

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: South Austin Combined (South Menchaca)

CASE#: NPA-2024-0030.01

DATE FILED: March 13, 2024

PROJECT NAME: 1500 W. Stassney Lane

PC DATE: June 11, 2024

ADDRESS/ES: 1408, 1500 and 1510 W. Stassney Lane

DISTRICT AREA: 2

SITE AREA: 2.16 acres

OWNER/APPLICANT: Stassney Land Partners, LP

AGENT: Drenner Group, PC (Leah M. Bojo, AICP)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Neighborhood Node

To: Mixed Use Activity HUB/Corridor

Base District Zoning Change

Related Zoning Case: C14-2024-0033

From: CS-V-NP, LR-NP, GR-V-NP, and MF-3-NP

To: CS-MU-V-DB90-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 6, 2014

CITY COUNCIL DATE: July 18, 2024

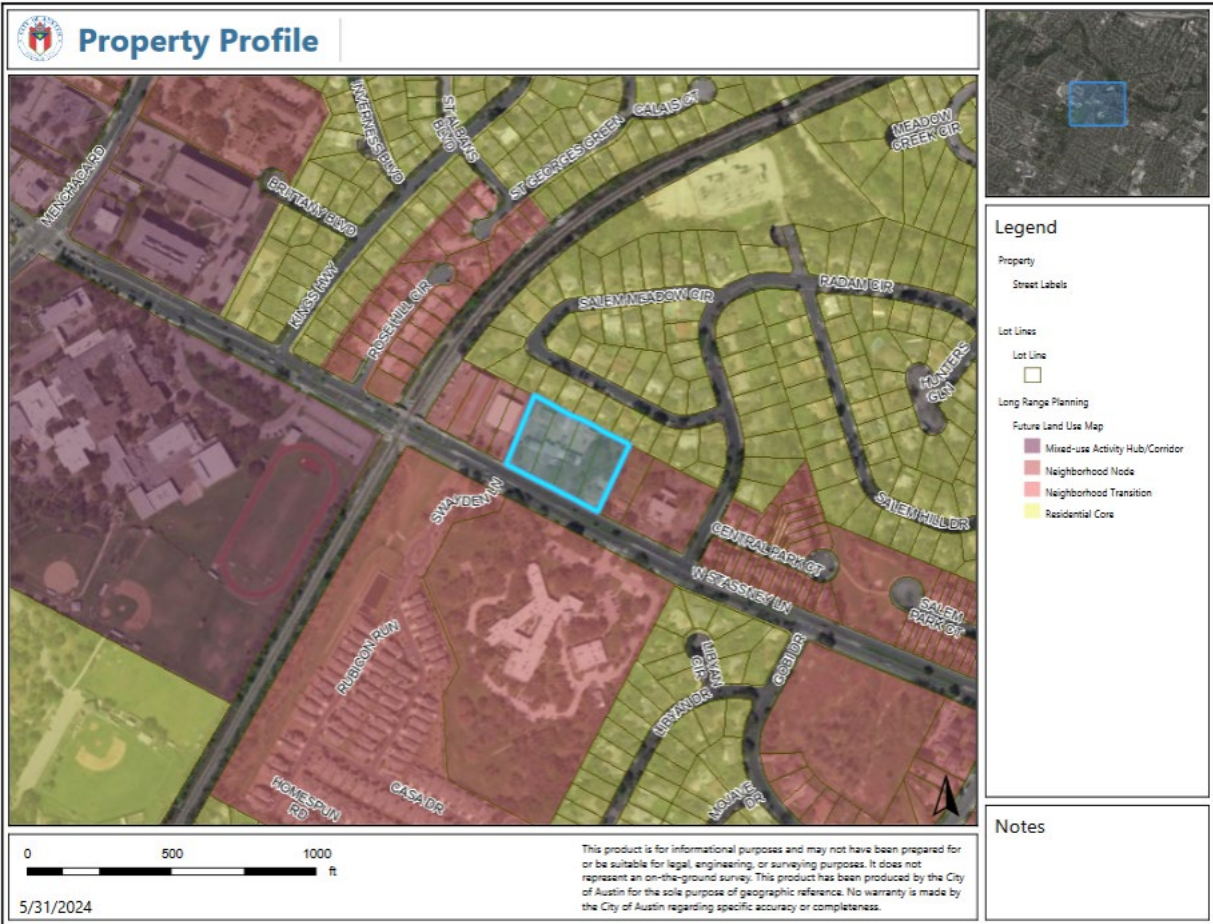
ACTION:

PLANNING COMMISSION RECOMMENDATION:

June 11, 2024 – Approved on the consent agenda for the Applicant’s request for Mixed Use Activity HUB/Corridor character district. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 11-0 [N. Barrera-Ramirez absent. G. Cox off the dais].

STAFF RECOMMENDATION: Recommended or the applicant’s request for Mixed Use Activity HUB/Corridor.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Mixed Use Activity HUB/Corridor because the applicant proposes a mixed use development with 187 rental units, with 3,400 square feet of ground floor commercial uses. West Stassney Lane is an Activity Corridor as identified on the Imagine Austin Growth Concept Map where mixed use developments are appropriate. The proposed development will provide housing options for the City and the planning area to meet the Austin Strategic Housing Goals.



The South Austin combined Neighborhood Plan states that Mixed Use Activity/HUBS are located at major intersections and along arterial roadways.

Mixed-use Activity Hub/Corridor

Located at the intersections of major roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node.

Mixed-Use Activity Hubs/Corridors are located along arterial roadways and building heights currently range from one to two stories (although many locations are zoned for greater height). Most are currently setback from roadways behind large surface parking lots.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Neighborhood Node - Neighborhood Node districts contain restaurants, shops, offices, and multi-family housing. The form of these areas is similar to Neighborhood Transition districts but with more commercial activity. Neighborhood Nodes have a similar mix of uses as Mixed Use Hubs, but primarily serve residents in the neighborhood. Building heights range from one to two stories (although many locations are zoned for greater height).

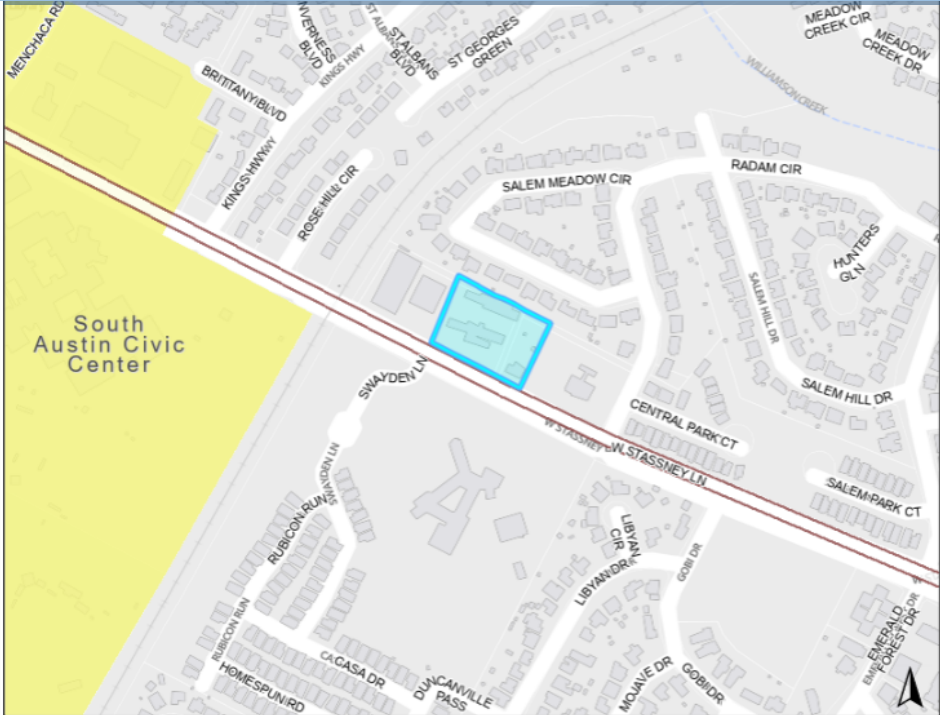
PROPOSED LAND USE:

Mixed Use Activity HUB/Corridor - Located at the intersections of major roadways and along arterial roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<p>Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map.</p> <p>Name(s) of Activity Center/Activity Corridor/Job Center:</p> <ul style="list-style-type: none"> • W. Stassney lane is an Activity Corridor • Approx. 500 feet for South Austin Civic Center Neighborhood Center
Yes	<p>Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> • CapMetro bus routes on West Stassney lane and South Menchaca Rd
Yes	<p>Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Yes	<p>Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Yes	<p>Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> • 0.4 miles from 7 Days Food Store • 0.8 miles from Zapco Meat Market • 0.9 miles La Buena Supermercado • 1.6 miles from Sprouts Farmers Market
Yes	<p>Connectivity and Education: Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> • 0.3 miles from ACC South Campus • 0.7 miles from Crockett High School • 0.8 miles from Odom Elementary School
	<p>Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or</p>

	walking trail. <ul style="list-style-type: none"> • Near planned Williamson Creek Trail and UPC/ASA Rail Trail • 0.8 miles from Garrison Park
Yes	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • 0.2 miles from Austin Oaks Hospital • 0.7 miles from Sigma Mental Health Urgent Care
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • The applicant proposes a mixed-use project with 187 rental units, with minimum affordability requirements of 19 units at 50% Medium Family Income (MFI) or 23 units at 60% MFI. Also proposed is 3,400 square feet of ground floor commercial uses.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> • Applicant proposes 187 rental residential units
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • Applicant proposes 187 rental residential units and 3,400 s.f. of ground floor commercial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.7 miles from Menchaca Road Branch
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
Not Known	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not Known	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
10	Number of "Yes's"

Proximity to Imagine Austin Activity Centers and Corridors



Legend

- Property
- Street Labels
- Long Range Planning
 - Imagine Austin Corridors
 - Imagine Austin Centers
 - Neighborhood Center

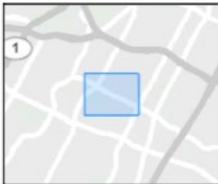
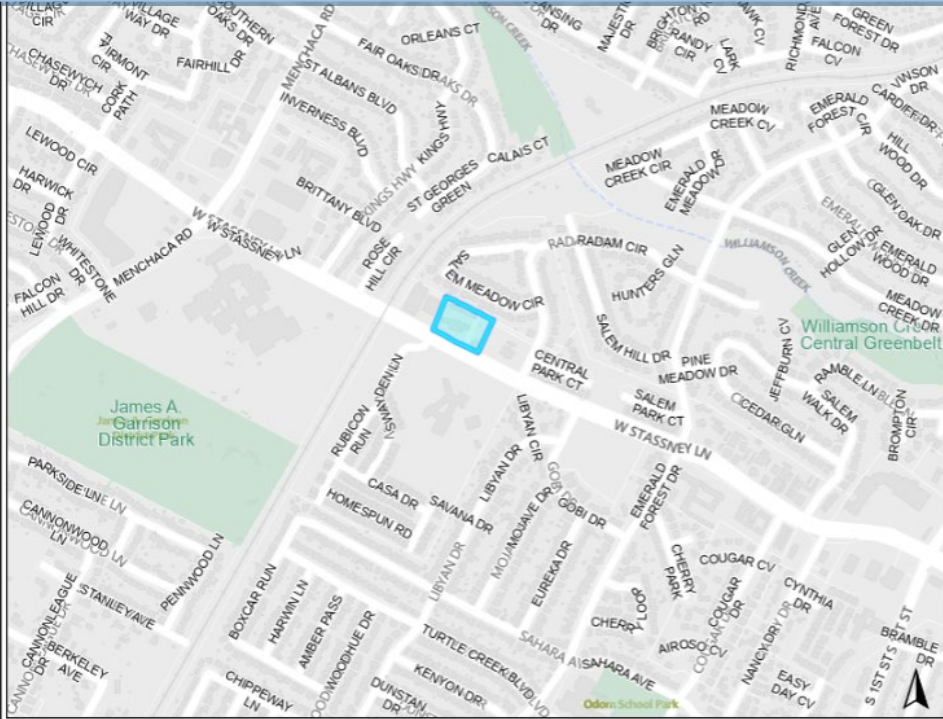


5/25/2024

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Notes

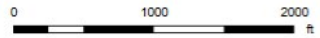
Proximity to Public Parks



Legend

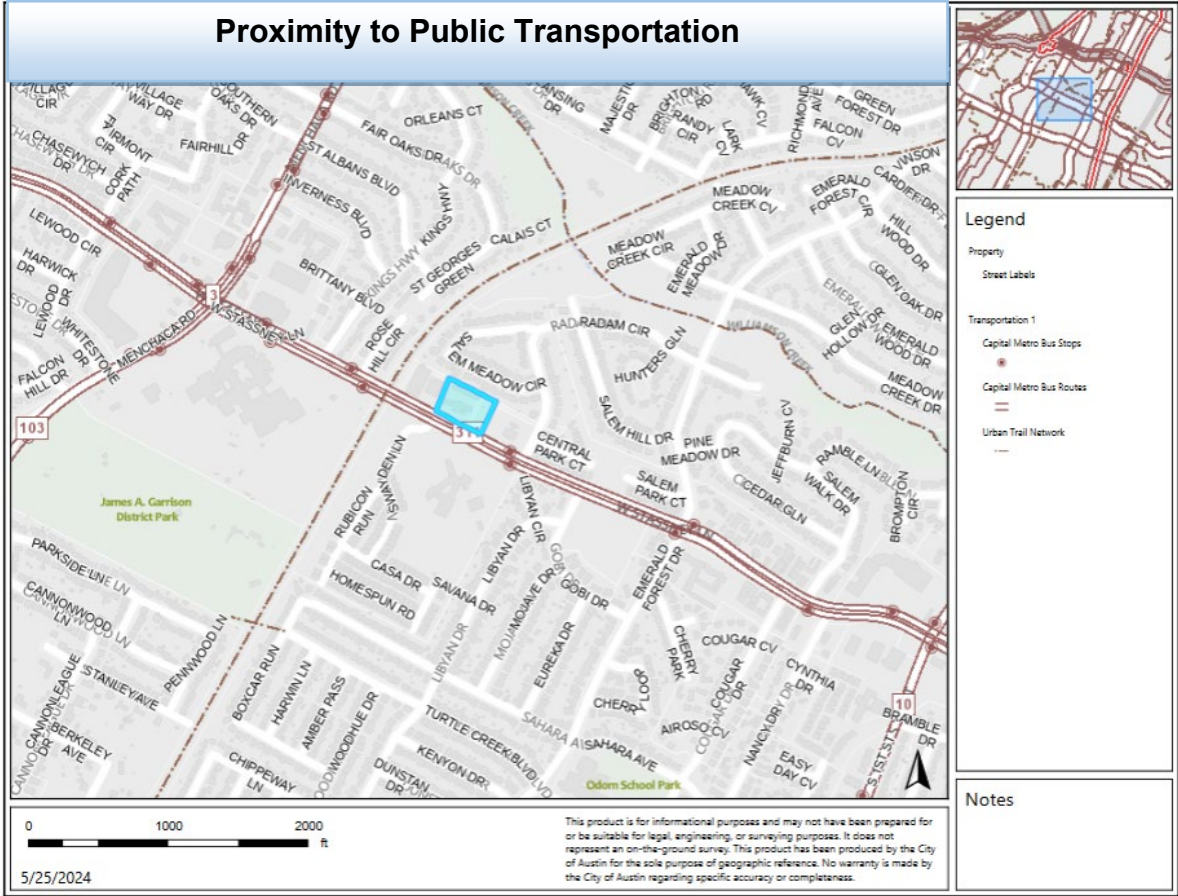
- Property
- Street Labels
- Infrastructure 2
- City of Austin Parks

Notes



5/25/2024

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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional

centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open

space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The applicant proposes to change the character district map from Neighborhood Node to Mixed Use Activity/HUB Corridor for multifamily uses and ground-floor commercial. The applicant proposes a mixed-use project with 187 rental units, with minimum affordability requirements of 19 units at 50% Medium Family Income (MFI) or 23 units at 60% MFI. Also proposed is 3,400 square feet of ground floor commercial uses.

The applicant proposes to change the zoning on the property from LR-NP (Neighborhood Commercial – Neighborhood Plan), MF-3-NP (Multifamily Residence Medium Density district- Neighborhood Plan), GR-V-NP (Community Commercial district – Vertical Mixed Use Building combining district) and CS-V-NP (General Commercial Services district – Vertical Mixed Use Building combining district – Neighborhood Plan) to CS-MU-V-DB90-NP (General Commercial Services district – Mixed Use combining district – Vertical Mixed Use Building combining district – Neighborhood Plan). For more information on the proposed rezoning, see case report C14-2024-0033.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on May 13, 2024. The recorded meeting can be found here: <https://publicinput.com/q4506>. Approximately 185 meeting notices were mailed to people who rent or own property within 500 feet of the subject properties, in addition to neighborhood and environmental groups who requested notification for the area. Two staff members from the Planning Department attended, Maureen Meredith and Mark Walters. The applicant’s agents, Leah M. Bojo and Drew Rafaele from Drenner Group, PC, attended in addition to two people from the neighborhood.

Below are highlights from Leah Bojo’s presentation:

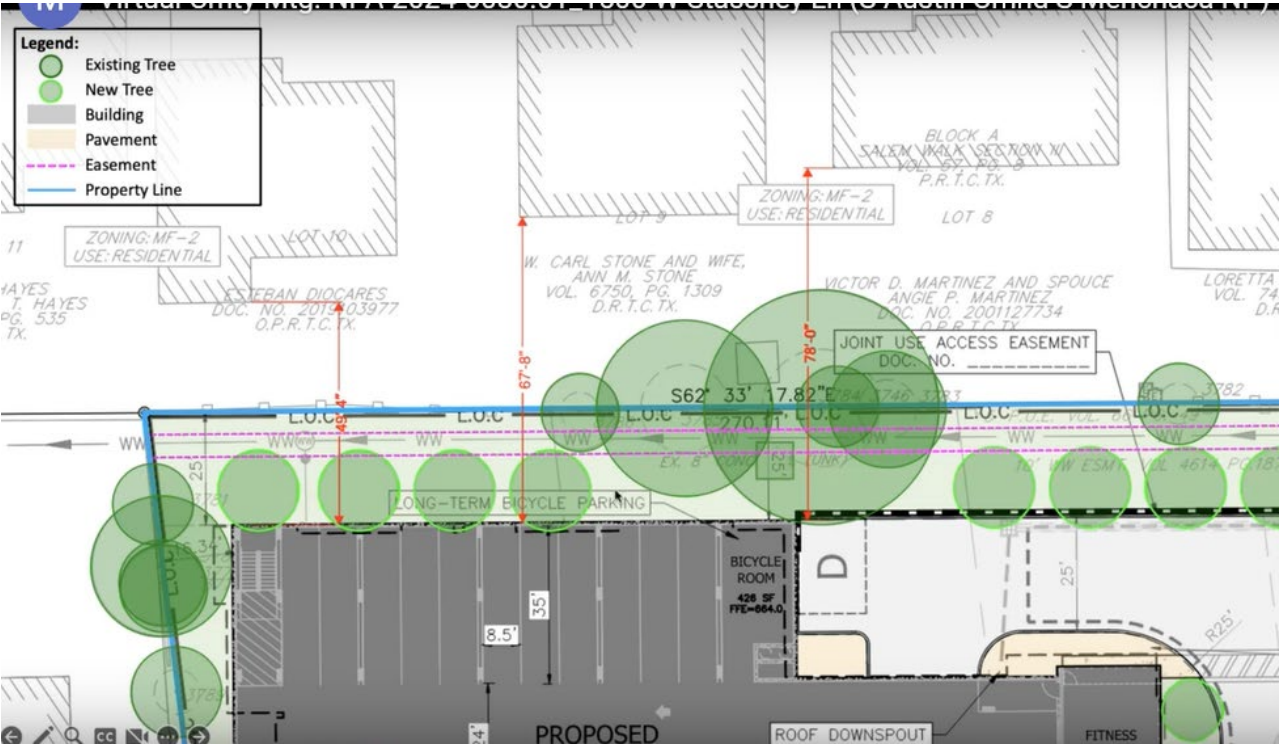
- There are two parcels that are to be developed as one. It’s about 2 acres. The building are vacant.
- We are asking for CS-MU-V-DB90-NP zoning and also Mixed Use Activity HUB/Corridor. We are seeking consistent zoning across the site.
- The property us near the proposed UPC/ASA Rails to Trail.
- There is an old warehouse and an office building on the properties.
- The property is on an Imagine Austin Corridor and is an ASMP Transit Priority Network Street
- CapMetro had bus routes 311 on W. Stassney Lane
- There is the Williamson Creek Trail that is planned and the UPC/ASA Trail that is also planned near the property.
- There is an all ages and abilities bicycle priority network buffered lanes that are built and protected bike lanes that are planned.
- We have a site plan in review and was almost complete under the VMU-2, until the ordinance was taken down, so we have a detailed description of the plan.
 - Unit count: 187 rental units: Min. affordability requirements 19 units @ 50% MFI or 23 units at 60% MFI.
 - Commercial Space: 3,400 SF of ground floor commercial uses
 - Height: Permitted (CS-DB90) is 90 feet. Proposed is 70 feet.
 - Parking: 229 provided spaces and 40 bicycle spaces
 - Site Constraints: There are three heritage tree species to remain, 25 protected trees to remain, 19 new shade trees to be planted and 11 new ornamental trees to be planted.

Q: I would like to know if staff intends to take a position on this application (as it often does) and what the role of the Contact Team's position (which we do not have as of yet) might be in staff's decision whether or not to support it.

A: Staff: At this time in the process, I usually do not have a formal letter of recommendation from a neighborhood plan contact team. I will report back to my team the questions and concerns from this meeting and we take that into consideration.

Q: Are the trees going to be behind the building to the north to screen the single family homes?

A: You can see there are large tree in the area, but we will be planting large trees between the parking and the homes.



Q: Can you tell us where the storm water management will go?

A: We have that information, but I don't have it with me. I will have to send that information to you.

Q: How tall will the buildings be allowed?

A: We are proposing six stories.

Applicant's Summary Letter

Leah M. Bojo
lbojo@drennergroupp.com
512-807-2918

DRENNER
GROUP

March 12, 2024

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 1500 W Stassney Lane – Rezoning and Neighborhood Plan Amendment applications for the 2.16-acre property located at 1408, 1500 and 1510 W Stassney Lane, Austin, TX 78745 (the "Property").

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning and Neighborhood Plan Amendment ("NPA") application packages. The project is titled 1500 W Stassney Lane and is 2.16 acres of land, located on the north side of W Stassney Lane between the Union Pacific railway right of way to the east and Radam Circle to the west. The Property is in the Full Purpose Jurisdiction of the City of Austin.

A site development permit was submitted to the City of Austin (the "City") on May 15, 2023, assigned permit number SP-2023-0175C (the "Project"), and is currently in review for the development of a for-rent, residential mixed use building with ground-floor commercial uses on the Property. The Project intended to develop the Property with a VMU2 Building as part of the City's Vertical Mixed Use Program that was approved on June 9, 2022, via Ordinance No. 20220609-080 (the "VMU2 Ordinance").

Due to the outcome of the Travis County District Judge Jessica Mangrum's Order issued on December 8, 2023, relating to the litigation between the City and certain private plaintiffs, Acuña et al. v. City of Austin, Cause No. D-1-GN-19-008617, which invalidated the VMU2 Ordinance from its inception, we respectfully submit this this rezoning application request for the Property.

The Property's zoning currently consists of four zoning designations: CS-V-NP (General Commercial Services – Vertical Mixed Use Building – Neighborhood Plan), LR-NP (Neighborhood Commercial – Neighborhood Plan), GR-V-NP (Community Commercial – Vertical Mixed Use Building – Neighborhood Plan) and MF-3-NP (Multifamily Residence Medium Density – Neighborhood Plan). The requested rezoning is from CS-V-NP, LR-NP, GR-V-NP and MF-3-NP to CS-MU-V-DB90-NP (General Commercial Services – Mixed Use – Vertical Mixed Use Building – Density Bonus 90 – Neighborhood Plan). With this rezoning request, the Owner requests to add the DB90 (Density Bonus 90) combining district, that was recently approved on February 29, 2024, by the Austin City Council via Ordinance No. 20240229-073, (the "DB90 Ordinance"), attached herein. The purpose of the rezoning is to create a comprehensive zoning designation for the Project using the CS base district that is the majority of the Property's zoned area and so that the site development permit currently in review for the Project may be released. The DB90 combining zoning district requires the Project to reserve a minimum of 10% of the residential units as affordable for households earning no more that 50% of the area Median Family Income (MFI), or 12% of

March 12, 2024

Page 2

the residential units as affordable for households earning no more than 60% of the area MFI. The Property is currently developed with two vacant commercial office buildings and a warehouse.

The Property is located in the South Austin Combined Neighborhood Planning Area – South Manchaca subdistrict and has a Future Land Use Map (FLUM) designation of Neighborhood Node. A Neighborhood Plan Amendment (NPA) is required with this rezoning request to change the FLUM from Neighborhood Node to Mixed Use Activity Hub/Corridor. The Project supports the neighborhood plan's Mixed Use Activity Hub/Corridor policy no. 5, that, "[n]ew buildings should be mixed-use, with pedestrian-oriented ground floors", as well as Housing Affordability action no. 10, by encouraging "affordable housing near schools." The Project is located within ¼ mile of the Crockett Early College High School and ½ mile from Odom Elementary School.

The site development permit that is currently in review for the Project previously relied upon the VMU2 Ordinance that was invalidated. Per Part 5 of the adopted DB90 ordinance, the City Council waives the fees related to this rezoning application and the required NPA application necessitated by this zoning change.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,


Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)
Jim Gobel, Development Services Department (*via electronic delivery*)

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

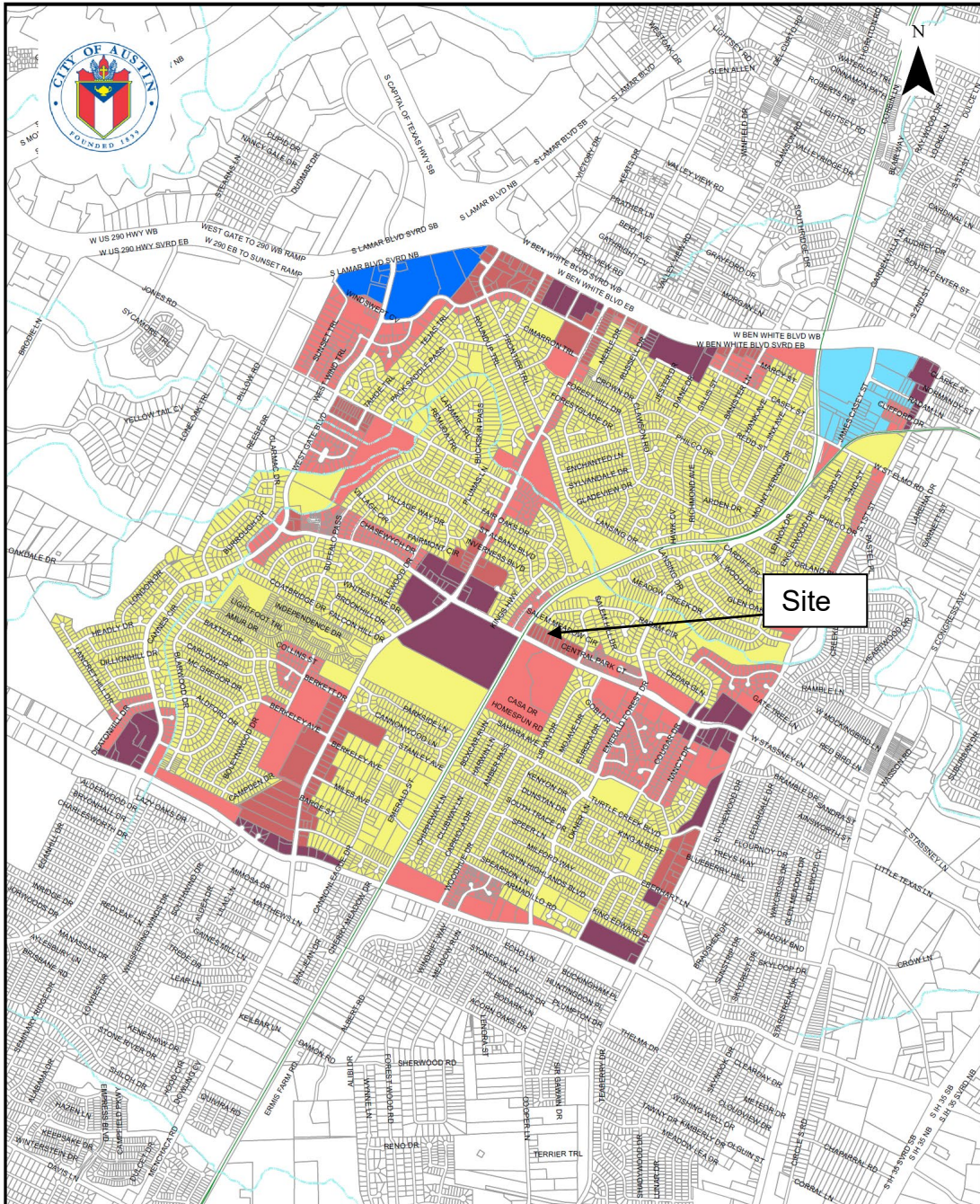
(No letter as of June 5, 2024)

From: Meredith, Maureen
Sent: Monday, May 27, 2024 3:19 PM
Cc: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>; Leah Bojo <lbojo@drennergroupp.com>; Drew Raffaele <draffaele@drennergroupp.com>
Subject: S Menchaca NPCT Rec?: NPA-2024-0030.01_1408 W. Stassney Ln

Dear South Menchaca NPCT:
Cases NPA-2024-0030.01 and C14-2024-0033_1408 W. Stassney Lane are on the June 11, 2024 Planning Commission hearing date. If your team would like to submit a letter of recommendation to be included in the staff case reports, please email it to me and Marcelle Boudreaux ***no later than Wednesday, June 5, 2024 by 5:00 pm*** when our staff reports are due. If we receive it after this date and time, we will submit as late material for the hearing. You can view the recorded community meeting held on May 13th here: <https://publicinput.com/q4506>.

Thanks.
Maureen

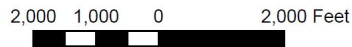
Maureen Meredith (she/her)
Senior Planner – Long-Range Planning Division
City of Austin Planning Department
6310 Wilhelmina Delco Dr. Austin, Texas 78752 (4th Floor)
P: (512) 974-2695
E: Maureen.Meredith@austintexas.gov



South Austin Combined Neighborhood Planning Area: Character District Map

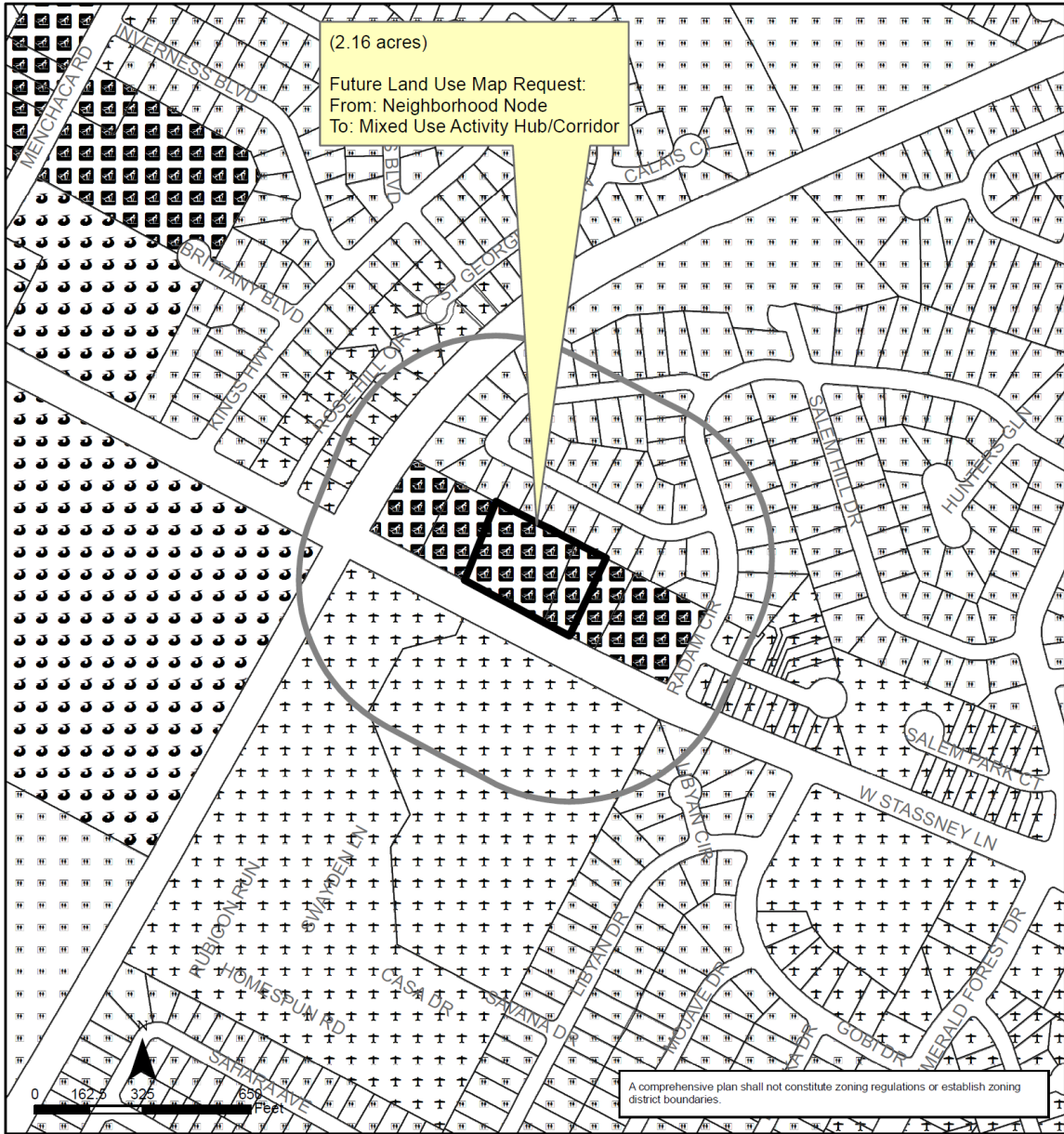
Produced by the City of Austin
 Housing and Planning Department
 Adopted: August 18, 2005
 Updated: April 2, 2024

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Legend

- | | |
|---|--|
| ■ Activity Center | ■ Neighborhood Transition |
| ■ Mixed-use Activity Hub/Corridor | ■ Residential Core |
| ■ Neighborhood Node | ■ Special District |
| | — Creeks |



**South Austin Combined Neighborhood Planning Area
NPA-2024-0030.01**

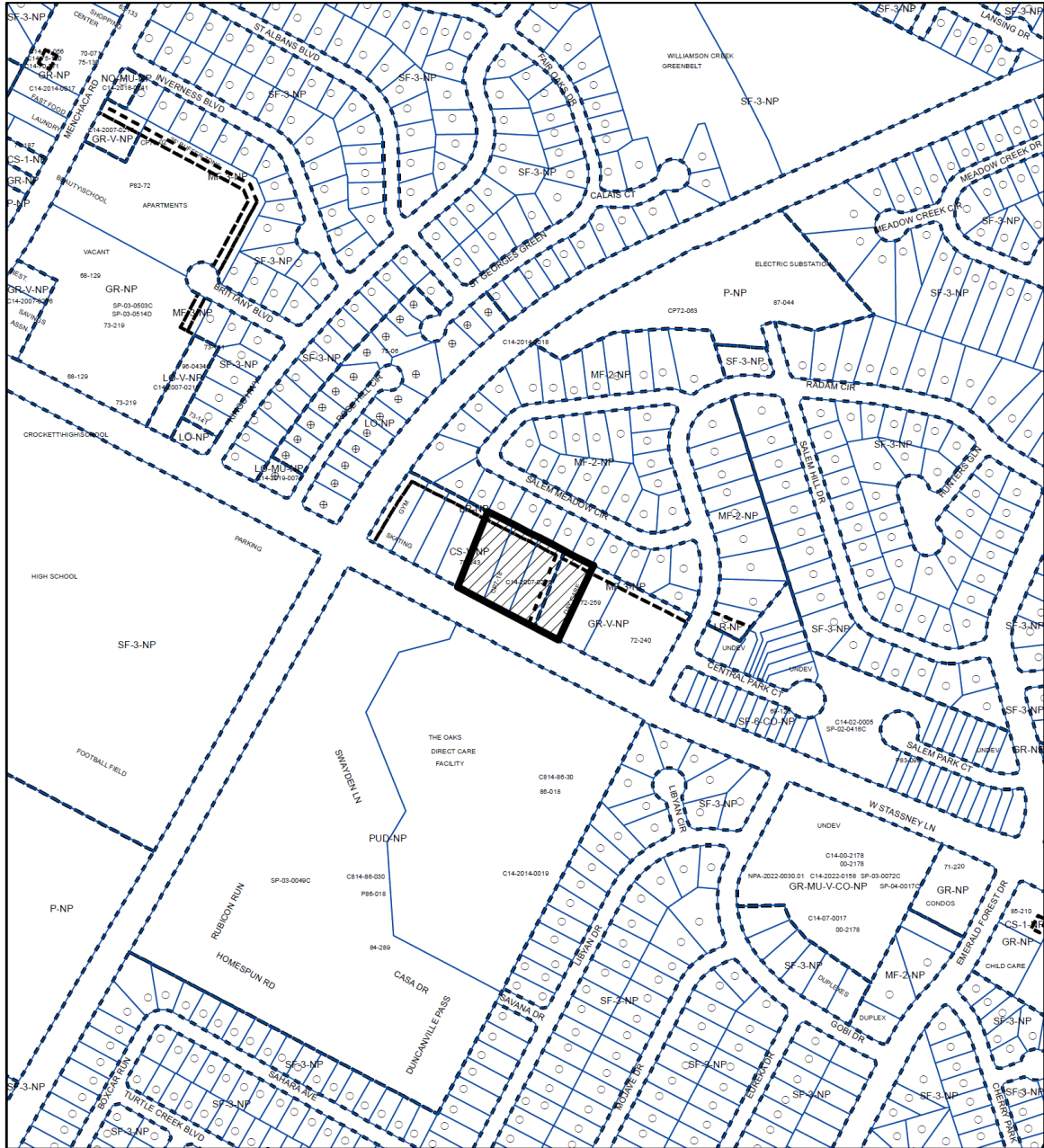
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City of Austin
Planning Department
Created on 3/19/2024, by: MeeksS


Future Land Use


	Subject Tract		Neighborhood Transition
	500 ft. notif. boundary		Residential Core
	Neighborhood Node		Mixed-use Activity Hub/Corridor





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2024-0033

1" = 400'

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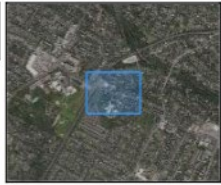
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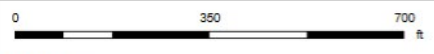


Property Profile



Legend

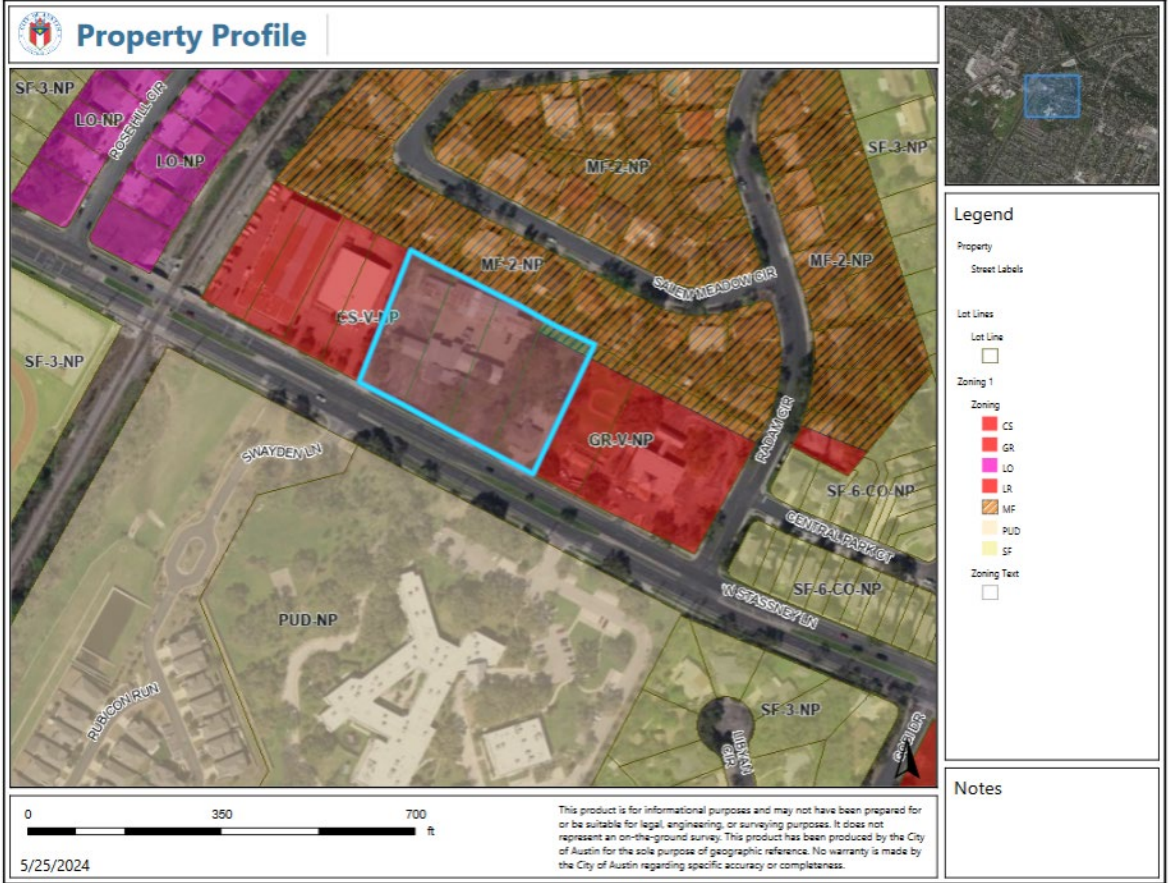
- Property
- Street Labels
- Lot Lines
- Lot Line
- Long Range Planning
- Future Land Use Map
 - Mixed-use Activity Hub/Corridor
 - Neighborhood Node
 - Neighborhood Transition
 - Residential Core



5/25/2024

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Notes



Leah Bojo's Presentation at the May 13, 2024 Virtual
Community Meeting

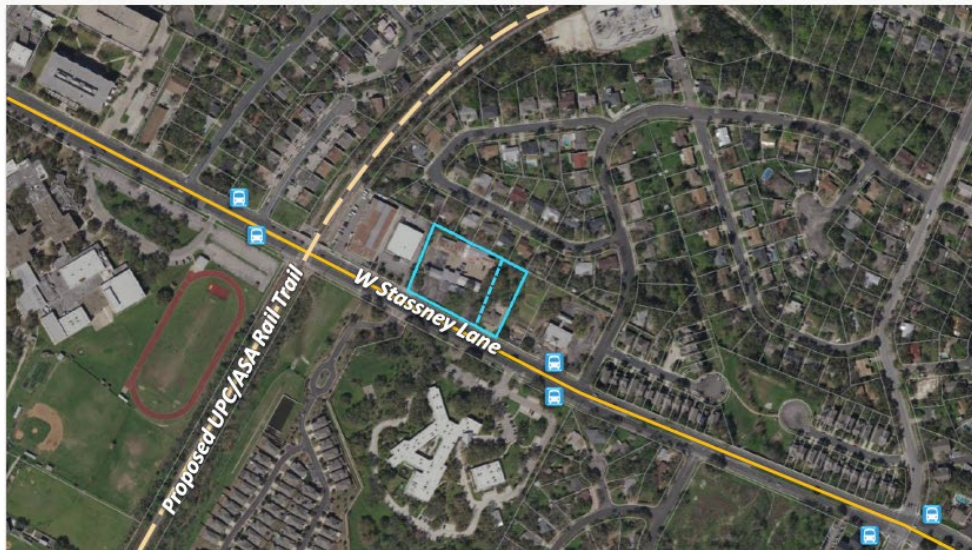
1500 W Stassney Lane

South Austin Combined: Neighborhood Plan Amendment (NPA) &
Rezone Meeting

May 13, 2024

1

Area Aerial



2

Site Aerial



3

Property Details

Size:

- 2.16 acres

Current Use:

- Vacant

Transit/Access:

- W Stassney Lane
 - Imagine Austin Corridor
 - ASMP Transit Priority Network Street
- CapMetro Routes:
 - 311 (*Weekday High-Frequency Route*)
- Urban Trail
 - Williamson Creek Trail (*Planned*)
 - UPC/ASA Rail Trail (*Planned*)
- All Ages and Abilities Bicycle Priority Network
 - Buffered bike lanes (*Built*)
 - Protected bike lanes (*Planned*)

4

Mixed Use Project Details

Unit Count:

- 187 rental units
- Minimum Affordability Requirements:
 - 19 units @ 50% MFI; or
 - 23 units @ 60% MFI.

Commercial Space:

- 3,400 SF – ground floor commercial uses

Height:

- Permitted (CS-DB90): 90 feet
- Proposed: 70 feet

Parking:

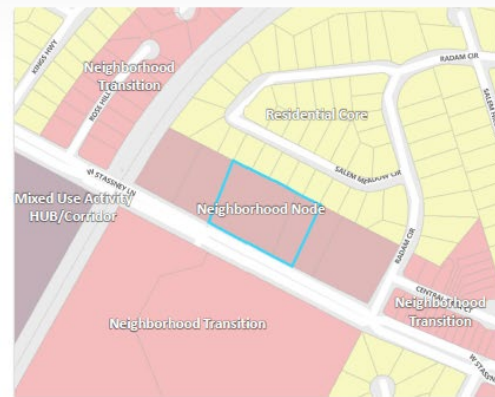
- 229 provided spaces
- 40 bicycle spaces

Site Constraints:

- 3 heritage tree species to remain
- 25 protected trees to remain
- 19 new shade trees to be planted
- 11 new ornamental trees to be planted

5

Zoning and FLUM

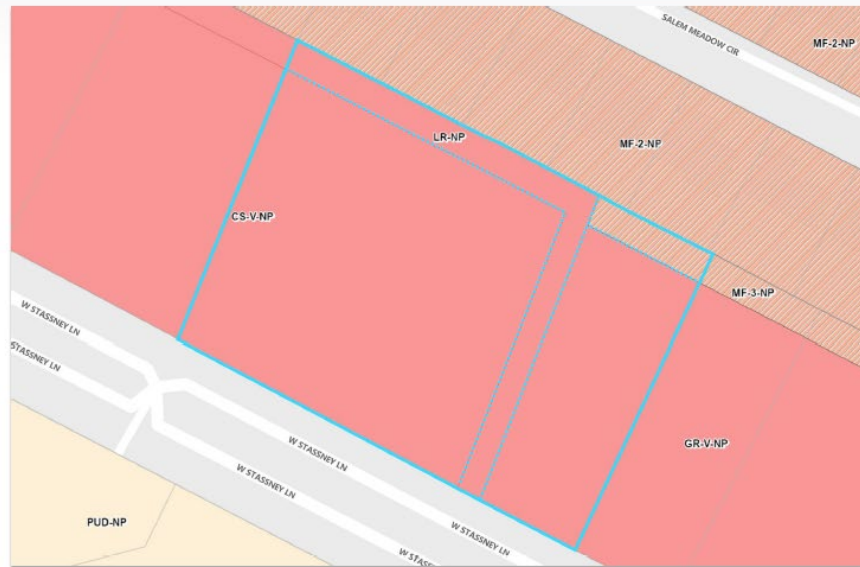


CS-V-NP (General Commercial Services – Vertical Mixed Use Building – Neighborhood Plan),
 LR-NP (Neighborhood Commercial – Neighborhood Plan),
 GR-V-NP (Community Commercial – Vertical Mixed Use Building – Neighborhood Plan), &
 MF-3-NP (Multifamily Residence Medium Density – Neighborhood Plan)
 to
 CS-MU-V-DB90-NP (General Commercial Services – Mixed Use – Vertical Mixed Use Building
 – Density Bonus 90 – Neighborhood Plan)

Neighborhood Node
 to
 Mixed Use Activity HUB/Corridor

6

Current Zoning



7

South Austin Combined Neighborhood Plan

Mixed Use Activity Hub/Corridor Policy No. 5: “[N]ew buildings should be mixed-use, with pedestrian-oriented ground floors.”

Housing Affordability Action No. 10: “[Encouraging] affordable housing near schools.”

8

Agent Information

Leah M. Bojo

Email: lbojo@drennergroupp.com

Phone: 512-807-2918

Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 Maureen Meredith
 City of Austin - PDC
 Planning Department
 P. O. Box 1088
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Your Name (please print) Gloria Guerra
 Your address(es) affected by this application 1407 Radam Circle
Gloria Guerra 5/31/24
 Signature Date

Comments: Dustin keeps building apartments houses and business but the roads and electrical infrastructures do not get upgraded. It's no fun being without power for 4 days in the middle of a snow storm. Let's fix the bigger problems before bringing more people into Austin.


PUBLIC HEARING COMMENT FORM

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Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object



Your Name (please print) John N Hayes
 Your address(es) affected by this application 512-448-0670
John N. Hayes 3 June 2024
 Signature Date

Comments: PLenty of HOUSING HAS BEEN BUILT IN THIS AREA SINCE THE 1990'S.

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Maureen McKinney
Your Name (please print)

1408 West Stussman 78745
Your address(es) affected by this application

[Signature]
Signature

6-4-24
Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, Case Number and the contact person listed on the notice of public hearing submission.

Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2685 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in support of this project
 I object to this project

Tiffany Mann
Your Name (please print)

1408 W Stassney Austin, Tx 78704
Your address(es) affected by this application

Tiffany Mann
Signature Date 5-31-24

Comments: My children and now my grandchildren attend this daycare. It would displace alot of kids if this proposal is passed.

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin - PDC
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P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Joliette Jones
Your Name (please print)

1408 W Stassney Ln
Your address(es) affected by this application

Joliette Jones
Signature
6-4-24
Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2595 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

Alexis Hawkins I am in favor
 I object

Your Name (please print)
1408 W Stassney Lane Austin TX 78745

Your address(es) affected by this application
[Signature] 06/04/24
Signature Date

Comments:

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2895 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Devante Mays

Your Name (please print)

1408 W Stassney Ln Austin, Tx 78745

Your address(es) affected by this application

DMays

Signature

6/11/2024

Date

Comments:

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Lantaya Taylor

Your Name (please print)

1408 W. Stassney Austin TX 78704

Your address(es) affected by this application

[Signature] 6/11/24

Signature

Date

Comments: Changing the zoning would
create lots of children

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Auja Green

Your Name (please print)

1408 W STASSNEY LANE, AUSTIN TX, 78745

Your address(es) affected by this application

Auja Green Signature 6/4/24 Date

Comments:

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Felicia R. Cabot

Your Name (please print)

1408 West Stassney Lane Austin, Texas 78745

Your address(es) affected by this application

Felicia R. Cabot Signature 6/4/2024 Date

Comments: Low Timy Feet Right where it's at Please!

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 Object

Nah-Jai Taylor

Your Name (please print)

1408 W Stassney Ln Austin, TX 78745

Your address(es) affected by this application

Nah-Jai Taylor

Signature

6/14/24

Date

Comments:

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jun 11, 2024 - Planning Commission

I am in favor
 I object

Brianna Sarwald

Your Name (please print)

1408 Stassney Austin, TX 78745

Your address(es) affected by this application

Brianna Sarwald
Signature

6/4/24
Date

Comments: A lot of families would be displaced.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2495 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jan 11, 2024 - Planning Commission

I am in favor
 I object

Juanell Arledge
Your Name (please print)
9323 Manchaca Rd 1408 W Stassney Rd
Your address(es) affected by this application
6/04/24
Signature Date

Comments:

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2024-0030.01
Contact: Maureen Meredith, 512-974-2495 or
Maureen.Meredith@austintexas.gov
Public Hearing: Jan 11, 2024 - Planning Commission

Any lotter
1438 Strem Merdold Circle
Your Name (please print)
Your address(es) affected by this application
Signature Date
6/7/24
 I am in favor
 I object

Comments: This will take away property value. Also creating traffic & congestion on Stassney with lots of additional people and vehicles
No 11
00

From: Tanya Wohleb

Sent: Monday, June 10, 2024 10:54 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>

Subject: public hearing info form case C14-2024-0033 & NPA-2024-0030.01

Hello Maureen & Meredith,

Please see the attached comment forms on this property and amendment for zoning change. We will be mailing these in but wanted to make sure received on time.

My husband Clay and I own the property on 1438 Salem Meadow Circle. We oppose the zoning changes and proposed apartment complex to be built on Stassney.

This will bring down our property value, also takes away from personal enjoyment and privacy that we have enjoyed on our property for over 15 years. Also, adding hundreds of people/vehicles to the area will create more congestion and create additional traffic jams on Stassney which has been recently narrowed down for bike lanes. If there is a train passing there will be no way for all those vehicles to get on Stassney and create more traffic jams in front of the schools in the area.

Thank you,

Tanya & Clay Wohleb