agenda item or grant the postponement.

Since it is unclear whether the Planning Commission will grant a postponement at the onset of the meeting on Tuesday, it is important that we are ready should the Planning Commission agree to move forward with this agenda item.

Call to Action

It is vital that we make our voices heard as this will likely be the only way to influence the outcome of this proposed development. I ask your support for the following:

Please email jonathan.tomko@austintexas.gov to express you concern for the current City approval process and the need for a postponement. You can copy the form letter below, click the email link above, paste the letter in an email, include your name in place of the underlines, and hit send:

March 25, 2024

Planning Commission Members –

My name is Jeffrey Stone. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -



Jeff and Kelly Stone

3/25/24 9:59am

Planning Commission Members –

My name is _Bennie Trubiana_____. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

__Bennie Trubiana_____

3/25/24 9:59am
Planning Commission Members –

My name is Greg Kattawar. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard. It is pretty clear that the developer is doing their best to push this through as quickly as possible, which creates a conflict with the other parties that will certainly be negatively affected by this proposed development plan.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

_____
Greg Kattawar

3/25/24 9:59am
Planning Commission Members –

My name is __Thomas Trubiana_____. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard. The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

____Thomas Trubiana_____

3/25/24 10:18am
Planning Commission Members –

My name is Michele Steinman. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Michele Steinman

3/25/24 10:22am
Planning Commission Members –

My name is Cyndi Bock. I am in the process of purchasing a home in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Cyndi Bock

3/25/24 10:25am
Planning Commission Members –

My name is RON MCINTYRE I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Ron McIntyre

3/25/24 10:25am
My name is Frank Joyce.
I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)).

I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely - Frank Joyce

4329 Verano Drive, Austin, TX, 78735

3/25/24 10:36am

Planning Commission Members –

My name is Meredith McCollum. Along with my husband, Mark Mccollum, we are residents in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

We urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Meredith & Mark McCollum

3/25/24 10:47am

Dear Planning Commission Members

Our names are Paula & Michael Collins. We are a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). We are writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. We urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have

sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely

Paula & Michael Collins

3/25/24 10:59am
Planning Commission Members –

My name is Anthony Gabriel. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Anthony Gabriel
Verano Dr, Barton Creek

3/25/24 10:59am
Planning Commission Members –

My name is Monique Kattan and I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case.

Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Monique Kattan

3/25/24 11:04am
Planning Commission Members –

My name is Susie Turk. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Susie

3/25/24 12:25pm

Dear Council Member Ellis and Commissioner Hempel -

My name is Amanda Eldridge I am a directly impacted District 8 resident in The Lantana Subdivision. This matter is regarding the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard by the developer. We need your support at the city level.

No proposed multi-family development of the proposed density, size, and scope has any place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

This case is on the agenda of the Planning Commission meeting scheduled for Tuesday, March 26th. A postponement has been requested as notification of the previous 02/27/204 meeting was not provided to all residents within 500 feet of the proposed development. The 02/27/24 postponement is the city's postponement, and The Neighbors of Travis Country West must now be granted their postponement in case # C14-85-288.166(RCA2). This case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City and time-stamped photo documentation included in this transmission.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Prior to the Agenda Item #21 postponement on 02/27/2024, the City of Austin failed to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations did not have sufficient opportunity to analyze such proposed restrictive covenant changes
- Proceeding on this agenda item with such a defect in state-mandated written notice statutes prevented the opportunity for interested parties to support, protest, challenge or recommend changes to such restrictive covenant amendments in absence of these protections
- Failure to follow the mandatory notice requirements rendered any actions void under Chapter 211 of the Local Government Code

The facts of this case show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Neighbors Of Travis Country West, are opposed to this development. They have the full support of the Lantana HOA, and The Neighbors of Lantana. They additionally have the support of The Neighbors Of Barton Creek Southwest, The Neighbors Of Escondera, The Oak Hill Association of Neighbors, The Oak Hill Neighborhood Planning Contact Team, and The Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Lantana, Neighbors of Travis Country West, Neighbors Of Barton Creek Southwest, Neighbors Of Escondera, Oak Hill Association Of Neighbors, Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance, who oppose this Restrictive Covenant Amendment. Further, I support the Neighbors Of Travis Country West's most recent postponement request of the 03/26/2024 Planning Commission meeting as they are entitled to their Neighborhood postponement. Signed Concerned District 8 constituent,

Amanda Eldridge
7821 Oteka Cv, Austin, TX 78735

3/25/24 12:47pm

Planning Commission Members –

My name is Meena Patel . I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

__M Patel_____

3/25/24 12:52pm

Planning Commission Members –

My name is **Tatyana Anastasiyeva**. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Tatyana Anastasiyeva

3/25/24 12:54pm

My name is Janet Allgaier. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought

forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

In any community planning effort, I think development companies should be help responsible for actions that will affect surrounding home owners. To think otherwise would be the demise of common courtesy and the zoning development process. I hope the voices of the Barton Creek Southwest Community are heard and the March 26th meeting is postponed to allow our community time to engage City staff

Respectfully,

Janet Allgaier

3/25/24 12:55pm
Planning Commission Members –

My name is Vivian Tsai. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Vivian Tsai

3/25/24 12:59pm

Dear Council Member Ellis and Commissioner Hempel -
I am a directly impacted District 8 resident in The Lantana Subdivision. This matter is regarding the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2). I am writing with the greatest sense of urgency to notify you that our voice and those of surrounding neighborhoods are not being heard by the developer. We need your support at the city level.
No proposed multi-family development of the proposed density, size, and scope has any place in this protected and extremely environmentally sensitive region as evidenced by the City Codes and Ordinances that govern the properties in case # C14-85-288.166(RCA2).

This case is on the agenda of the Planning Commission meeting scheduled for Tuesday, March 26th. A postponement has been requested as notification of the previous 02/27/24 meeting was not provided to all residents within 500 feet of the proposed development. The 02/27/24 postponement is the city's postponement, and The Neighbors of Travis Country West must now be granted their postponement in case # C14-85-288.166(RCA2). This case is unique and must have great consideration when it comes to fair and due process as it is a rezoning case that is being presented as a Restrictive Covenant Amendment. Evidence that this is a rezoning case comes directly from the City and time-stamped photo documentation included in this transmission.

This postponement should be granted specifically because of a well-documented lack of communication and general miscommunication on the part of both Manifold Investments and City Of Austin Case Managers. **Key reasons to grant a postponement request for Agenda Item #21 - C14-85-288.166(RCA2) - Sunset Ridge include, but are not limited to the following:**

- Prior to the Agenda Item #21 postponement on 02/27/2024, the City of Austin failed to provide notice not later than the 11th day before the date of the hearing to all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet as per City of Austin Land Development Code § 25-1-132
- Affected residents, neighborhood organizations and environmental organizations did not have sufficient opportunity to analyze such proposed restrictive covenant changes
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- Failure to follow the mandatory notice requirements rendered any actions void under Chapter 211 of the Local Government Code

The facts of this case show that The Good Neighbor Policy, offered in response to Austin City Council resolution 20110113-040, which called for a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating affordable housing throughout the city, has been completely disregarded in case # C14-85-288.166(RCA2). The resolution that called for research and reporting on best practices in engaging communities and building support for permanent supportive housing projects has been repeatedly disregarded by The City of Austin and Manifold Investments in well-documented events.

The requests to amend the restrictive deed covenant are not in line with the Oak Hill Neighborhood Plan, nor are they in line with The Imagine Austin Comprehensive City Plan. Southwest Parkway is a Hill Country Roadway that is not an Imagine Austin Corridor.

Due to the methodology employed by Manifold Investments, this case will not go before the City Council. The Neighbors Of Travis Country West, are opposed to this development. They have the full support of the Lantana HOA, and The Neighbors of Lantana. They additionally have the support of The Neighbors Of Barton Creek Southwest, The Neighbors Of Escondera, The Oak Hill Association of Neighbors, The Oak Hill Neighborhood Planning Contact Team, and The Save Our Springs Alliance.

In conclusion, there needs to be due process and meaningful neighborhood engagement with any such developments affecting the delicate ecosystem of this Edwards Aquifer Contributing Zone that serves as a haven for local wildlife and endangered species.

I respectfully request your public support for all the Interested Parties, Neighbors Of Lantana, Neighbors of Travis Country West, Neighbors Of Barton Creek Southwest, Neighbors Of Escondera, Oak Hill Association Of Neighbors, Oak Hill Neighborhood Planning Contact Team, and Save Our Springs Alliance, who oppose this Restrictive Covenant Amendment. Further, I support the Neighbors Of Travis Country West's most recent postponement request of the 03/26/2024 Planning Commission meeting as they are entitled to their Neighborhood postponement. Signed Concerned District 8 constituent.

Respectfully,

Greg Salton, 7409 Bonniebrook Dr., Austin, TX 78735

3/25/24 1:05pm

Planning Commission Members –

My name is Mary Creecy. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Mary Creecy

3/25/24 2:59pm

Planning Commission Members –

My name is Hollis Kazmann. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Hollis Kazmann

3/25/24 3:26pm
Hi Jonathan,

I never received a list of properties within the 200' boundary, so I did my best using Google Maps to estimate in an effort to avoid creating extra work for your team.

Attached you'll find a valid petition related to this project, as well as resolutions by the various HOAs authorizing the person to sign the petition on behalf of the entity.

Please still send me this list of properties within 200' and 500' respectively so we are aligned. You've probably seen we have a vocal group :) and I'll try to help manage that as I can from my end as I assume we will need it for other purposes if the developer continues to pursue this project..

Hope you, the wife, and the baby are well!

On Mon, Mar 25, 2024 at 3:22 PM Tomko, Jonathan wrote:
Jason and Joseph,

I am responding to both of you on the same email because you were the only two people who asked and that I provided incorrect petition information. I was informed that a Restrictive Covenant Amendment (RCA) does not have the ability to be petitioned under our code. The code allows for rezonings to be petitioned but not amendments to restrictive covenants. I apologize that I was misinformed, I had not encountered this type of request before and assumed it played by the same rules, however I just found out - it does not. Thus, the person who makes the map will not be providing one to me to share with y'all for a petition.

Thank you for allowing me to correct myself.

Gmail Stuart Goodman <[redacted]>

Board Approval - Amended Sunset Ridge Apartments Authorization

6 messages

Stuart Goodman <[redacted]> Sat, Mar 23, 2024 at 8:47 AM
To: Ryma Biederman <[redacted]>, "Ed Wiles, Jr." <[redacted]>, Charlene Key <[redacted]>, Shane Adams <[redacted]>, Stan Swaintek <[redacted]>

Board Members -

On March 6th, we passed a Board resolution regarding the proposed Sunset Ridge apartments to approve engagement of legal counsel and take legal action on our behalf to either halt the development or reduce it to a more appropriate scope.

Although I think it is implied with the previous resolution, I would like your support for another Board resolution as there is a petition against the proposed development to be signed as well as upcoming City commission and council meetings planned.

Thereby, I request your approval for the following:

The Barton Creek Southwest Community (the Association) authorizes Stuart Goodman, Board of Directors President, to represent the Association including signing and speaking on behalf of the Association as well as representing the Association at Austin City commission meetings, Austin City Council meetings, site planning meetings, legal counsel engagements and other events related to the proposed Sunset Ridge Apartment development.

Unfortunately, we were unsuccessful in being granted a postponement for the Planning Commission Meeting scheduled for Tuesday, March 26th as the applicant opposed such an postponement. We found this out yesterday afternoon. Thereby, as per Planning Commission processes, at the beginning of the Planning Commission Meeting on Tuesday, the Planning Commission members will hear from both the affected communities and the applicant regarding the postponement request and either vote to proceed with the Sunset Ridge agenda item or grant the postponement. Ahead of the Planning Commision Meeting on Tuesday, the affected communities (including BCSW) would like to submit a petition in opposition of the proposed Sunset Ridge Apartment, so your prompt attention on this approval item would be appreciated.

Please let me know if you have any questions.

Thanks -

Stuart

Shane Adams <[redacted]> Sat, Mar 23, 2024 at 9:44 AM
To: Stuart Goodman <[redacted]>
Cc: Ryma Biederman <[redacted]>, "Ed Wiles, Jr." <[redacted]>, Charlene Key <[redacted]>, Stan Swaintek <[redacted]>

Approved.
Sent from my phone

> On Mar 23, 2024, at 7:47 AM, Stuart Goodman <[redacted]> wrote:
>
> [Quoted text hidden]

Ed's Gmail <[redacted]> Sat, Mar 23, 2024 at 9:46 AM
To: Stuart Goodman <[redacted]>

Cc: Ryma Biederman <[redacted]>, Charlene Key <[redacted]>, Shane Adams <[redacted]>, Stan Swaintek <[redacted]>

Stu, you have my approval. I would plan to be there but Karen has her ankle surgery on Monday, so I don't think I can get away.

Ed Wiles - Sent from my iPhone

> On Mar 23, 2024, at 8:47 AM, Stuart Goodman <[redacted]> wrote:
>
> [Quoted text hidden]

Charlene Key <[redacted]> Sat, Mar 23, 2024 at 10:12 AM
To: Stuart Goodman <[redacted]>, Ryma Biederman <[redacted]>, "Ed Wiles, Jr." <[redacted]>, Shane Adams <[redacted]>, Stan Swaintek <[redacted]>

Approve

[Quoted text hidden]

Stan Swaintek <[redacted]> Sat, Mar 23, 2024 at 6:22 PM
To: Charlene Key <[redacted]>
Cc: "Ed Wiles, Jr." <[redacted]>, Ryma Biederman <[redacted]>, Shane Adams <[redacted]>, Stuart Goodman <[redacted]>

Approve.
[Quoted text hidden]

Ryma and Todd Biederman <[redacted]> Sun, Mar 24, 2024 at 1:39 PM
To: Stuart Goodman <[redacted]>
Cc: Ed Wiles <[redacted]>, Charlene Key <[redacted]>, Shane Adams <[redacted]>, Stan Swaintek <[redacted]>

I approve.

Respectfully -

Ryma

[Quoted text hidden]

PETITION Date: March 21, 2024

File Number: C14-85-288.166(RCA2)

Address of Rezoning Request: 8401 & 8401 ½ Southwest Parkway

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than GO-MU-CO-NP.

1) Known Karst formations and spring on the parcel as well as heritage trees being removed
2) Vastly exceeds 25% impervious cover restrictions per Austin SOS Ordinances in Edwards Aquifer Contributing Zone
3) Traffic Study is required as 438-unit development exceeds 2,000+ Unadjusted Daily Trips
4) Hill country roadway restrictions not compliant regarding setback, visibility, grade, and accessibility issues
5) 400% increase in Floor-to-Area (FAR) requested and 4.4x the density of area apartments
6) Lack of public transit (closest bus stop 1.4 miles w/ no sidewalks, on busy, 2- lane, tree-lined roadways)
7) Not part of the Imagine Austin Comprehensive Plan. Southwest Parkway is not an Imagine Austin Corridor
8) Significant density will tremendously increase cut-thru traffic in adjacent, single-family communities creating dangerous safety issues for children and residents
9) Misalignment with the Oak Hill Neighborhood Plan, as set forth by OHNPCT
10) Known & documented habitat of endangered species including Golden-Cheeked Warbler and considered an environmentally Sensitive Area as defined by the U.S. EPA

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SIGNATURE	Printed Name	Address
Gisela D. Triana	Gisela Triana	5500 Fort Benton Dr 78735
Gisela D Triana	Gisela Triana	5504 Fort Benton Dr 78735
	Timothy G. Wright	5508 Fort Benton Dr 78735
	Bryan Harris	5512 Fort Benton Dr 78735
	BRAD DAVIS	5516 Fort Benton Dr 78735
	DEVINA DO	5520 Fort Benton Dr 78735
	DIANA C. MAYO	5524 Fort Benton Dr 78735
	Richard L. Boekenkroger	5600 Fort Benton Dr 78735
	NINO DE FALCIS	8408 Big Timber Dr 78735
	Sandra Velazquez	8412 Big Timber Dr 78735
	CHANDLER HARRIS	5700 Sunset Ridge Dr 78735

Valid Petition - File Number: C14-85-288.166(RCA2)

Jane Holeman	Jane Holeman	5704 Sunset Ridge Dr 78735
David A. Arwood	DAVID A. ARWOOD JR.	5708 Sunset Ridge Dr 78735
Sarah Moore	Sarah Moore	5701 Sunset Ridge Dr 78735
Keem Chung	Keem Chung	5705 Sunset Ridge Dr 78735
Neil Flores	Neil Flores	8713 ~~8711~~ Cobblestone Dr 78735
Rebecca Gindele	Rebecca Gindele	8709 Cobblestone Dr 78735
Kaitlin Nehrenz	KAITLIN NEHRENZ	5709 SUNSET RIDGE
	President TCW HOA Jason Svatek	8201 Southwest Pkwy 7873
	President TCW HOA Jason Svatek	5928 Sunset Ridge Dr 7873
Suzanne Matthews, Pres. Escondera COA	Suzanne Matthews, Pres Escondera COA	8200 & 7800 Southwest Pkwy
Stuart N. Goodman President - Barton Creek Southwest HOA	Stuart N. Goodman President - Barton Creek Southwest HOA	5103 1/2 Amarra Drive, Austin, TX 78735

DATE: 3/21/2024 Contact Name: Jason Svatek Phone Number: 512-496-4677

Valid Petition - File Number: C14-85-288.166(RCA2)

RESOLUTION

By unanimous vote by e-mail on Sunday, March 24, 2024, the Board of Directors of Escondera Condominium Association, voted to authorize Suzanne Matthews, President of Escondera Condominium Association, to sign Petition File Number C14-85-288.166(RCA2) opposing the proposed Sunset Ridge Apartments.

Suzanne Matthews, President
Escondera Condominium Owners Association
8200 and 7800 Southwest Pkwy
Austin, Texas

CERTIFICATION:

I, Cis Myers, certify that the above is a correct copy of the vote taken by the Board of Directors, by e-mail, on March 24, 2024.

Cis Myers, Corporate Secretary
Escondera Condominium Owners Association
8200 and 7800 Southwest Pkwy
Austin, Texas

Gmail Jason Svatek <jasonsvatek@gmail.com>

Valid Petition Request

5 messages

Jason Svatek <[redacted]> Sat, Mar 23, 2024 at 9:48 AM
To: Bybel Jason <[redacted]>, Mary Swanson <[redacted]>, Linda Brucker <[redacted]>, Rippstein Clayton <[redacted]>

City rules....

I motion that the Travis Country West HOA Board authorize me, Jason Svatek, to to sign a Valid Petition in opposition to the proposed sunset Ridge apartments on behalf of TCW HOA.

This would be effective for all HOA owned properties, and in this case, applicable for the two parcels of land directly adjacent to the proposed Sunset Ridge Apartments.

The addresses of these HOA owned properties are as follows.:

8201 Southwest Parkway
5928 Sunset Ridge

Please reply with your vote.

Linda Brucker <[redacted]> Sat, Mar 23, 2024 at 12:23 PM
To: Jason Svatek <[redacted]>
Cc: Bybel Jason <[redacted]>, Mary Swanson <[redacted]>, Rippstein Clayton <[redacted]>

Agree
With gratitude,
Linda Brucker
Please excuse typo's Siri is in control.

> On Mar 23, 2024, at 10:48 AM, Jason Svatek <[redacted]> wrote:
>
>
> City rules....
>
>
> I motion that the Travis Country West HOA Board authorize me, Jason Svatek, to to sign a Valid Petition in opposition to the proposed sunset Ridge apartments on behalf of TCW HOA.
>
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>
> The addresses of these HOA owned properties are as follows.:
>
> 8201 Southwest Parkway
> 5928 Sunset Ridge
>
> Please reply with your vote.

Jason Bybel <[redacted]> Sat, Mar 23, 2024 at 1:04 PM
To: Linda Brucker <[redacted]>
Cc: Jason Svatek <[redacted]>, Mary Swanson <[redacted]>, Rippstein Clayton <[redacted]>

I approve as well.

On Sat, Mar 23, 2024, 12:23 PM Linda Brucker <[redacted]> wrote:

> Agree
> With gratitude,
> Linda Brucker
> Please excuse typo's Siri is in control.
>
> > On Mar 23, 2024, at 10:48 AM, Jason Svatek [redacted] > wrote:
> >
> >
> > City rules....
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> > 5928 Sunset Ridge
> >
> > Please reply with your vote.

Mary Swanson <[redacted]> Sat, Mar 23, 2024 at 1:07 PM
To: Jason Bybel [redacted] >
Cc: Linda Brucker [redacted] >, Jason Svatek [redacted] >, Rippstein Clayton <[redacted] >

Jason S.,

I support this request too!

Thanks,
Mary

On Sat, Mar 23, 2024 at 1:04 PM Jason Bybel <[redacted]> wrote:

> I approve as well.
>
> On Sat, Mar 23, 2024, 12:23 PM Linda Brucker [redacted] > wrote:
>
> > Agree
> > With gratitude,
> > Linda Brucker
> > Please excuse typo's Siri is in control.
> >
> > > On Mar 23, 2024, at 10:48 AM, Jason Svatek <[redacted] > wrote:
> > >
> > >
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> > >
> > > The addresses of these HOA owned properties are as follows.:

> 8201 Southwest Parkway
> 5928 Sunset Ridge
>
> Please reply with your vote.

--
Thank you,
Mary Swanson-Chavana
Today's Vision-Gateway
512-349-2020
"In the end, only kindness matters" lyric of Hands by Jewel

Clayton Rippstein <[redacted]> Sat, Mar 23, 2024 at 1:27 PM
To: Jason Svatek <[redacted]>
Cc: Bybel Jason <[redacted]>, Mary Swanson [redacted]>, Linda Brucker <[redacted]>

I agree as well.

Clay

Sent from my iPhone

> On Mar 23, 2024, at 9:48 AM, Jason Svatek <[redacted]> wrote:
>
>
> City rules....
>
>
> I motion that the Travis Country West HOA Board authorize me, Jason Svatek, to to sign a Valid Petition in opposition to the proposed sunset Ridge apartments on behalf of TCW HOA.
>
> This would be effective for all HOA owned properties, and in this case, applicable for the two parcels of land directly adjacent to the proposed Sunset Ridge Apartments.
>
> The addresses of these HOA owned properties are as follows.:
>
> 8201 Southwest Parkway
> 5928 Sunset Ridge
>
> Please reply with your vote.

Jonathan

3/25/24 3:28pm
Hi Jonathan, sorry just saw this. Our birds must have passed in the air, as I LITERALLY just emailed you the documentation. Either way, please add the petition and supporting documentation into the case file since we've had communications on this.

Thanks for the information and support. BTW, in my opinion, you're welcome to email Chandler and I. It seems like we are both working similar angles independently and would save everyone time and duplication.

3/25/24 4:14pm
Planning Commission Members –

My name is Krista Thomas. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Krista Thomas

3/25/24 4:15pm
Planning Commission Members –

My name is David Hiett. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be

provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
David Hiett

3/25/24 4:47pm
Planning Commission Members –

My name is Brannon Frank, MD. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Brannon Frank, MD

3/25/24 4:55pm
Planning Commission Members –

My name is Michael Beaumont. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been

opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. **The City of Austin Good Neighbor Guidelines have been totally disregarded in this case**. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Michael Beaumont

3/25/24 5:07pm
Good afternoon,

The Planning Commission (PC) agenda is attached and the Staff report is provided in the link below. The Sunset Ridge Restrictive Covenant Amendment #2 is Item 13 on the agenda. Please refer to page 8 for speaker registration and information regarding presentation / handout materials. Pages 9-10 include information about Speaker testimony time allocation and parking validation.

Staff report: RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET (austintexas.gov)
Please note, the PC meeting has the option of allowing the public to participate via telephone as well as in-person. **In order to address the PC by telephone, please be sure to sign up through the speaker registration link below prior to 2 pm on Tuesday, March 26th.** Please email any presentations or handouts to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

https://forms.office.com/g/irmTaGAqPp

In-person speakers are able to sign up any time **prior to 5:30 pm.**

Thank you,

PLANNING DEPARTMENT

Jonathan Tomko
Planner Principal
City of Austin | Planning Department
P: (512) 974-1057
E: jonathan.tomko@austintexas.gov
6310 Wilhelmina Delco Dr. Austin, Texas 78752

Please Note: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.
Por Favor Tome En Cuenta**:** La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

3/25/24 6:01pm
Planning Commission Members –

My name is Gretchen Andrew. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Gretchen Andrew

3/25/24 7:08pm
Planning Commission Members –

My name is Debbie Dunnam. . I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Debbie Dunnam

3/25/24 7:10pm

Planning Commission Members –

My name is Juan I. Creixell. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Juan I. Creixell

3/25/24 7:12pm
Planning Commission Members –

My name is Courtney Davidson. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments

(Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Courtney Davidson

3/25/24 7:24pm
Planning Commission Members –

Our names are Peter and Cindy Liddiard. We are residents in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Peter and Cindy Liddiard

3/25/24 7:50pm

Planning Commission Members –

My name is Anand Subramanian. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)).

I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Kind regards,
Anand Subramanian
8501 Calera Drive
Austin, TX 78735

3/25/24 8:09pm

> Planning Commission Members –
>
> My name is Larry Jacobs. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard. The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Larry H. Jacobs

3/25/24 10:04pm

Planning Commission Members –

My name is Judy Moss. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Judy Moss

3/25/24 10:13pm

Planning Commission Members –

My name is Charlene Key. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Charlene M. Key, Ph.D.
4401 Amarra Drive, Villa 9
Austin, Texas 78735

3/26/24 12:16am
Good evening Jonathan,
I deserve to sleep in preparation for this postponement Discussion tomorrow, but yet again, we have a notification failure that has hindered our community's ability and right to form a clear and united case that raises legitimate concerns about The Proposed Sunset Ridge Apartments. The 02/27/24 postponement is legally allocated to the City of Austin due to the acknowledged failure to notify all interested parties within the appropriate time frame. You sent a screen-shot of The Ascension Property Management Website claiming the address was wrong. Admitting that you sourced our property management's address from their website is acknowledgment that you did not follow proper notification methods. As a coalition of area Neighborhoods, and specifically Travis Country West, we should still be entitled to a courtesy neighborhood postponement. Please let the record show this correction.

Just this week, we're learning that there are only two case #'s for the Proposed Sunset Ridge Apartments, but there have been a total of 4 separate Case # 's associated with The proposed Sunset Ridge Development since 12/07/23. We've faced 2 Site Plan Case #'s and 2 RCA Case #'s. Our Case File will show that you never replied to my email inquiry regarding these notification issues. Rather, you ignored them and started a separate thread. This still leaves us confused and searching for points of reference from the city, applicant, and developer. This, in conjunction with, the historical lack of communication from the applicant and developer is unacceptable and in clear violation of The Austin Good Neighbor Policy. Additionally, District 8's website has been down since we became aware of this case and we have not been able to source information and statistics about our District that should be publicly available.

Learning our coalition of Neighbors is Agenda Item #13, and then receiving a link to register for this Planning Commission meeting past the end of the working day today, just one day prior to The PC Meeting, is unfair. The City Clerk, Myrna Rios, errored and did not post

this agenda until after 3:00 p.m. on Friday. The Agenda should have been posted Friday morning when we were looking for it. Our neighborhood did not have access to the agenda and registration for an entire business day. This also means the Planning Commission and staff were not able to provide the courtesy reminder and speaker registration links to interested parties in a timely manner as evidenced by the time your email was received. This error hindered our focus on the issues at hand, and hurt our ability to organize speakers for presentation. For these reasons, another staff postponement should take effect. Travis Country West, Barton Creek Southwest, Lantana, and Escondera Home's Owner Associations are requesting that the City postpone Agenda Item 13 on account of repeated notification failure. Please confirm postponement and respond to this email to address my questions in the email you ignored. Best regards,

Chandler Harris
5700 Sunset Ridge
Austin, Tx 78735

3/26/24 6:23am
Planning Commission Members,

My name is Linda DiValerio. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Respectfully,
Linda DiValerio

3/26/24 8:16am
Planning Commission Members –

My name is MICHELLE TUCKER. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Michelle Tucker
Peralta Lane

3/26/24 8:22am
Planning Commission Members:
My name is Judith McCarthy. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.
Sincerely,

Judith McCarthy

3/26/24 8:32am
Planning Commission Members –

My name is Ginger Douglas, and I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the applicant has been working with city staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage city staff and the applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the city staff case files and engage with both city staff and the applicant.

Sincerely -
Ginger Douglas

3/26/24 9:29am
Great day Jonathan,
Thank you for your help and I appreciate your reply. Have all postponement requests by District 8 residents been provided to all Planning Commission Members? Kind regards,

- Chandler

On Tue, Mar 26, 2024 at 9:07 AM Tomko, Jonathan wrote:
Good morning Chandler,

I'm sorry you aren't sleeping very well. My allergies have really been bothering me lately so I've had to rely on Benadryl lately to get to sleep.

I apologize if you feel that I did not answer all your questions. Some questions I am not able to answer due to my role, which is to:

- Convey information about the case
- Provide the staff's recommendation on the case in a report

- Compile all written comments I receive on the case
- Present the information and answer questions before Planning Commission

I do **NOT**:

- Create case numbers
- Decide whether this request is a rezoning or a restrictive covenant amendment
- Grant postponements of any type
- Credit any postponement as a neighborhood or applicant or staff postponement
- Post agendas or backup materials for a case
- Make the final decision regarding the case
- Have any control on anything regarding the Site Plan. I am working on the restrictive covenant amendment only.

I provided the links for speakers to sign up to speak on the case more than 24 hours before the meeting to every single person that has emailed me about this case to date, nearly 200 unique email addresses, and double checked to make sure I didn't miss a single one.

As I said before and have consistently stated, I do not have the authority to grant postponements - Planning Commission does. I respectfully request that you direct your questions and objections to the people who can best address them. Repeatedly, and I can imagine it is very frustrating for you, you have directed them to me and I have no ability to address them given my role and responsibilities.

Thank you for your consideration,

Jonathan

3/26/24 9:32am
Planning Commission Members –

My name is Michael Glenn. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Michael Glenn

4624 Peralta Lane
Austin, TX 78735

3/26/24 9:33am
Planning Commission Members –

I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely -

Laurie and Richard Gross

****

Laurie M. Gross

3/26/24 9:59am
Planning Commission Members –

My name is Louis Giugliano. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Louis Giugliano

3/26/24 10:16am
Planning Commission Members –

My name is Hannah Powell. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The first proper notification our neighborhood received is for the meeting scheduled today March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item today, March 26th, will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Hannah Powell

3/26/24 10:22am
Hello Mr. Tomko,

We emailed previously regarding this case. I own the property west of the subject and share around a 600 foot fence line.

The applicant and Travis Country West HOA pushed this date to 3/26, but I was not included in this discussion. However, I very much appreciate you letting me know.

Can we please postpone this to a date that works for all of us?

I, in admitted bias, think I am the most interested party in this matter given they may build a massive complex on the doorstep of my house.

I've reached out to the applicant but received no response.

Please let me know if postponement is possible.

Thank you,
Justin Jensen

3/26/24 10:50am
Jonathan,

As it relates to our concerns about this not being a pedestrian or ETOD friendly development, please add the following into the file as evidence supporting the matter. This video shows the walking path from the closest bus stop to the proposed development. It is INCREDIBLY unsafe.

https://youtu.be/rdkt4paMQrM

Further, what it does not capture is elevation. In information gathered from https://www.dcode.fr/earth-elevation

30.259461, -97.884857 - the proposed site of this development = 321 Meters or 1053 feet
30.246600, -97.888631 - the location of the nearest bus stop = 276 meters or 905

Not only is it a 1.4 mile hike on busy roadways without sidewalks, but it's a change of ~150ft in elevation as well.

Thanks for all of your help.

3/26/24 10:52am
Planning Commission Members –

My name is Ryma Biederman. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought

forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Ryma Biederman

Respectfully -

Ryma

3/26/24 10:55am
Planning Commission Members,

My name is Lindsay Castañeda. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Lindsay & Michael Castañeda
5525 Fort Benton Dr

3/26/24 10:58am
Planning Commission Members –

My name is Basam Abdallah. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -

Basam Abdallah

3/26/24 11:09am
Planning Commission Members –

My name is Lori McKey. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Lori McKey

3/26/24 11:20am
Planning Commission Members –

My name is Karen Dallman. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Karen Dallman

3/26/24 11:23am
Planning Commission Members –

My name is David McKey. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control

since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
David McKey

3/26/24 11:34am
Planning Commission Members –

My name is Morgan Reece. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday, March 25th, at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Morgan Reece

3/26/24 11:41am

Planning Commission Members –

My name is Gene Betts. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Gene Betts

3/26/24 11:42am

My name is David Ho. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified

of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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Sincerely,

David Ho

3/26/24 11:43am
Planning Commission Members –

My name is Michael Rabakon. I am a resident in Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –
Michael Rabakon
Travis Country West

3/26/24 11:49am
Planning Commission Members –

My name is Lee Jones. I am a resident in the Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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Sincerely,
Lee Jones
5617 Fort Benton Dr.
Austin, TX 78735

3/26/24 11:49am
Planning Commission Members –

My name is Roberta Lowe. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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Sincerely,

Roberta Lowe

3/26/24 11:49am
Planning Commission Members –

My name is James Irving. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely,

James Irving

3/26/24 11:54am
Planning Commission Members –

My name is Chris Newport. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –



Chris Newport

3/26/24 11:55am
Planning Commission Members –

My name is Liz Snyder. My husband and I are residents of Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Liz Snyder

3/26/24 11:56am
Planning Commission Members –

My name is Michelle Lee. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Michelle

3/26/24 11:59am
Dear Planning Commission Members,

I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Donna Clement

5816 Medicine Creek Drive

3/26/24 12:03pm
Planning Commission Members –

My name is Patricia Gibson. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Patricia Gibson

3/26/24 12:04pm
Planning Commission Members –

My name is Tara Lambropoulos. I am a resident in Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Tara Lambropoulos

3/26/24 12:20pm
Planning Commission Members –

My name is Mr. Jaime Wise. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Mr. Jaime Wise

Travis Country West

Austin, TX 78735

3/26/24 12:28pm
My name is Sheila Anderson. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Sheila Anderson

3/26/24 12:37pm
Planning Commission Members –

My name is Frank Singor. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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Sincerely –

Frank Singor

3/26/24 12:38pm

Planning Commission Members:

My name is Bill Sealy. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Bill Sealy

3/26/24 12:45pm
Planning Commission Members:

My name is Adib Masumian; I am a resident in the Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Adib Masumian

3/26/24 12:45pm
Planning Commission Members –

My name is Joe Williams. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –

Dr Joe Williams

5704 Fort Benton Dr

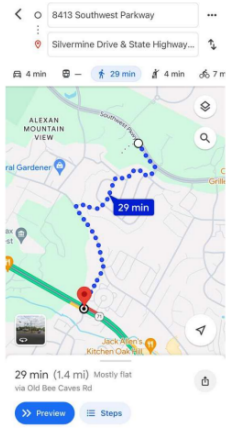
Austin, TX 78735

3/26/24 12:50pm

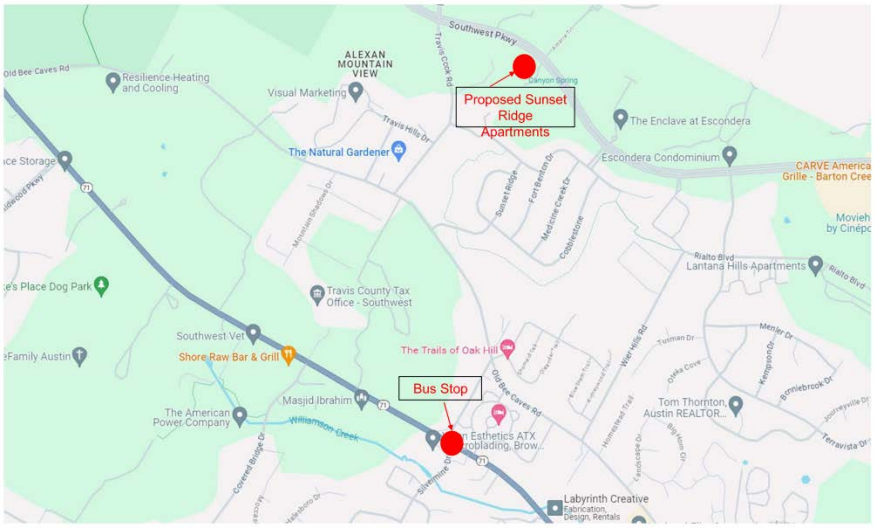
Enclosed are a PDF and pictures related to my 1 minute topic for this evening's Planning Commission meeting.

Don Modde

No Public Transportation, Grocery or Services in the Area



- The shortest distance between the proposed development and the closest bus stop (located at the intersection of Silvermine Road and Highway 71) is a 29-minute walk (1.4 miles).
- The route has no sidewalks on roads with very limited shoulders making it extremely hazardous and a personal safety risk to walk
- No closer bus stops are in any long-term approved Metro plan
- No grocery store in the area:
  - The nearest major grocery store is the Oak Hill H.E.B - 3.3 miles
  - The nearest Neighborhood Market is Marigold Market - 1.2 miles
  - The next nearest Neighborhood Market is Barton Creek Market - 2.9 miles



3/26/24 12:53pm

Planning Commission Members –

My name is Jarrod Ekwurzel. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely,

Jarrod Ekwurzel

8401 Cobblestone

Austin, TX 78735

3/26/24 12:53pm
My name is Verlaine MacClements. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –

Verlaine MacClements

3/26/24 12:56pm

Planning Commission Members –

My name is Jonathan MacClements. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely

Jonathan MacClements

3/26/24 12:58pm
Planning Commission Members –

My name is Lee Knight and I am a resident in Travis Country West community - 5608 Fort Benton Dr, Austin, TX 78735.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

--
Lee Knight

Austin, TX

3/26/24 1:04pm
Hi Jonathan, nice to see your name on an email – hope you're doing well.

On behalf of CapMetro's Director of Service Planning, Roberto Gonzalez, please find attached a letter regarding case C14-85-288.166(RCA2) – Sunset Ridge scheduled for Planning Commission this evening. We were asked by a CapMetro Board Member and Austin City Council Member to provide information regarding transit service in this area. We will also be providing this information directly to Board Member Ellis' office as well.

Please let me know if you have any questions.

CapMetro

Cheyenne K. Conyer (pronouns: she/her)
Chief of Staff, CapMetro
P: 512-389-7455 | **M:** 512-431-4363
W: capmetro.org
A: 700 Lavaca Street, Austin, TX 78701

CapMetro | 2910 East Fifth Street | Austin, Texas 78702
512.474.1200 | capmetro.org

March 26, 2024

RE: City of Austin Case C14-85-288.166(RCA2) – Sunset Ridge

To Whom It May Concern:

CapMetro is the proud provider of public transit in the Central Texas region. Our mission is to empower, enhance, and serve the region and its communities through the responsible delivery of high-quality public transportation, an effort that works seamlessly with and complimentary to efforts to support increased housing density, affordability and workforce development. The intersection of these efforts is especially critical in CapMetro's day-to-day operations as we seek to advance the region's overall transit access, mobility, and connectivity.

To that end, on March 26, 2024, the City of Austin Planning Commission is set to consider case C14-85-288.166(RCA2) – Sunset Ridge. This property is located at 8401 and 8401 ½ Southwest Parkway, 78735 in southwest Austin, within CapMetro's North Oak Hill Pickup Zone. See attached map of the North Oak Hill Pickup Zone. CapMetro Board Member and Austin City Council Member Paige Ellis requested CapMetro staff provide information about transit service specific to this property within its service area.

Pickup by CapMetro provides low-cost, point-to-point public transit service to members of the community and is one of CapMetro's most in-demand services as a safe and convenient option for people to get around without a car. Pickup also serves as a valuable connection to other transit services within the network, dropping customers off in areas where they can access greater transit connectivity to, and in and around, the larger community. CapMetro's Board-adopted Pickup Guidelines prioritize community centers and destinations, housing, public facilities, and job centers, as well as demographics of the people living and working within an area when determining zone boundaries.

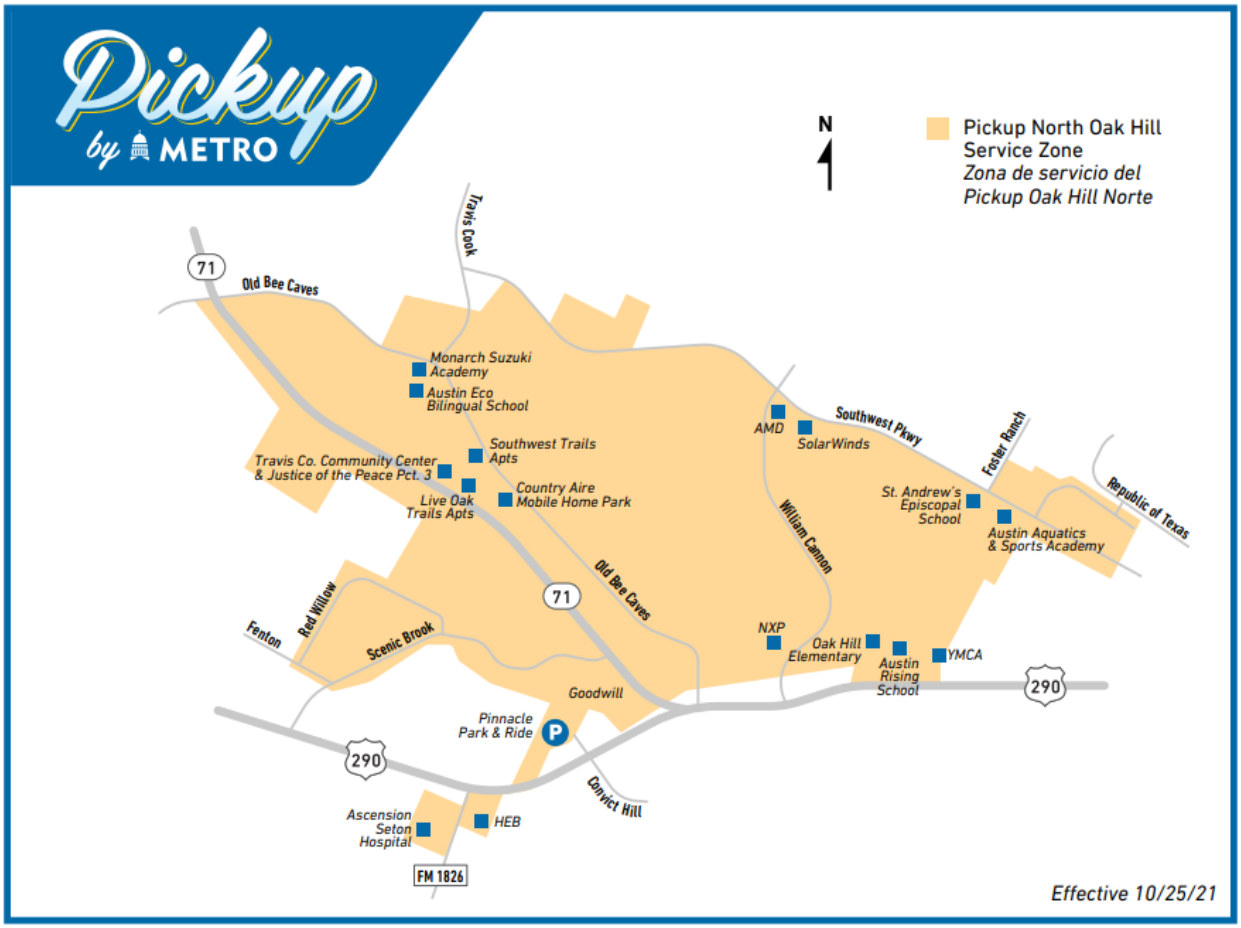
All CapMetro services undergo routine evaluation and review. CapMetro evaluates each Pickup Zone twice annually as part of the Agency's service change processes; these processes often yield recommended zone adjustments due to a variety of factors aimed at improving overall service. These processes also include the review of land use and roadway connectivity, and new developments, once occupied, may result in an adjustment of a zone to include a new activity center. New development does impact the performance of each zone, and quality jobs and housing are key drivers contributing to increased ridership for Pickup service.

CapMetro staff are available to answer questions about the information provided as needed.

Respectfully,

Roberto Gonzales
Director - Service Planning, CapMetro

Attachment: North Oak Hill Pickup Zone Boundaries



3/26/24 1:05pm

Planning Commission Members,

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C 14-85-288.166(RCA2). I am writing with the greatest urgency to inform you that my voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday 2:30pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should
have the ability to use our reasonable and customary neighborhood postponement at this time.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2). so that the affected communities have sufficient time to review the proposal, review the City staff case files and
engage with both City staff and the Applicant.

Sincerely,
Meryl F. Searcy
5724 Fort Benton Drive
Austin, TX 78735-7914

3/26/24 1:07pm
Planning Commission Members,

My name is Neil Flores. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Neil Flores
8713 Cobblestone
Austin, Tx 78735

3/26/24 1:09pm
Dear Jonathan and other Planning Commission Members,

My name is Devina Do and I am a resident in Travis Country West community. My neighborhood is directly adjacent to **and my home is within 200 feet of** the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th but such postponement has been opposed by the Applicant.
It is important to note that the **Applicant has been working with City staff** on the proposed development **since June 2023** while affected **residents were only first notified** of such proposed development in **January 2024**. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The **developer has had site control since November 2023 but had not reached out to our HOA President until yesterday at 2:30 pm** and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been completely disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents, my neighbors and myself. Furthermore, prior postponements should be noted as city required postponements due to lack of city notification and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I <u>respectfully</u> urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)) so that the affected communities have sufficient time to review the proposal, review the City staff case files, and engage with both City staff and the Applicant.

Thank you very much for your consideration of my request.

Sincerely,

Devina Do

5520 Fort Benton Drive

3/26/24 1:26pm
Hi,

My name is Mathias Brossard. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

--
Mathias Brossard

3/26/24 1:32pm
Planning Commission Members –
My name is Belle Bybel. I am a long time resident in the Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that

our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.
The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.
Sincerely,
Belle Bybel

3/26/24 1:54pm
Jonathan, emailing again to follow up from my previous email.

I think it is irresponsible for the City to allow rezoning without having the Developer present vital facts.

1) there are a number of veteran experts in this team but somehow messed up the unit count only on the TIA waiver. 438 units would trigger a TIA. The same experts submitted a document to Zoning that verified there is NO Neighborhood Overlay. Their "good neighbor" letter acknowledges this overlay but their experts somehow verified there wasn't one. There is the Oak Hill Combining Overlay and this team has done nothing to address Traffic Calming studies required for Sunset Ridge or Travis Cook which are in the overlay.

2) SMART housing requirements requires safe travel from this site to mass transit. It is not available through public ROW. Every person walking would have to walk through 2 adjacent neighborhoods at a minimum to safely get to a bus station and this Development shows no acknowledgment of this fact and does nothing to address it.

3) the Developers "Good Neighbor" letter suggests they are going to meet with neighbors to hear their concerns. They didn't bother to speak to the largest neighborhood adjacent to them

because they (and seemingly the City) didn't really care to meet with them.

This is not responsible planning and the City should hold to their requirements and demand that the Developer solve some of these obvious issues BEFORE you allow them to change the restrictive covenant.

3/26/24 2:07pm
Planning Commission Members:

My name is Allison Trucillo. I am a resident in Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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Sincerely,

Allison Trucillo

3/26/24 2:10pm
Planning Commission Members:

My name is Mario Trucillo. I am a resident in Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely,

Mario Trucillo

3/26/24 2:26pm
Planning Commission Members –

My name is Andrie Cantu. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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Sincerely –

Andrie Cantu

3/26/24 3:06pm
Planning Commission Members –

My name is Mykal J. Fox. I am a resident in Travis Country West community.
My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Mykal J. Fox, Attorney at Law
820 W. 10th Street
Austin, Texas 78701

3/26/24 3:12pm

Planning Commission Members –

My name is Kurt Lowe I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Kurt Lowe

3/26/24 3:15pm
Planning Commission Members –

My name is Erica Ekwurzel. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Erica Ekwurzel

8401 Cobblestone, Austin, TX 78735

3/26/24 3:37pm
Planning Commission Members –

My name is Li Yang.. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –

Li

3/26/24 3:41pm
Planning Commission Members,

My name is Holly Turner. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Holly

3/26/24 3:51pm

Planning Commission Members –

My name is Melinda Knight. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –

Melinda Knight

5613 Fort Benton Dr.
Austin 78735

3/26/24 3:53pm

Planning Commission Members –

My name is Laura Templeton, I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely -
Laura Templeton

3/26/24 3:55pm

Planning Commission Members –

My name is Megan Mulva. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. **Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.**
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Sincerely -

Megan Mulva

3/26/24 4:06pm

My name is Rajinder Koul. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –

Rajinder Koul

3/26/24 4:38pm
Planning Commission Members –

My name is Brett Shafter and I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely –

Brett Shafter

8017 Cobblestone, Austin, TX 78735

3/26/24 5:22pm
Planning Commission Members –

My name is Sang Hun Lee. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely,

Sang Hun Lee

3/26/24 5:27pm

Planning Commission Members –

My name is Mark Ritter. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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Sincerely,

Mark Ritter

3/26/24 6:49pm
Planning Commission Members –

My name is Mykel Jewell. My wife and I are residents in the Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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Sincerely –

Regards,

Mykel Jewell

3/26/24 10:10am
Planning Commission Members –

My name is Diana C Mayo. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments
(Planning Commission Members –

Sincerely –

Diana and Carlos Mayo

5524 Ft Benton Dr

Austin, Texas 78735

3/26/24 11:32pm

Planning Commission Members –

My name is Stephen McIlwraith. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,
Stephen McIlwraith

3/27/24 7:53am

Planning Commission Members –

My name is _**Sandra Henry**_____. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control

since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.

I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Sandra Henry

3/27/24 8:55am
Planning Commission Members –

My name is Nino De Falcis. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Nino De Falci

3/27/24 10:37am
Planning Commission Members –
My name is Michael Turner. I am a resident in Barton Creek Southwest Community. Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.
The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –
Mike.

Michael Turner, CFA
Principal
Alpha Capital Management
5407 Parkcrest Drive, 2nd Floor
Austin, Texas 78731

3/27/24 10:44am
Dear Planning Commission Members –

My name is Jenni Gill. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Jenni Gill

3/27/24 11:33am
My name is KodiKay Cain. I am a resident in a neighborhood close to Travis Country West community.

This neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Texas law requires all licensees to provide the information in these links: Information About Brokerage Services | Texas Real Estate Commission Consumer Protection Notice

With gratitude,

KodiKay Cain | REALTOR®, Director of Sales, Real Estate Negotiation Expert (RENE)
Platinum Top 50 Trainer of the Year | *Five Star Realtor Award Winner*

3/27/24 12:30pm
My name is Ricky Cain. I am a resident of a neighborhood close to the Travis Country West community.

This neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled for March 26, 2024. The developer has had site

control since November 2023 and had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

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Texas law requires all licensees to provide the information in these links:
Information About Brokerage Services | Texas Real Estate Commission Consumer Protection Notice

With gratitude,

Ricky Cain | REALTOR®, Director of Growth, AHWD, CLHMS, CNE, CRB, CRS, GRI
Five Star Realtor Award Winner | *100 Most Influential Real Estate Agents in Texas*

3/27/24 12:47pm
My name is KodiKay Cain. I am a resident of a neighborhood close to the Travis Country West community.

This neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)) so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

3/27/24 3:19pm
i Jonathan,

Congratulations on the new arrival!! We learned about this last night. It's a fun ride, enjoy it.

As it relates to this case, I'd like it officially recorded that access to any city data has not been available for many weeks, putting our opposition at a significant disadvantage and probably in violation of some law.

Both links to data on this site are inoperative

District maps, demographics and more

https://www.austintexas.gov/department/district-8/about/district-8-data

https://app.powerbigov.us/view?r=eyJrIjoiMGYyODJkZmEtMDQ4ZS00ZGEzLWFjNzktMWIxMzFjMGE1MGE1IiwidCI6IjVjNWUxOWY2LWE2YWItNGI0NS1iMWQwLWJlNDYwOGE5YTY3ZiJ9

Watershed profile takes you to https://www.austintexas.gov/404

3/27/24 5:35pm
Planning Commission Members –

My name is Hajiali Hajiali Patel , I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

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I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Haji and Batul Patel

3/28/24 7:12am
As a long time home owner on Sunset Ridge, I am concerned about a high density apartment complex very close to my home.

Reasons--
ncreased noise,as a Nurse, my hours vary and I often sleep at odd times

Increased traffic on Sunset Ridge young children
Often play on and near the street on Sunset Ridge

Increased traffic on the trails near my house, love my solitude when walking the trails.

Need for more garbage pick up
Increased litter

All of the other new apts. Nearby
. have much fewer Apts

They are not as dense regarding.
Number of units in a small area.

Thank you for considering my above concerns

L Terry

3/28/24 3:45pm
Planning Commission Members –

My name is Kristin Wright and I am a resident in Travis Country West community on Southwest Parkway.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
The Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm on the 25th, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Thank you, Kristin Wright

5508 FORT BENTON DR

AUSTIN, TX 78735

3/28/24 10:14pm
Hello all,

I'm writing to formally request postponement of this case as President of Travis Country West HOA and on behalf of the total 837 area homeowners in Barton Creek Southwest HOA, Lantana HOA, and Escondera POA who have requested postponement on their entities' behalf.

Travis Country West HOA was denied our reasonable and customary neighborhood postponement at the City Planning meeting on March 26th, 2024, for the reason of having an exceptionally complicated case with many speakers fervently in opposition and a relatively little caseload otherwise for that night. A previous postponement from February 27th should be noted that it was due to lack of proper notification (a *city* postponement as required by the statute listed below), but was charged to the neighborhood, removing our one, reasonable and customary, postponement awarded in innumerable similar cases.

As you will see in our case file and acknowledged by city staff, we had several affected parties not properly notified for various stages of this process under the City of Austin Land Development Code § 25-1-132 to § 25-1-134. This includes site plan reviews, environmental commission hearings, and possible other notices I am unaware of (given the HOA was not notified) regarding this case. City Staff may offer that they sent to a previously known address of the HOA that had changed, however I have confirmation from the Travis County Appraisal District that the accurate and more recent address on file for Travis Country West HOA at TCAD was recorded 11/29/2023, providing ample time to have notices properly delivered, as the earliest notification (that I'm aware of) was mailed 12/20/2023. We also had parties that share a boundary with the property in question (Justin Jensen) denied the ability to attend the site plan meeting.

Name	Address	Received notice of Site Plan - 12/20/2023	Received notice of Hill Country Roadway- 1/12/2023	Received notice of Restrictive Covenant Amendment - 2/16/2023
Jason Svatek - Travis Country West HOA President	5928 Sunset Ridge & 6201 Southwest Parkway	No	No	No
Justin Jensen	5415 Travis Cook Rd	No	No	Yes

Continuing with any public hearing without proper notice is in direct violation of the 14th amendment of the US Constitution and Section 13 of the Texas State constitution. In addition, city staff are treating the restrictive covenant amendment in question in this case as a PUD, which is its own zoning, and must comply with the notice requirements of Texas Local Government Code Section 211.006.

Had the city properly notified the Travis Country West HOA on December 20th, 2023, as they did other parties within 500', we might be in a different spot. This HOA owns two large parcels, both directly adjacent to this property in question, on both the eastern and southern property lines. However, the ONLY proper notification to Travis Country West HOA in the entirety of this case was mailed March 15th, 2024. Here we stand with a Planning Commission meeting on March 26, 2024, then an April 4, 2024 City Council hearing, placing an unnecessary, undue burden on the party most impacted by this outcome as measured by landmass, with a mere 20 days from initial notification to council vote.

Good Neighbor Policy guidelines have been ignored in this case, as the applicant has neglected to return inquiries about this case and has made no known attempt to communicate with interested parties with exception of a 6 minute, 21 second call initiated by Amanda Morrow to myself on March 25th, 1-day before the planning commission meeting, and prompted by city staff asking the applicant to call the neighborhood.. The only "formal" meeting that occurred was on January 19th, 2024, without the knowledge of parties entitled by City of Austin Land Development Code § 25-1-132 to § 25-1-134 to have been notified and present at the meeting due to ownership of property within 500' of the property in question. This meeting was little more than to mock neighbors. Almost all questions were responded to with "we're going to comply with city code", to a group of citizens with major concerns and little experience with city code or process.

You should also note the valid petition in the case file signed by ~ 85-90% of the parties within 200' as an indication this process is moving way too fast and we do not support this initiative in its current state. We should be afforded time to understand the full scope of the project including receipt of all appropriate and required PROPER notifications.

Lastly, with all the confusion and mistakes thus far, we (Travis Country West & Barton Creek Southwest HOAs) chose to retain legal representation just last week. We request time for our legal counsel to review the case facts and review all applicable laws & requirements before we are prepared to move anything forward. The applicant has been working with the city since June 2023 on this project. Most parties (not all) had no notification until 3 months ago and inadequate time to understand the nuances of this incredibly complicated case with two properties, conditional overlays, restrictive covenants, applicable ordinances, a request to use a restrictive covenant to expand (rather than restrict) land rights, and a host of other issues. Even the applicant's representative, considered an expert in the space, stated in the planning commission hearing March 26, 2024, stated this was a "very complicated process".

Once all of the aforementioned legally required steps are completed, parties should be afforded time to discuss this project collaboratively, then return this agenda item to council at a future date.

As such, we would like to request postponement of this agenda item until May 30th, 2024 or later.

Thanks for your service to the City of Austin and our citizens. I look forward to a postponement, the opportunity to have a voice in the city agenda that directly and adversely impact our livelihoods in this project's proposed plan, and more time to unpack this complicated matter.

Jason Svatek
President
Travis Country West HOA

3/28/24 10:24pm
My name is _Garry Wren_. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any such proposal is brought forward to the Planning Commission.

Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Garry Wren

3/28/24 10:26pm
My name is __Lynn Wren. I am a resident in Travis Country West community.

My neighborhood is directly adjacent to the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard.

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item to May 14th, but such postponement has been opposed by the Applicant.
It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such

proposed development in January 2024. The FIRST proper notification our neighborhood received is for the meeting scheduled March 26, 2024. The developer has had site control since November 2023, had not reached out to our HOA President until yesterday at 2:30 pm, and this happened only at the request of city staff.

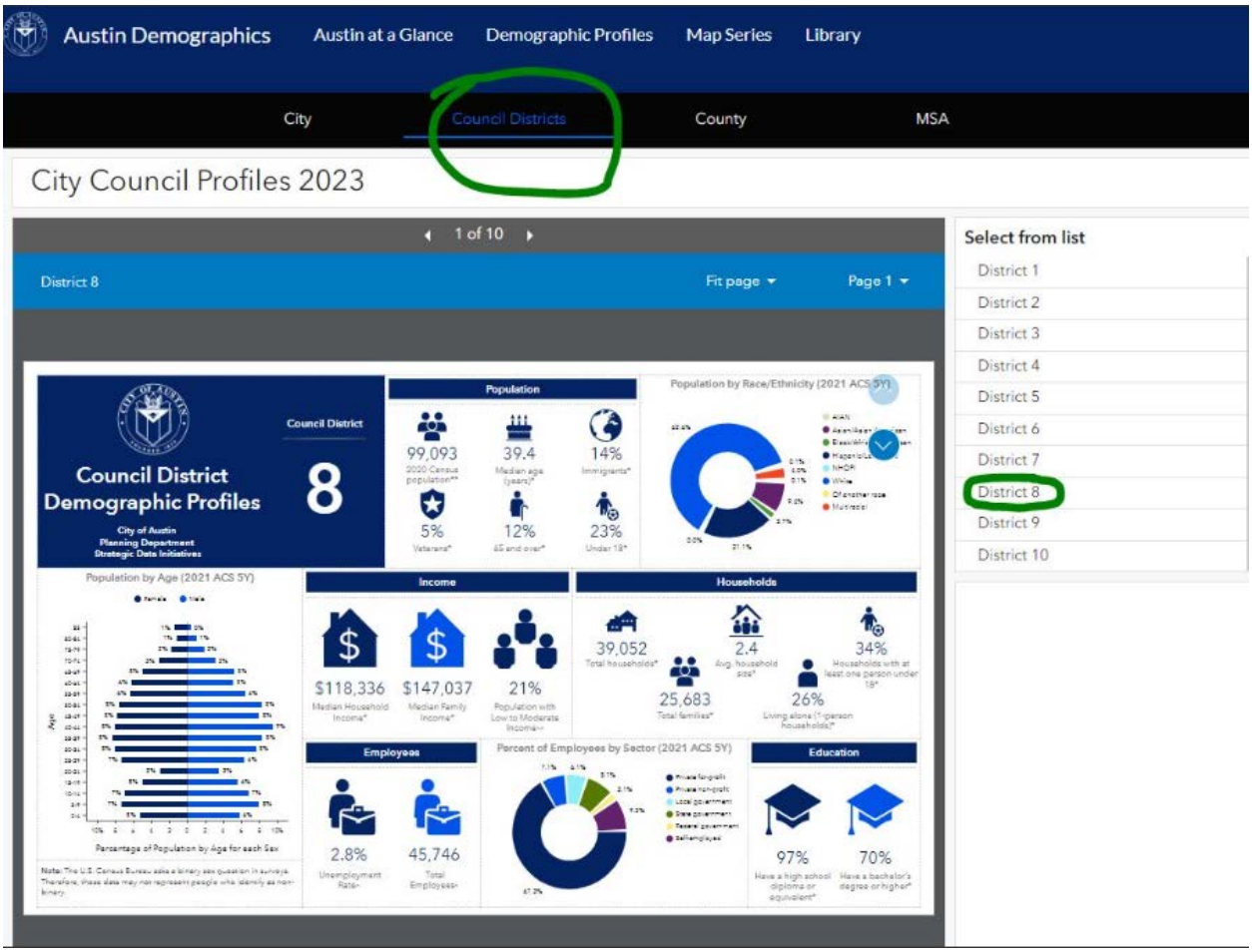
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Proceeding with this agenda item on March 26th will infringe on the rights of these affected residents. Further, prior postponements should be noted as city required postponements due to lack of city notification, and our residents should have the ability to use our reasonable and customary neighborhood postponement at this time.
I urge you to provide the requested postponement of the Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)), so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely –

Lynn Wren

3/29/24 12:17pm
Jonathan, please add to case file as recognition from the city that we have not had access to public information necessary to our case.



Thank you.

Jason Svatek

4/1/24 9:26am
Planning Commission Members –

My name is Paul Masschelin, and I am a resident in Barton Creek Southwest Community.

Within our community, Amarra Drive is directly across the street from the proposed Sunset Ridge Apartments (Case # C14-85-288.166(RCA2)). I am writing with the greatest sense of urgency to inform you that our voice and those of surrounding neighborhoods are not being heard!

The affected residents of this proposed development have requested a postponement of this Planning Commission agenda item for Tuesday, March 26th, but such postponement has been opposed by the Applicant, Manifold Development, LLC. It is important to note that the Applicant has been working with City staff on the proposed development since June 2023 while affected residents were only first notified of such proposed development in January 2024.

The City of Austin Good Neighbor Guidelines have been totally disregarded in this case. Affected residents are entitled to be provided sufficient time to engage City staff and the Applicant before any

such proposal is brought forward to the Planning Commission. Proceeding with this agenda item on March 26th has infringed on the rights of these affected residents.

I urge you to moderate the review schedule / decisions schedule so that the affected communities have sufficient time to review the proposal, review the City staff case files and engage with both City staff and the Applicant.

Sincerely,

Paul Masschelin

4/1/24 3:19pm
April 1, 2024

The Honorable Paige Ellis
Member, Austin City Council
P.O. Box 1088
Austin, TX 78767

Council Member Ellis,

On behalf of the residents of Lantana, we appreciate the responsiveness of your team over the last year as we requested support in the timely completion of constructing light signals at the very dangerous intersection of Rialto Boulevard and William Cannon Drive after many long-term delays and setbacks. Today the project remains incomplete with a new projected completion date, meanwhile, car accidents continue to occur regularly. Because of this, there is growing pressure from our members and those in nearby communities to approach the media and thus far, we have dissuaded this action.

The frustration and lack of accountability by the City and our elected representatives has only intensified with our neighborhood's recent discovery of the Austin City Council's intent to approve a Restrictive Covenant Amendment to develop Sunset Ridge Apartments (Case # C14-85-288.166(RCA2) on April 4. It is incredibly disconcerting that this agenda item follows the dereliction of residents within 500 feet of receiving 1. Notice of Filing, 2. Notice of Public Hearing and now only eight days since the Planning Commission's public hearing, 3. Notice of the City Council's Regular Meeting posted for next week. While Lantana is not located within the 500 feet requirement to be notified, we have a vested interest in developments that impact our neighborhood and surrounding community and would have participated in the public process we are afforded by law.

In stark contrast to responding to critical safety needs we have voiced for the last ten months regarding the intersection of Rialto and William Cannon (not to mention Vega and William Cannon which is the main thoroughfare to Oak Hill Elementary), the application for a multi-million dollar development by Manifold LLC - only incorporated in 2019 - has moved along quite expeditiously. In fact, it is troubling this applicant was able to receive taxpayer-funded financing from the Travis County Housing Finance Corporation and the City's Rental Housing

Development Assistance for this specific project **long before** the City ever notified impacted residents of an applicant filing, the Planning Committee approving and recommending a Restrictive Covenant Amendment on 3/26 and the City Council scheduling a vote on 4/4.

We understand the Sunset Ridge development is supported, if not spearheaded, by you to achieve the larger goal of increased affordable housing in District 8 which lags at 2%. We respect your and the city's concerted effort on this policy goal but the Sunset Ridge development process has at best revealed an illogical sequence raising more global questions our state legislature may be interested in weighing in on, including but not limited to: taxpayer financing, timely and transparent public notification, transportation and environmental analysis, financial audit of applicants, and solicitation of public input from those affected.

We would like to request a meeting with you in your office or invite you to a town hall in your district to answer questions from your constituents so that communication lines regarding the Sunset Ridge development can be formed and open, and until then**, we respectfully urge you to pull the Sunset Ridge agenda item from the April 4th City Council Regular Meeting in hopes to repair the distrust and disappointment in city leadership that has been sown through our southwest Austin community.**

Sincerely,

Lantana Southwest HOA