

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: C14-2025-0039
Contact: Marcelle Boudreaux, 512-974-8094
Public Hearing: July 24, 2025, City Council

Sammie G. Dwyer

Your Name (please print)

I am in favor
 I object

1210 Fieldcrest Dr

Your address(es) affected by this application (optional)

S Dwyer
Signature

7.15.2025
Date

Daytime Telephone (Optional): 512 441-7133

Comments: This will dramatically increase both the traffic on Altair and the noise level in our quiet neighborhood.

The City just spent a lot of our time and money making our streets "Living Streets" Please don't do this!

If you use this form to comment, it may be returned to:

City of Austin, Planning Department
Marcelle Boudreaux
P. O. Box 1088, Austin, TX 78767
Or email to:
Marcelle.boudreaux@austintexas.gov

Villela, Beverly

From: Patty Sprinkle [REDACTED]
Sent: Wednesday, December 3, 2025 5:04 PM
To: Watson, Kirk; Fuentes, Vanessa; Duchen, Marc; Alter, Ryan; j [REDACTED]
Laine, Krista; Siegel, Mike; Ellis, Paige; Villela, Beverly; District 1; Qadri, Zo
Subject: C14-2025-0039 1305 W. Oltorf Street Rezoning in the FLOODPLAIN
Attachments: Oltorf-WBouldinFlooding_PeterWilliams_0643.MOV

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External Email - Exercise Caution

C14-2025-0039
Beverly Villela
1305 W.Oltorf Street
City Council meeting December 11, 2025

Dear Mayor Watson, Mayor Pro Tem Fuentes and Council Members,
The Galindo Elementary Neighborhood Association, GENA, voted at our general membership meeting of May 19, 2025 to oppose the rezoning request for 1305 W. Oltorf Street from CS-General Commercial Services District to CS-V , General Commercial Services District with Vertical Mixed Use Building (V) combining district.

This site is not appropriate for residential use. The railroad crossing, floodplain and geographic features of the site make it unsuitable and unsafe for residences. All three of the Future Land Use Map generated by GENA (last updated in 2006) and the city's planning department show this site as CS **ONLY** because of the known risks which have increased due to more impervious cover in the central city.

The FEMA floodplain maps shows a portion of the property at 1305 W. Oltorf St. is in the floodplain and is adjacent to a large floodplain on its back border. The west side of the property is flanked by the Union Pacific railroad tracks and the property's driveway is adjacent to the the railroad crossing on Oltorf.

Attached are a video and frame grabs at 1305 W.Oltorf Street and the railroad crossing during the historic flood of October 2015. During this flooding event which had rainfall amounts of 10-12 inches in hours, the Travis County Constable and residents of the adjacent Woodview Mobile Home Park had to be evacuated by boat. I've also included some frame grabs of Oltorf Street near the ABGB entrance from the recent July 4th 2025 weekend rain event. The water flows flows from both east and west directly down to the lowest spot at the railroad tracks and into West Bouldin Creek.

As noted in the Notice of Public Hearing, CS-General Commercial Services District is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Oltorf is a major east- west route across South Austin and has frequent traffic jams extending for several blocks in both directions at the railroad crossing. Unfortunately the applicant was granted a waiver on the required traffic study despite known and documented traffic and flooding issues at this site claiming traffic trips will be reduced when built.

A few weeks after the June 10, 2025 unanimous approval of this rezoning request by the Planning Commission, central Texas got a grim reminder of what the term "Flash Flood Alley" really means. The significant loss of life was tragic. Since 2015, impervious cover has greatly increased in the central city and flood mitigation efforts have been an underfunded priority. With the recent flooding and deaths in central Texas and Austin doesn't it behoove the city to put the safety and wellbeing of its residents first? It is unconscionable to allow this property to be rezoned for a few extra tax dollars.

GENA welcomes development that is appropriate for this site and does not put our residents and first responders lives in danger. We urge all of you to vote no on this zoning request.

Respectfully,

Patty Sprinkle
President -Galindo Elementary Neighborhood Association





Villela, Beverly

From: Keith Tice [REDACTED]
Sent: Monday, December 1, 2025 9:47 PM
To: Villela, Beverly
Subject: C14-2025-0039

Categories: C14-2025-0039 - 1305 W Oltorf

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External Email - Exercise Caution

Ms. Villela -

Case Number: C14-2025-0039

Regarding the December 11th public hearing before the Land Commission and City Council, **I object** to the rezoning request to a vertical mixed use building district. I am one of the notified property owners within 500 feet of the property (1209 Fieldcrest Drive). My understanding is that to this point a traffic impact assessment was waived, and given current challenges with safe egress ingress to our neighborhood, I'm concerned that adding a high density development will make this issue even more dangerous.

- The West Oltorf corridor is already ill suited for current demand; 4 narrow lanes serving as a major east / west artery for south Austin is insufficient for the current volume
- Overcrowding and speeding frequently result in accidents at the entrances to our neighborhood, including a fatal accident at S 6th and Oltorf several years ago
- Entering or exiting the property proposed for rezoning is already a challenge based on the proximity to train tracks; without a plan to mitigate this issue I fail to see how this problem isn't compounded by a high density development

This project would cause a multi-year disruption, at a minimum, for residents in Galindo. Without a plan to mitigate very real traffic concerns the developers, and City, will be making an already challenged street with serious pre-existing safety concerns worse in perpetuity.

Regards,
James Tice

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.

For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".