

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Oak Hill Combined (West Oak Hill)

CASE#: NPA-2021-0025.01 **DATE FILED:** March 12, 2021

PROJECT NAME: 290 West and Scenic Brook

PC DATES:

- July 11, 2023
- March 28, 2023
- October 11, 2022
- April 26, 2022
- November 9, 2021

ADDRESS/ES: 8328 ½, 8350, 8352 W. US 290 HWY and 8110 ½, 8112 Scenic Brook Drive

DISTRICT AREA: 8

SITE AREA: 35.57 acres

OWNER/APPLICANT: Schmidt Investments, LTD (RERS, Inc.) (Robert Schmidt, President)

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

CASE MANAGER: Maureen Meredith, Planning Dept. **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Neighborhood Mixed Use and Single Family **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2022-0160

Restricted Covenant: C14-85-288.79(RCA)

From: LR-MU-NP, LR-NP, LO-NP and SF-1-NP **To:** MF-5-NP and LO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: Dec. 11, 2008

CITY COUNCIL DATE:

August 31, 2023

ACTION:

PLANNING COMMISSION RECOMMENDATION:

July 11, 2023- Approved on the consent agenda Applicant and Staff's recommendation for Mixed Use land use. [J.P. Connolly – 1st; C. Hempel – 2nd] Vote: 12-0 [One vacancy].

March 28, 2023 -Approved the applicant's request for an indefinite postponement on the consent agenda. [J. Thompson– 1st; C. Hempel– 2nd] Vote: 13-0.

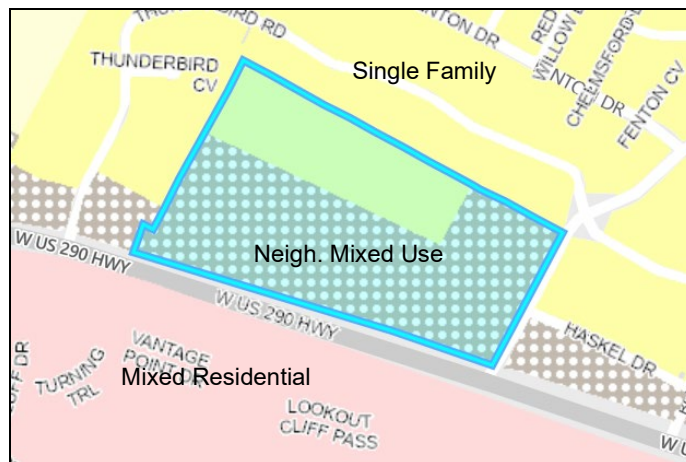
October 11, 2022 – Approved the applicant's request for an indefinite postponement on the consent agenda. [A. Azhar – 1st; C. Hempel– 2nd] Vote: 11-0 [C. Llanes Pulido absent. One vacancy on the dais].

April 26, 2022 – Approved the applicant's request for an indefinite postponement on the consent agenda. [J. Thompson – 1st; R. Schneider – 2nd] Vote: 11-0 [T. Shaw and J. Shieh absent].

November 9, 2021 – Approved the applicant's request for an indefinite postponement on the consent agenda. [C. Hempel -1st; G. Cox – 2nd] Vote: 9-0 [Llanes Pulido abstained. Flores, Schneider and Praxis absent].

STAFF RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use because the property fronts onto U.S. Hwy 290 where Mixed Use land use is appropriate. The applicant proposes a mixed residential development of 146 single family townhomes and 208 multifamily residential units. The proposed development will provide additional housing units for the planning area and the City.



6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston’s store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Neighborhood Mixed Use - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;

6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

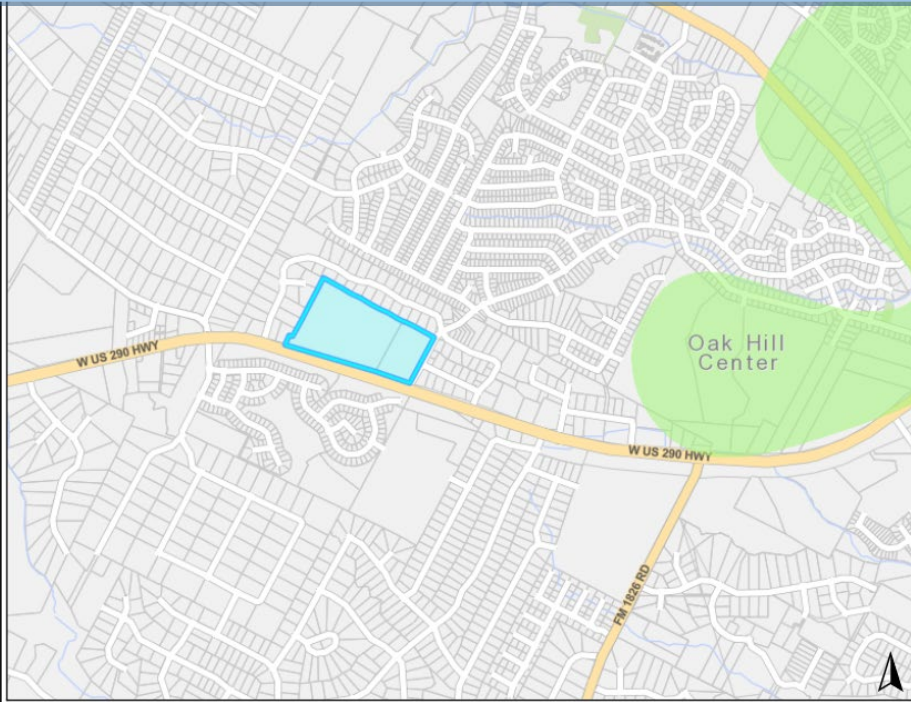
Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

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"> • Approx. 0.5 miles from Oak Hill Center
Yes	<p>Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.</p>
	<p>Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.</p>
	<p>Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
	<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"> • 1.1 miles from HEB
	<p>Connectivity and Education: Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> • Austin Waldorf School 0.9 miles
	<p>Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> • Windmill Run Park 0.7 miles
	<p>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.)</p>

	<ul style="list-style-type: none"> • Ascension Seton Southwest Hospital 0.9 miles
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
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"> • Proposed 146 single family townhomes • Proposed 208 multifamily residential units
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	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.
	Industrial Land: Preserves or enhances industrial land.
4	Number of “Yes’s”
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin’s green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin’s natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin’s water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
na	Total Number of “Yes’s”

Proximity to Imagine Austin Activity Centers and Corridors



Legend

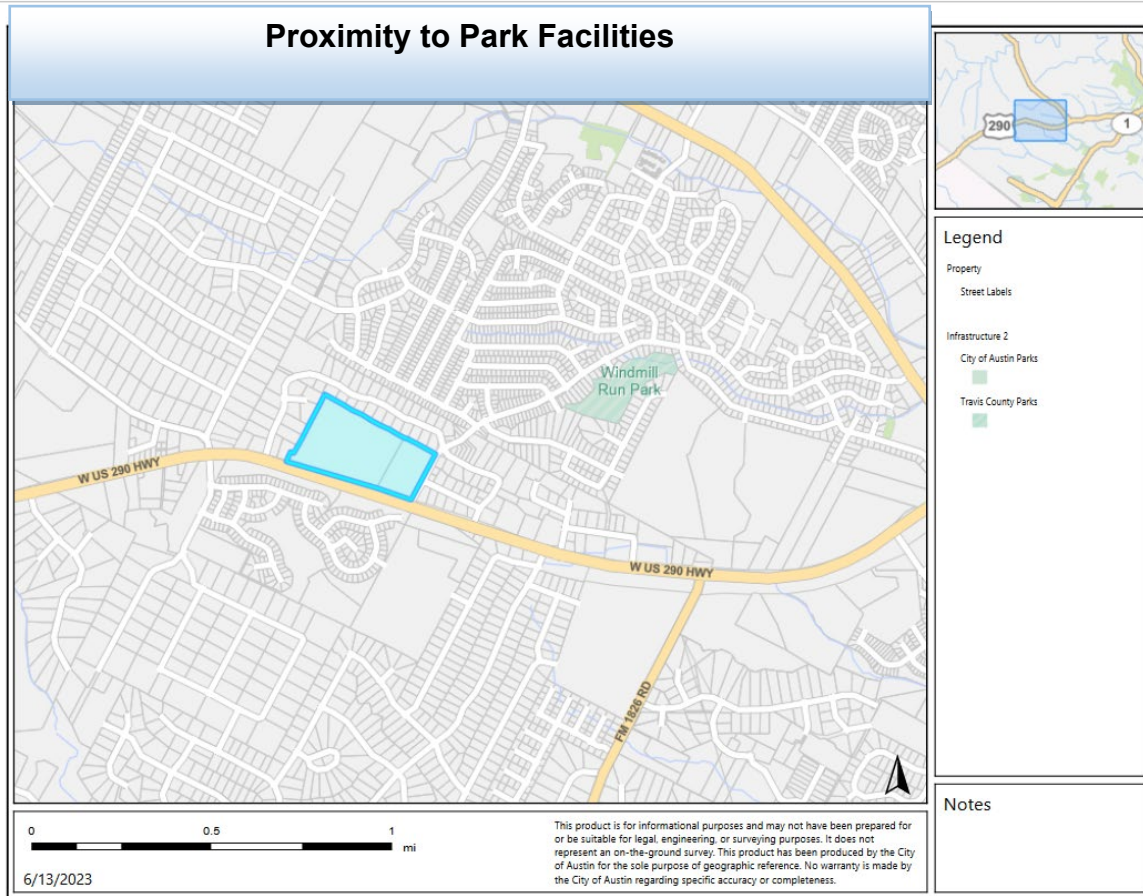
- Property
- Street Labels
- Long Range Planning
- Imagine Austin Centers for
 - Activity Centers for
 - Redevelopment in Sensitive Environmental Areas

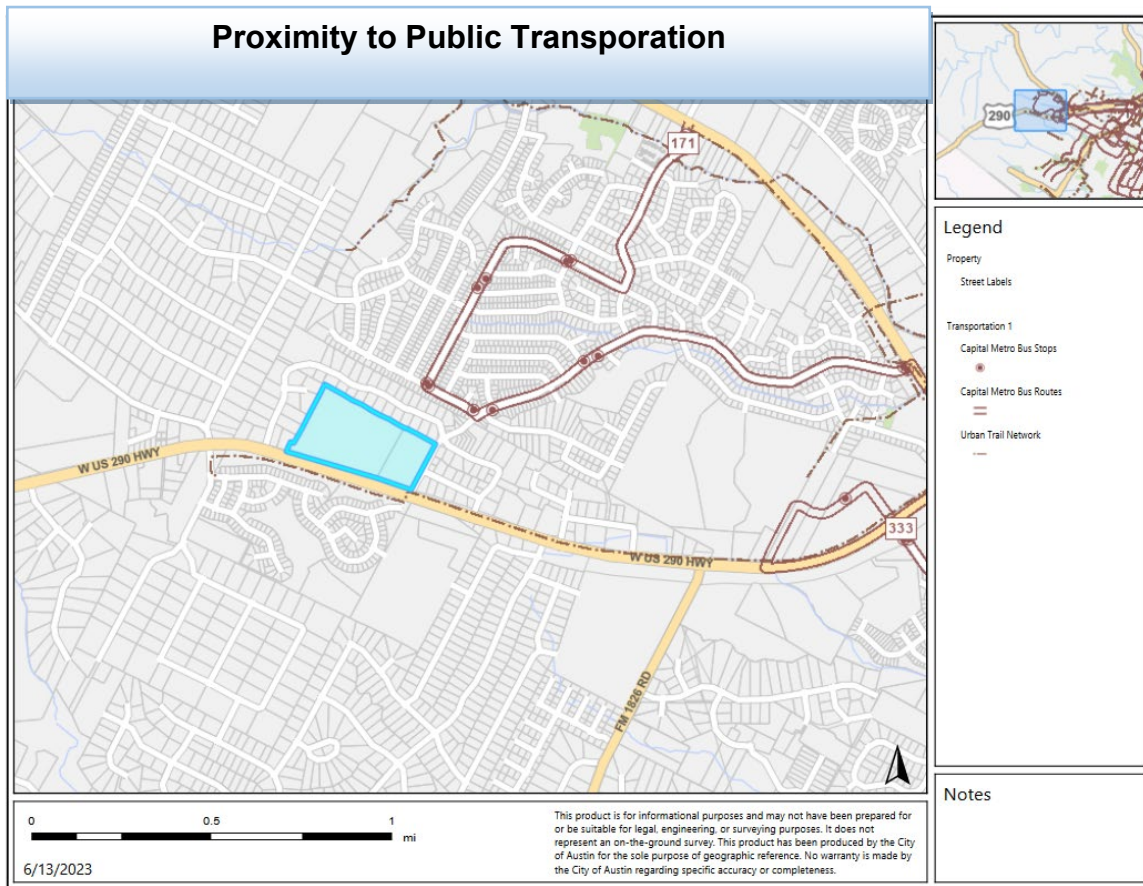


6/13/2023

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Notes





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 plan amendment application was filed on March 12, 2021. Due to the severe winter storm, the February deadline was extended to March 12, 2021.

The applicant proposes to change the land use on the future land use map from Neighborhood Mixed Use and Single Family to Mixed Use for a mixed residential development with approximately 146 single family townhomes and 208 multifamily residential units.

The applicant proposes to change the zoning on the property from LR-MU-NP (Neighborhood Commercial district- Mixed Use combining district – Neighborhood Plan), LR-NP (Neighborhood Commercial district – Neighborhood Plan) , LO-NP (Limited Office district – Neighborhood Plan) and SF-1-NP (Single Family Residence Large Lot district- Neighborhood Plan) to MF-5-NP (Multifamily Residence High Density district- Neighborhood Plan) and LO-MU-NP (Limited Office district – Mixed Use combining district – Neighborhood Plan). For more information on the proposed zoning, see case report C14-2022-00160. For more information on the restrictive covenant amendments, see case report for C14-85-288.79(RCA).

PUBLIC MEETING: The ordinance-required community meeting was virtually held on April 18, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 220 community meeting notices were mailed to people who own property or have utility accounts within 500 feet of the property, 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 Jewels Cain and Andy Linseisen from Armbrust and Brown attended, Nic Whittaker, Larsen Mitchener and Robert Schmidt, the property owner, also attended. Fifteen people from the neighborhood attendee the meeting.

Jewels Cain, the applicant’s agent, provided the following information:

- There is another application in review along with the NPA and zoning is a Restricted Covenant.
- The undeveloped land is a little over 35 acres.
- There is a 1980’s Restrictive Covenant on about 8 acres of the property that limits the IC to 65%, the rest of the property has a max. IC of 25%.

- We are requesting the City to keep the 65% IC on the portion that is a little over 8 acres and then subjecting the project to current water quality SOS standards with some dark sky requirements and tree mitigation that goes above what current code requires.
- We are proposing LO-MU-NP and MF-5-NP on approximately 6.8 acres.
- Proposing a mixed residential project.
- Proposing 146 single family townhomes.
- 208 multifamily units.
- Potentially a 2000 sq. ft. coffee shop.
- Restrictions we added based on conversations with the neighborhood:
 - Open space buffer approx. 150 feet from the north and west perimeter of the property;
 - Limiting height (see slide in presentation).
 - Access to Scenic Brook will be for emergency access only (subject to City and County approval);
 - Dark sky conditions added;
 - Tree mitigation at 110% for removal of trees that require mitigation;
 - Water quality and detention will be set back 25 feet from property line.

Q: What is the height in feet of the proposed two-story buildings along Scenic Brook?

A: Those building would be in the 2-story zone and also the project will be subject to compatibility standards. We don't actually know yet because we haven't fully designed it yet, but we think it will be under 30 feet.

Q: Please explain if it is possible to adjust the FAR to accommodate the plan without changing it to no limitation from 0.2-to-1 within the restrictive covenant; where is the lowest part of the property and what size detention/retention pond is projected?

A: In the area zoned LR area, the FAR allowed is 0.5-to-one and in the LO zone the max FAR is 0.7-to-one. In the MF-5 zoning is one-to- one. Yes, we are asking to remove the 0.25 and 0.20 FAR limitation from the existing RC and to remove that in order to allow for the project. The size of the detention pond is still under design.

Q: What will be the total IC on the site?

A: We are keeping under 65% on the 8 acres site and max. 25% on the rest. The IC for the total site would be approximately 34%.

Q: What is the site plan status?

A: It was recently submitted, and we haven't gotten comments back yet. It's in early stages of review by the City and the County.

Applicant Summary Letter from Application

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@ablaw.com

March 8, 2021

Mr. Jerry Rusthoven, Assistant Director
Housing and Planning Department
City of Austin
1000 E. 11th Street
Austin, Texas 78704

Re: Neighborhood Plan Amendment application ("Application") for TCAD Parcel
No. 0408480108 and No. 0408500105 (collectively, the "Property")

Dear Mr. Rusthoven:

This firm represents and this letter is submitted on behalf of the owner for the above Application. The Application is being submitted to request a Mixed-Use designation for the Property on the Oak Hill Combined Neighborhood Plan's Future Land Use Map ("FLUM"). The Property is currently designated on the FLUM partially for Neighborhood Mixed-Use and partially for Single-Family, and is undeveloped. An accompanying application to rezone the Property, in a manner consistent with the Mixed-Use designation, will be forthcoming.

I respectfully request consideration of this Application and am available to answer any questions regarding this case.

Respectfully submitted,



Richard T. Suttle, Jr.

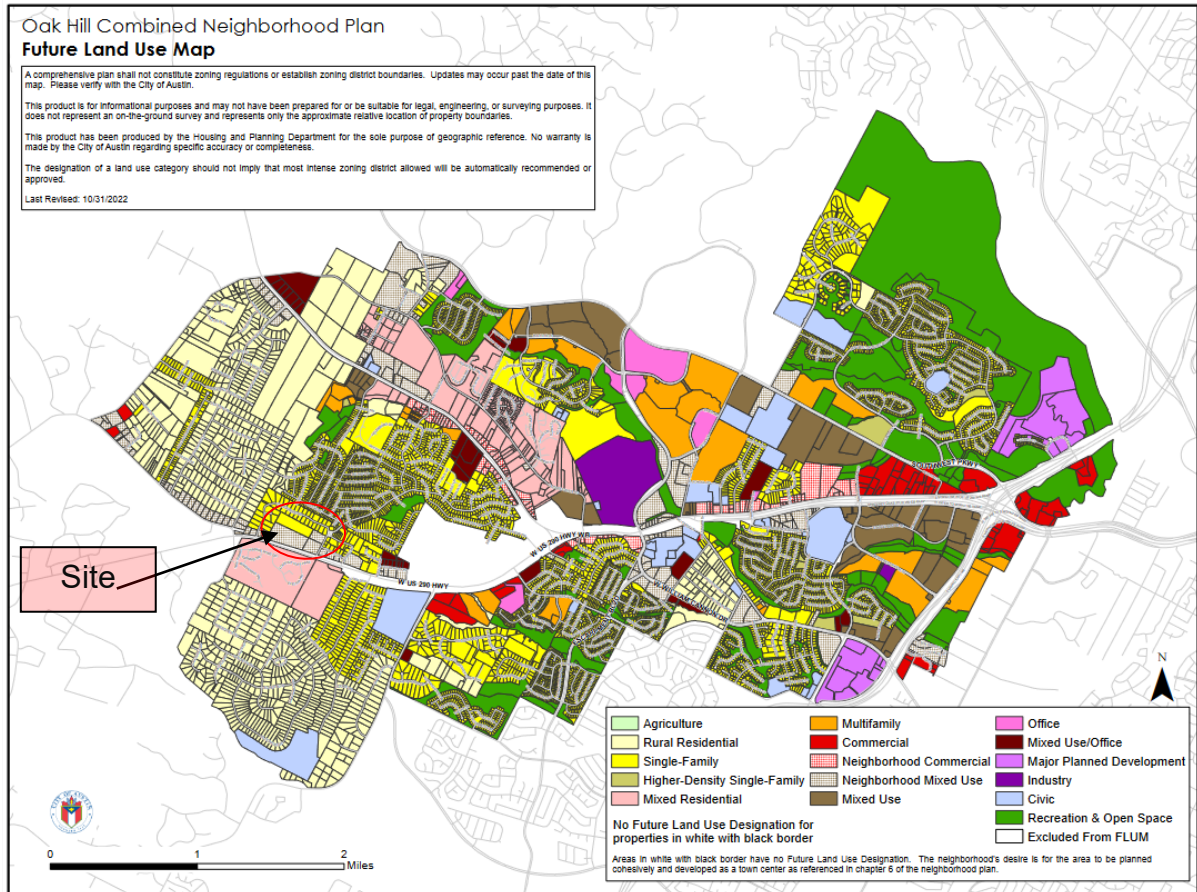
**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

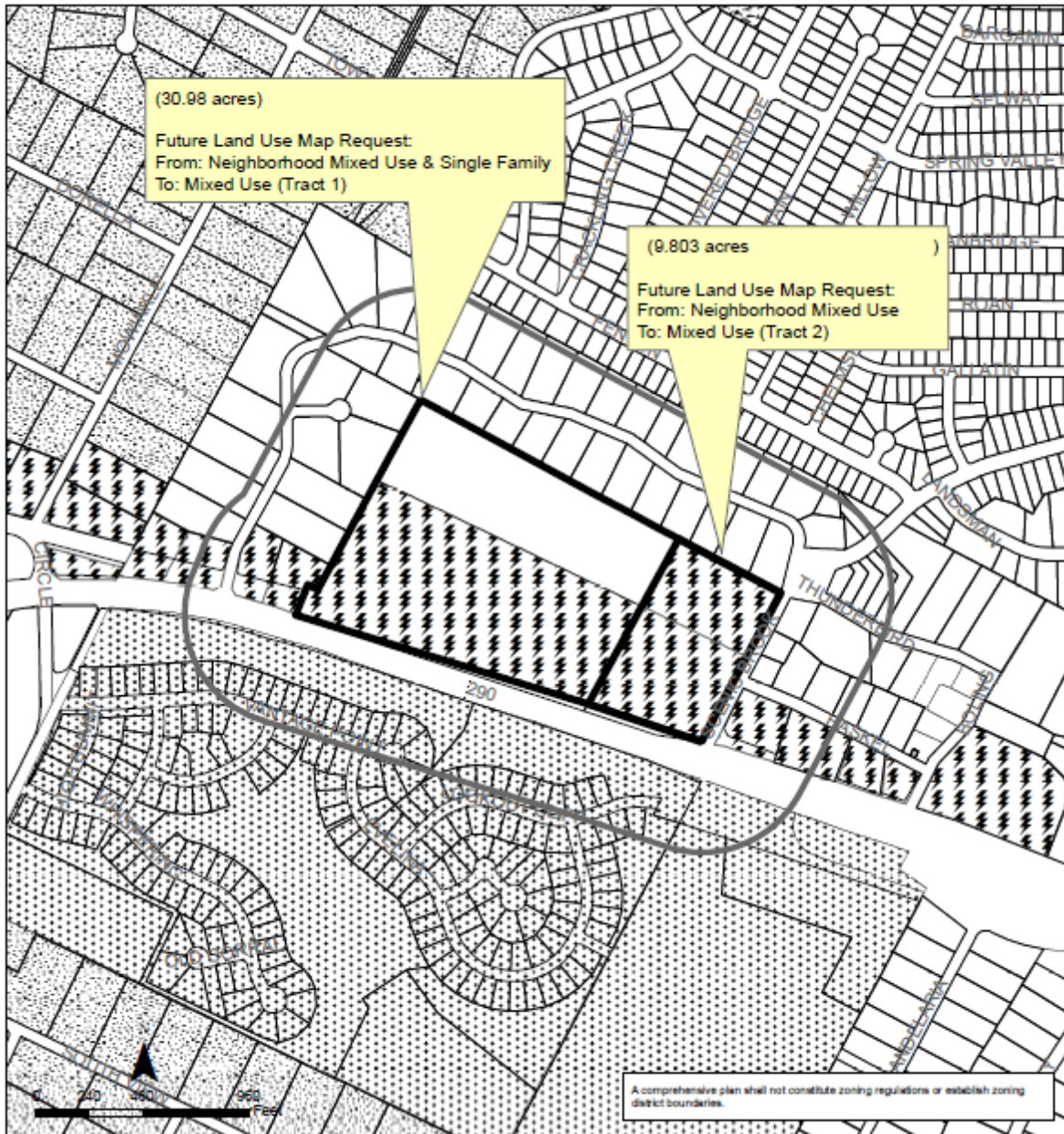
(No letter as of August 3, 2023)

.....

From: Meredith, Maureen
Sent: Tuesday, June 13, 2023 3:57 PM
Cc: Jewels Cain <jcain@abaustin.com>; Estrada, Nancy
<Nancy.Estrada@austintexas.gov>
Subject: Oak Hill NPCT Rec?: NPA-2021-0025.01_290 West and Scenic Brook

Dear Oak Hill NPCT:
We are scheduling NPA-2021-0025.01, C14-2022-0160 and C14-85-288.79(RCA) cases for 8352, 8328 ½ W. US Hwy 290 and 8112 Scenic Brook Drive on the **July 11 PC hearing date**. If you would like your letter the recommendation from the Oak Hill NPCT included in the staff case reports, **please email it to me by 5:00 pm on Monday, July 3.**
Thanks.
Maureen





**Oak Hill Combined (West Oak Hill) Neighborhood Planning Area
 NPA-2021-0025.01**

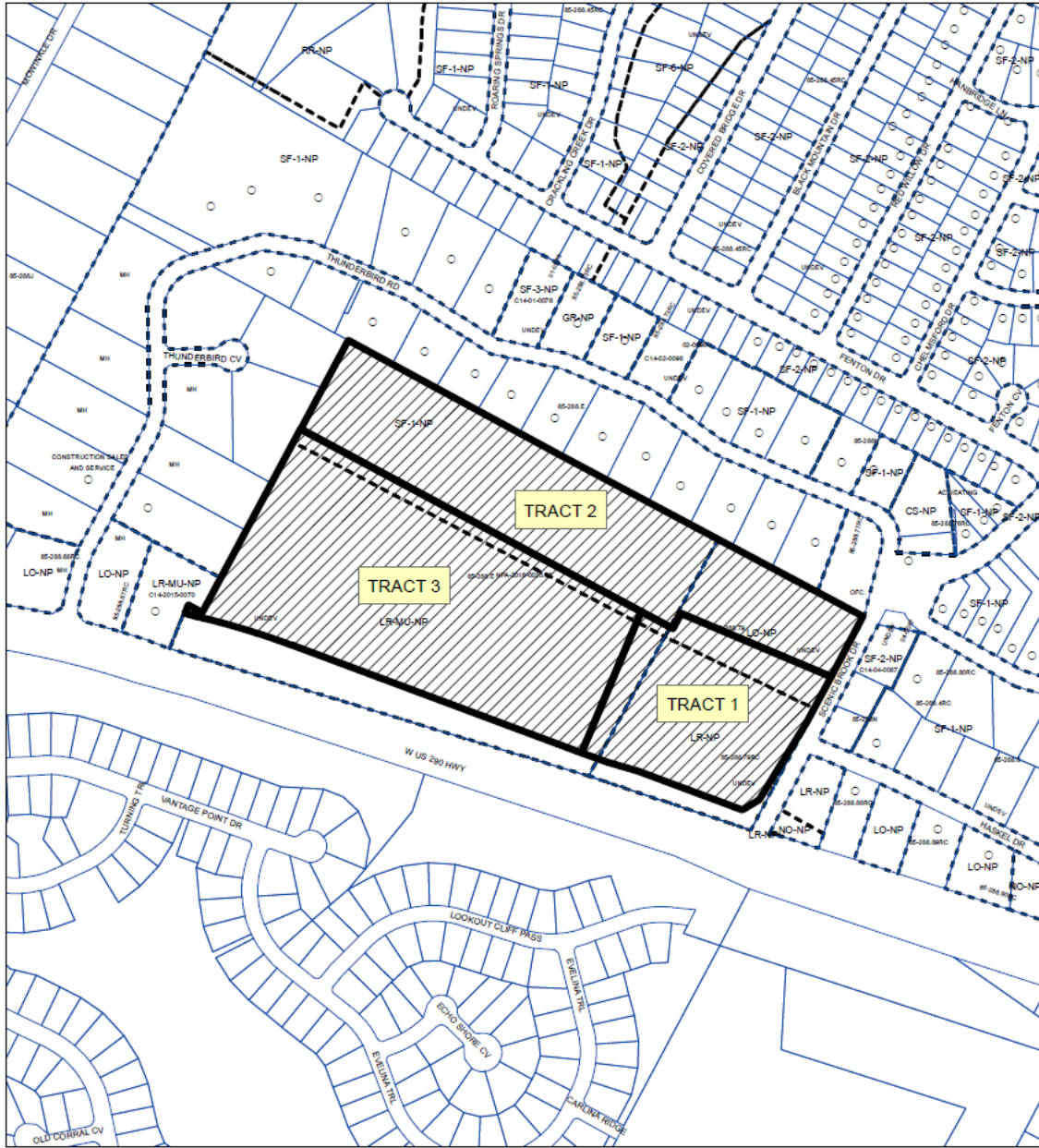
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

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City of Austin
 Housing and Planning Department
 Created on 3/19/2021, by: MeeksS

Future Land Use	
	Subject Tract
	500 ft. notif. boundary
	Excluded from FLUM
	Mixed Residential
	Neighborhood Mixed Use
	Recreation & Open Space
	Rural Residential
	Single-Family
	Transportation




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0160

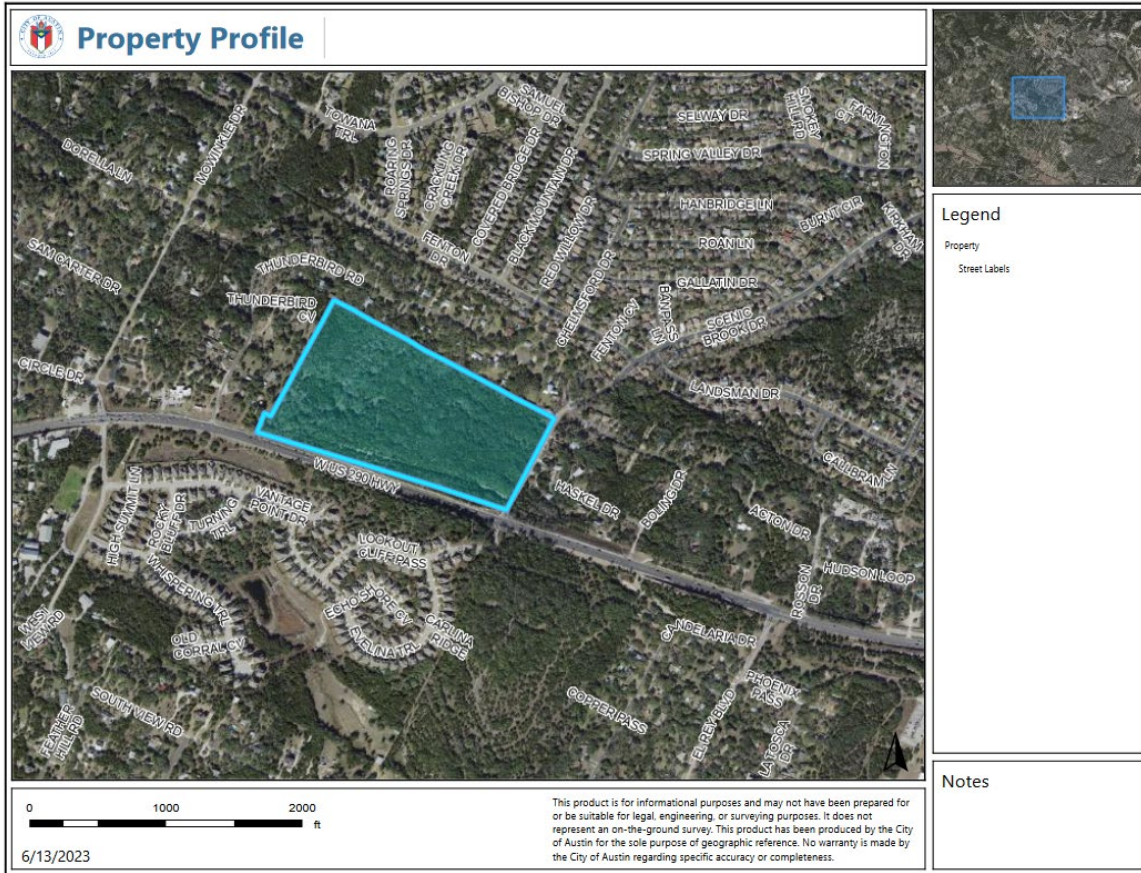
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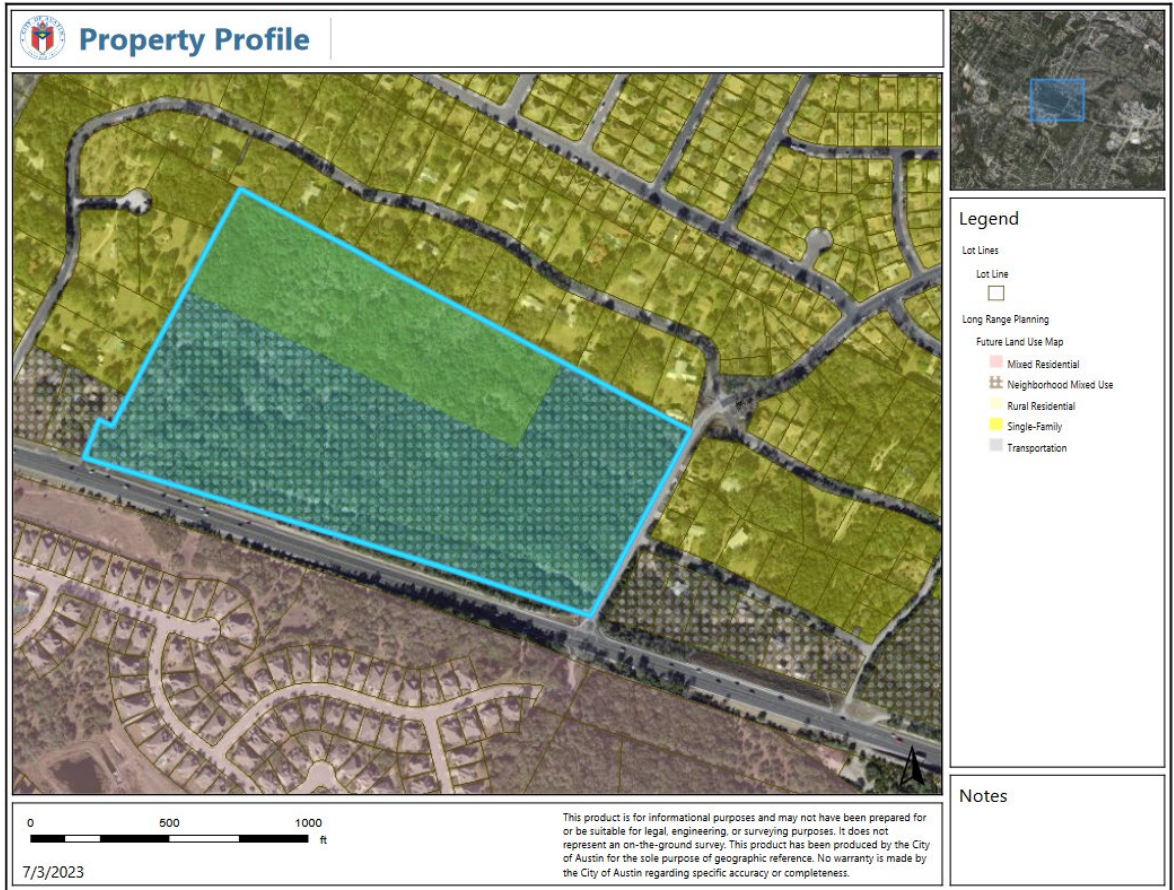
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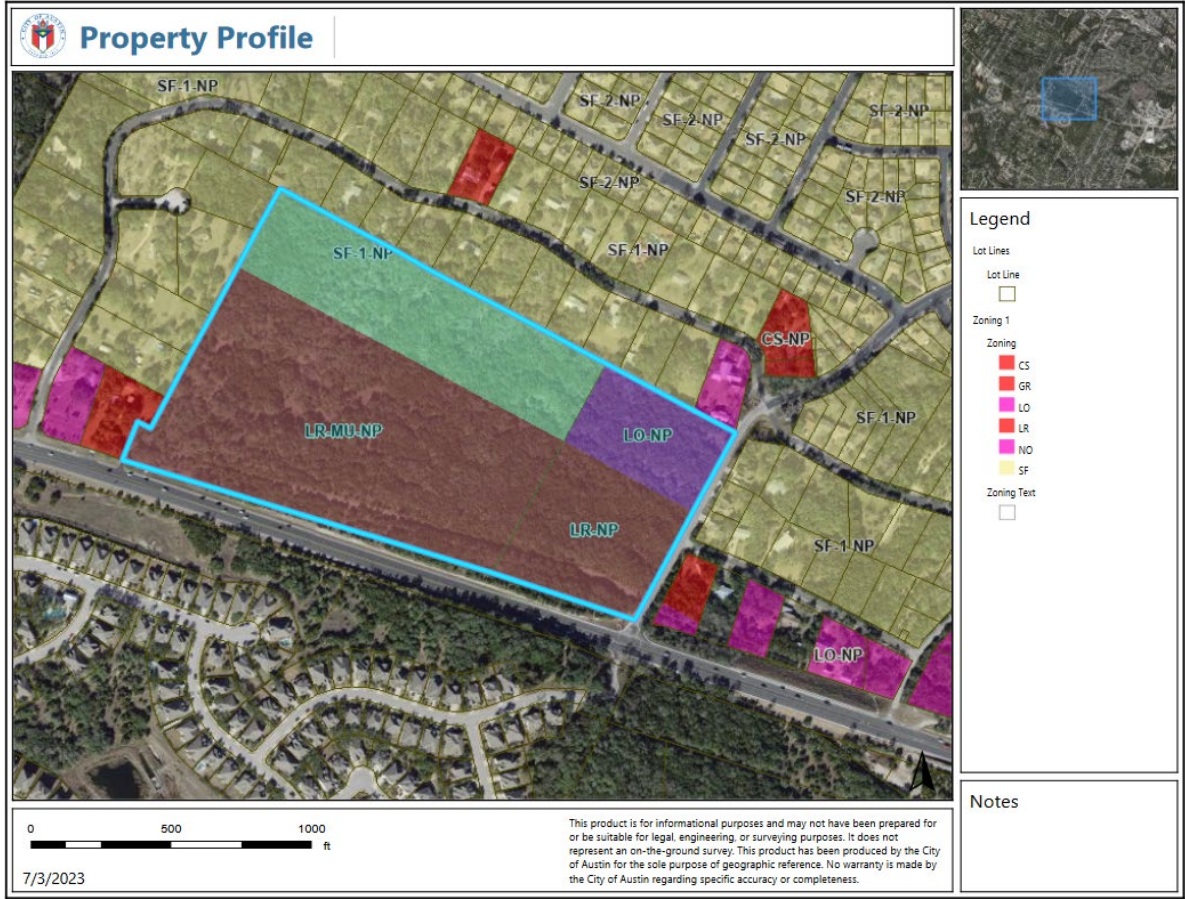
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Created: 11/9/2022







**Jewels Cain's presentation at the April 18, 2023
Virtual Community Meeting**

Greystar 290

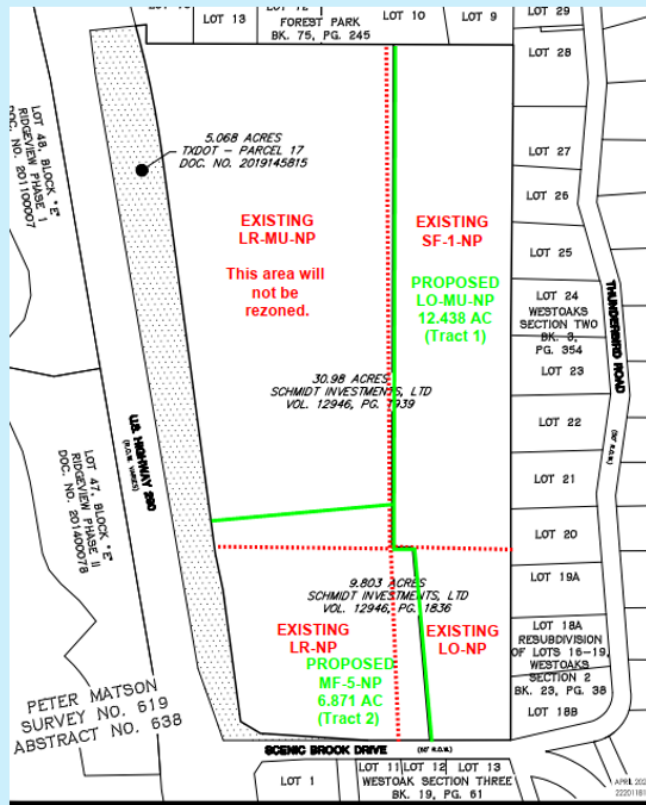
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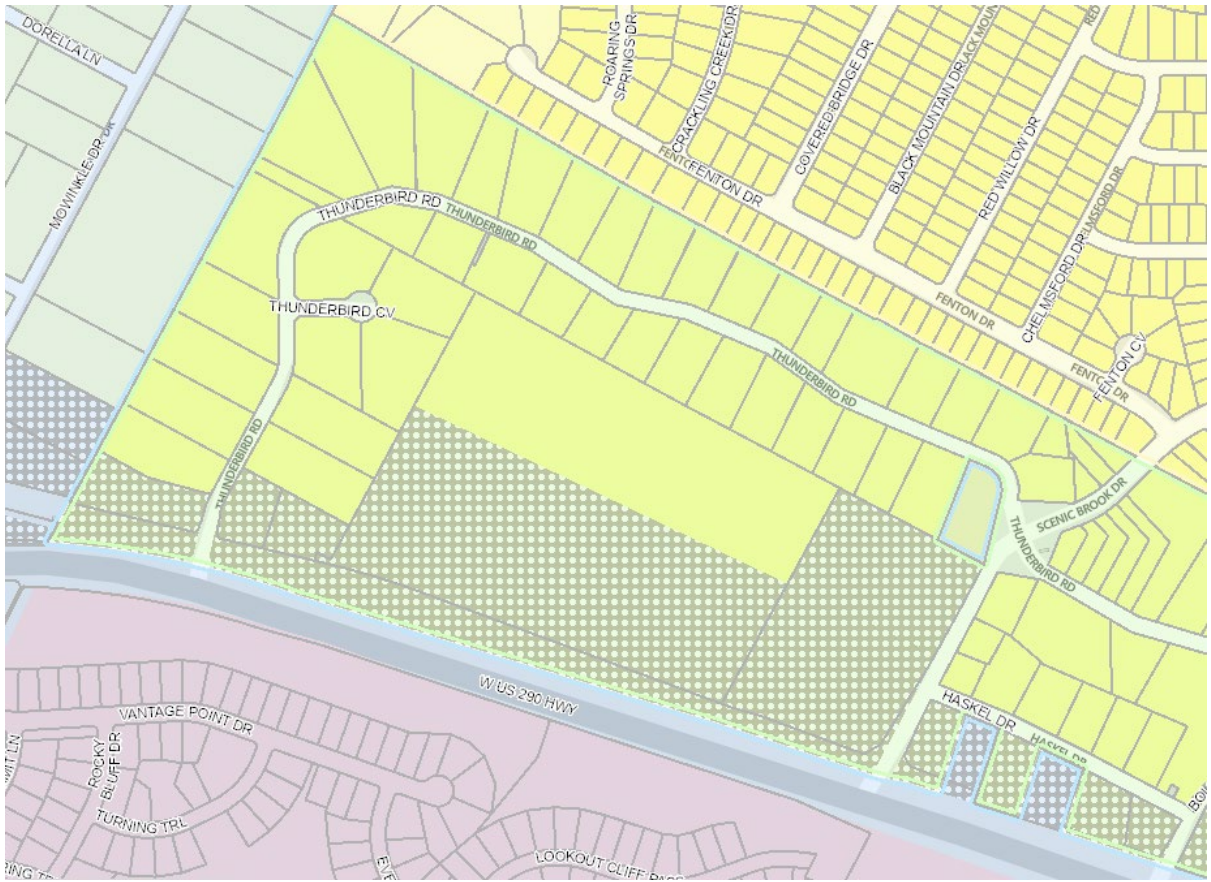
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C14-85-288.79(RCA)



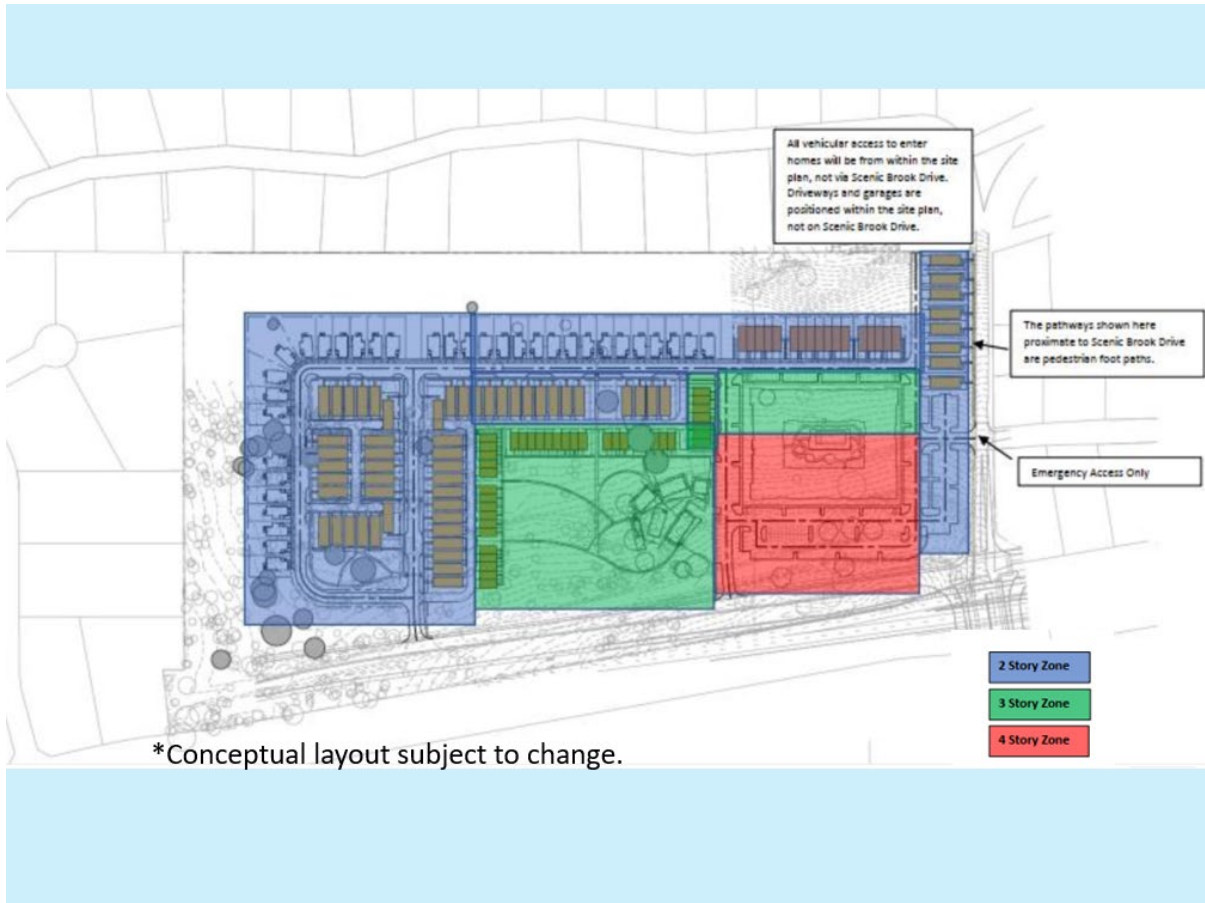






Development Restrictions

- Open space buffer ~150' from the north and west perimeter of the property.
- Limiting height as shown on the next slide.
- Access to Scenic Brook will be emergency access only (subject to City and County approval).
- Dark sky conditions added.
- Tree mitigation at 110% for removal of trees that require mitigation.
- Water quality and detention pond will be setback 25' from property line.



Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Housing and Planning Department
 Maureen Meredith
 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-2021-0025.01
Contact: Maureen Meredith, Ph: 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Apr 26, 2022 - Planning Commission

I am in favor
 I object

Your Name (please print) Aray Person
 Your address(es) affected by this application 8618 Thunderbird Road, Austin, TX 78736
 Signature Aray C Person Date 7/18/22

Comments:
There will be severe density issues, flooding issues,

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Contact: Maureen Meredith, Ph: 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: November 9, 2021 - Planning Commission

I am in favor
 I object

Your Name (please print) Susan Steve Amsbury
 Your address(es) affected by this application 8731 Thunderbird Rd. Austin 78736
 Signature Susan Amsbury Date 11-8-2021

Comments:
The proposed plan to develop this property drastically increases the residential density. Thunderbird Road is less than 20 feet wide. There are no curbs, culverts or street lights. It will become the fastest way for these to head back into Austin. It will be too dangerous. Thunderbird Rd can not handle this kind of traffic.

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 Maureen.Meredith@austintexas.gov
 Public Hearing: November 9, 2021 - Planning Commission

Your Name (please print) Alexa Maria Humphrey

Your address(es) affected by this application 8705 Applebeins rd 78736

Signature M. Humphrey Date 10/21/2021

Comments: Ensign Apartments/ New Builders in our Hill community on traffic control!!!

NPA 2021 0025 01

City of Austin
 NOV 9 2021
 NHC

I am in favor
 Object

From: Susan AMSBURY
Sent: Tuesday, November 9, 2021 9:16 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case # NPA-2021-0025.01 290 West and Senic Brook

*** External Email - Exercise Caution ***

Ms. Meredith,

Please see attached objection for the proposed zoning change for 290 West and Senic Brook.

The neighborhood has met with the potential developer concerning this property. They are planning over 550 new residential leasing units. This includes a 4 story apartment building containing 400 Apartments and another 150 or so Townhomes. The only way for all of these people to head back into the city of Austin is either staying on the feeder road to Circle drive where they must go through two intersections to get turned around to head east on Hwy 290 only to end up back at Scenic Brook light before heading onto Hwy 290. Or they take a quick right onto Thunderbird (missing 2 intersections) and turning right on Senic Brook.

Thunderbird was built to handle the 30 or so homes (Large lot) that are already on it. The road is a small Travis County road that is less than 20 feet wide. There are no sidewalks, no curbs, no culverts and no street lights. There is a hard right hand turn with no barriers to protect cars from a 20 foot drop off the drop off. In the 25 years that I have lived here I have witnessed seven automobiles that miss

calculated the hard turn and ended up in in the ditch and down the hill. We have even had a death on that corner involving a car and a cyclist. Allowing this zoning change will result in a enormous amount of traffic (at least 550 more households) down Thunderbird Rd. This county road can not handle this increase in traffic and will make it very unsafe.

I realize that change and development are coming, however keeping the zoning the way it is ans it was intended. I protest any zoning chage that will allow for this type of Residential Density.

Please see attached form.

Thank you,

Susan and Steve Amsbury

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
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-2021-0025.01
Contact: Maureen Meredith, Ph: 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: November 9, 2021 - Planning Commission

Your Name (please print) Norma D. Berry

Your address(es) affected by this application 8724 Thunderbird Rd. Austin, Tx 78736

I am in favor
 I object

Norma D. Berry Signature
Nov 1, 2021 Date

Comments: I object to anything being built there except a house.

City of Austin
NOV 03 2021
NHCD / AHFC

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Case Number: NPA-2021-0025.01
Contact: Maureen Meredith, Ph: 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Apr 26, 2022 - Planning Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Maureen Humphrey
Your Name (please print)

8705 THUNDERBIRD ROAD
Your address(es) affected by this application

M. Humphrey
Signature

4/11/2022
Date

Comments: _____

PUBLIC HEARING COMMENT FORM

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Housing and Planning Department
Maureen Meredith
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Austin, TX 78767-8810


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Case Number: NPA-2021-0025.01
Contact: Maureen Meredith, Ph: 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Apr 26, 2022 - Planning Commission

I am in favor
 I object

TOMMY TRANG
Your Name (please print)

8316 LOOKOUT CLIFF PASS AUSTIN, TX 78737
Your address(es) affected by this application

 Signature 4/19/2022 Date

Comments:

8316

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
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-2021-0025.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: March 28, 2023 - Planning Commission

I am in favor
 I object

Powell
Person -

Your Name (please print)

8618 Thunderbird Road

Your address(es) affected by this application

Amy C. Person

Signature

3/25/23

Date

Comments:

Schmidt investments have not properly addressed the environment impact of on this area. I need to make appropriations before approval

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