

ZONING CHANGE REVIEW SHEET

CASE: **C14-2024-0040** – 5725 W US Hwy 290

DISTRICT: 8

ADDRESS: 5725 W US Highway 290 Eastbound

ZONING FROM: GR-NP

TO: GR-DB90-NP

SITE AREA: 6.527 acres

PROPERTY OWNER: Cheryl Ogle

AGENT: DuBois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Marcelle Boudreaux (512-974-8094,
marcelle.boudreaux@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – density bonus 90 - neighborhood plan (GR-DB90-NP) combining district zoning.

Staff recommends granting the applicant’s modification request to not provide pedestrian-oriented commercial space (to provide 0% of the requirement).

See details on recommendations on following pages.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2024: *TO GRANT GR-DB90-NP COMBINING DISTRICT ZONING AND MODIFICATION REQUEST PURSUANT TO 25-2-652, SUBSECTION (F)(3)(e) AS STAFF RECOMMENDED.*

[D. SKIDMORE; A. WOODS – 2ND] (10-0) J. MUSHTALER – ABSTAINED; P. HOWARD, A. PHILLIPS – ABSENT

CITY COUNCIL ACTION:

July 18, 2024:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City

Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted a rezoning application to request the -DB90 combining district.

The property is located within the Oak Hill Combined Neighborhood Plan Area (East), and the current FLUM (Future Land Use Map) designation is Neighborhood Mixed Use. A Neighborhood Plan Amendment (NPA) is on file with a request to change FLUM to Mixed Use and is proposed to be heard at the May 28, 2024 Planning Commission.

This site plan is currently on hold in the final review process, as it was submitted pursuant to the Commercial-Residential program (Ordinance No. 20221201-055), and did not require or propose a ground floor commercial use. The DB90 ordinance requires 75% of the ground floor to contain pedestrian-oriented commercial spaces when fronting a principal street, however, the Ordinance also allows for modification to this requirement when the site abuts certain roadways. The site abuts a highway (principal street) and also two suburban roadways, both of which are eligible roadways to request this modification. Staff recommends granting the applicant's modification request to not provide pedestrian-oriented commercial space (to provide 0% of the requirement).

CASE MANAGER COMMENTS:

The site is located at W US Hwy 290, Westcreek Drive and Old Fredericksburg Road within the East Oak Hill Neighborhood Plan area. The Property is comprised of a vacant office building consisting of a building that was primarily formerly used as a bank with accompanying 10-lane drive through facilities.

To the north of the site is US Hwy 290. To the east across Westcreek Drive are Auto Repair Services and Consumer Repair Services (GR-NP; GR-CO-NP), and two AISD schools (Patton Elementary and Clint Small Middle School) (SF-2-NP). Across Old Fredericksburg Road to the south are Administrative and Business Office uses, Medical Office use and Child Care Service use (LO-NP; LR-NP). To the west are Administrative and Business Office use and Mobile Home Residential use (LR-NP; MH-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The applicant is requesting community commercial– density bonus 90 – neighborhood plan (GR-DB90-NP) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of 330 residential units.

A development utilizing the “density bonus 90” incentives is permitted with a base GR zoning district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the GR zoning district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90

development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

The site plan for this property is currently under review pursuant to an Ordinance which was subsequently invalidated by Court ruling. This current request for the -DB90 combining district continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. City Council previously approved rezoning this property to allow for dense residential development. This request is consistent with the density bonus option and Ordinance No. 20240229-073, which replaced the invalidated options.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. Ordinance No. 20221201-055, currently invalidated, was known as “Residential in Commercial” program and permitted residential use within the GR district.

The proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

The Neighborhood Plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

- Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Industrial warehouse buildings
<i>North</i>	N/A	US Hwy 290
<i>South</i>	LO-NP; LR-NP	Administrative and Business Office uses, Medical Office use and Child Care Service use
<i>East</i>	GR-NP; GR-CO-NP; SF-2-NP	Auto Repair Services and Consumer Repair Services; AISD schools
<i>West</i>	LR-NP; MH-NP	Administrative and Business Office use and Mobile Home Residential use

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (East)

WATERSHED: Barton Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Patton Elementary Clint Small Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Aviara HOA, Covered Bridge Property Owners Association, Inc., East Oak Hill Neighborhood Association, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Oak Acres Neighborhood Association, Oak Hill Association of Neighborhoods (OHAN), Oak Hill Neighborhood Plan COA Liaison, Oak Hill Neighborhood Plan Contact Team, Oak Hill Trails Association, Save Barton Creek Assn., Save Our Springs Alliance, TNR BCP Travis County Natural Resources, Westcreek Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0099 - 6020 Old	SF-2-NP to SF-3-NP	To Grant SF-3-NP (9/10/2019)	Apvd SF-3-NP as Commission

Fredericksburg Road			recommended (10-3-2019).
C14-2013-0018 – 6110 Hill Forest Drive	SF-3-NP to SF-5-CO-NP	To Grant SF-5-CO-NP, with conditions on number of units, height, use restrictions, buffers and compatibility (5/14/2013)	Apvd SF-5-CO-NP as Commission recommended (6/6/2013)
C14-2008-0129 – Oak Hill Combined NP (East)			Apvd 12/11/2008

RELATED CASES:

NPA-2023-0025.01 – requesting change from Neighborhood Mixed Use to Mixed Use FLUM designation

Site Plan - SP-2023-0276C – submitted July 19, 2023 and on hold/under review

ADDITIONAL STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

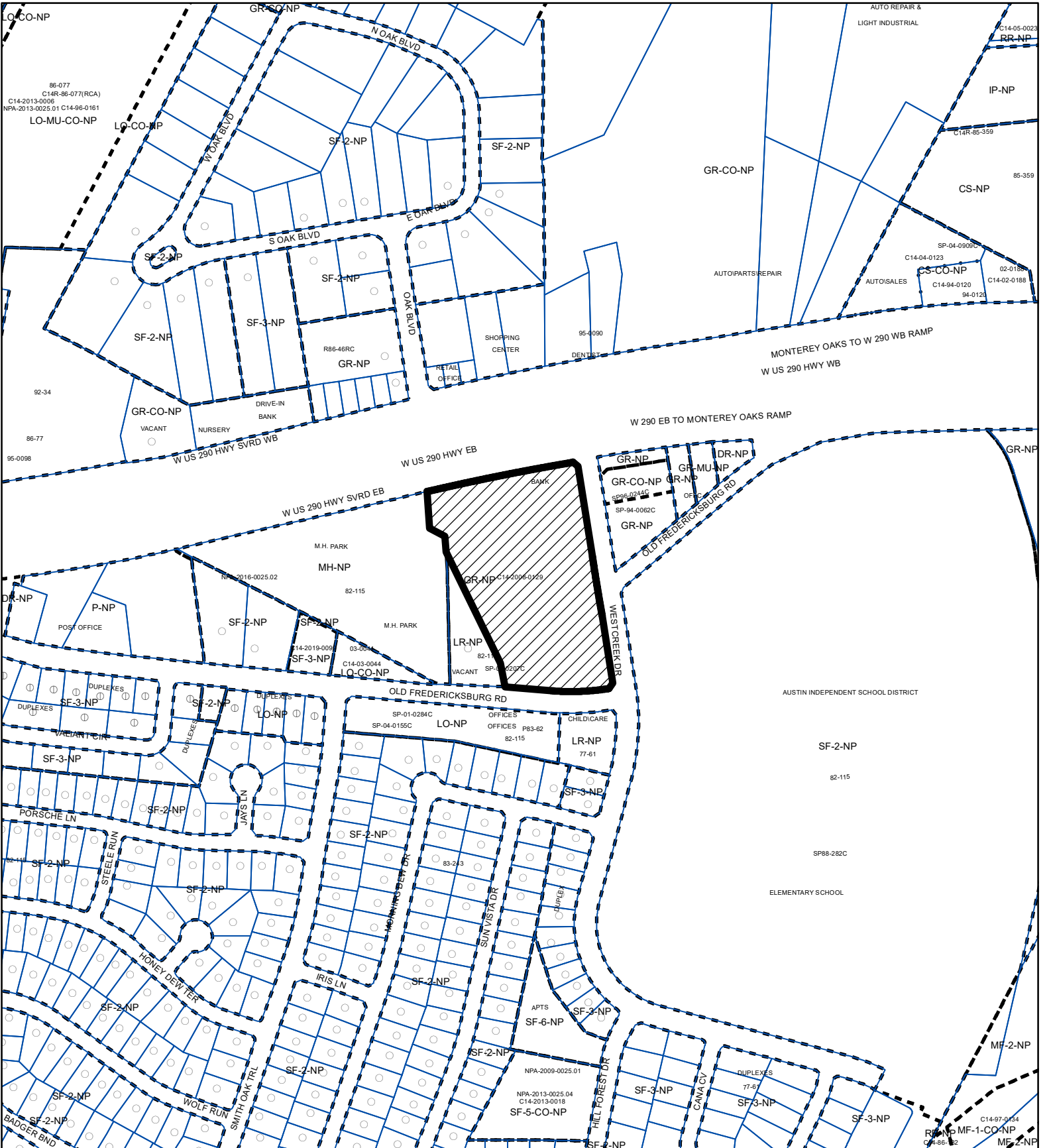
At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Old Fredericksburg Rd.	Level 2	84'	60'	43'	Yes	Yes	Yes
Westcreek Dr.	Level 2	84'	60'	42'	Yes	Yes	Yes
W US 290 HWY SVRD EB	Level 4	Coord. With TxDOT	Coord. With TxDOT	39'	Yes	Coord. With TxDOT	Yes

Austin Water Utility
No comments.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Applicant's Summary Letter
Public correspondence



ZONING

ZONING CASE#: C14-2024-0040



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

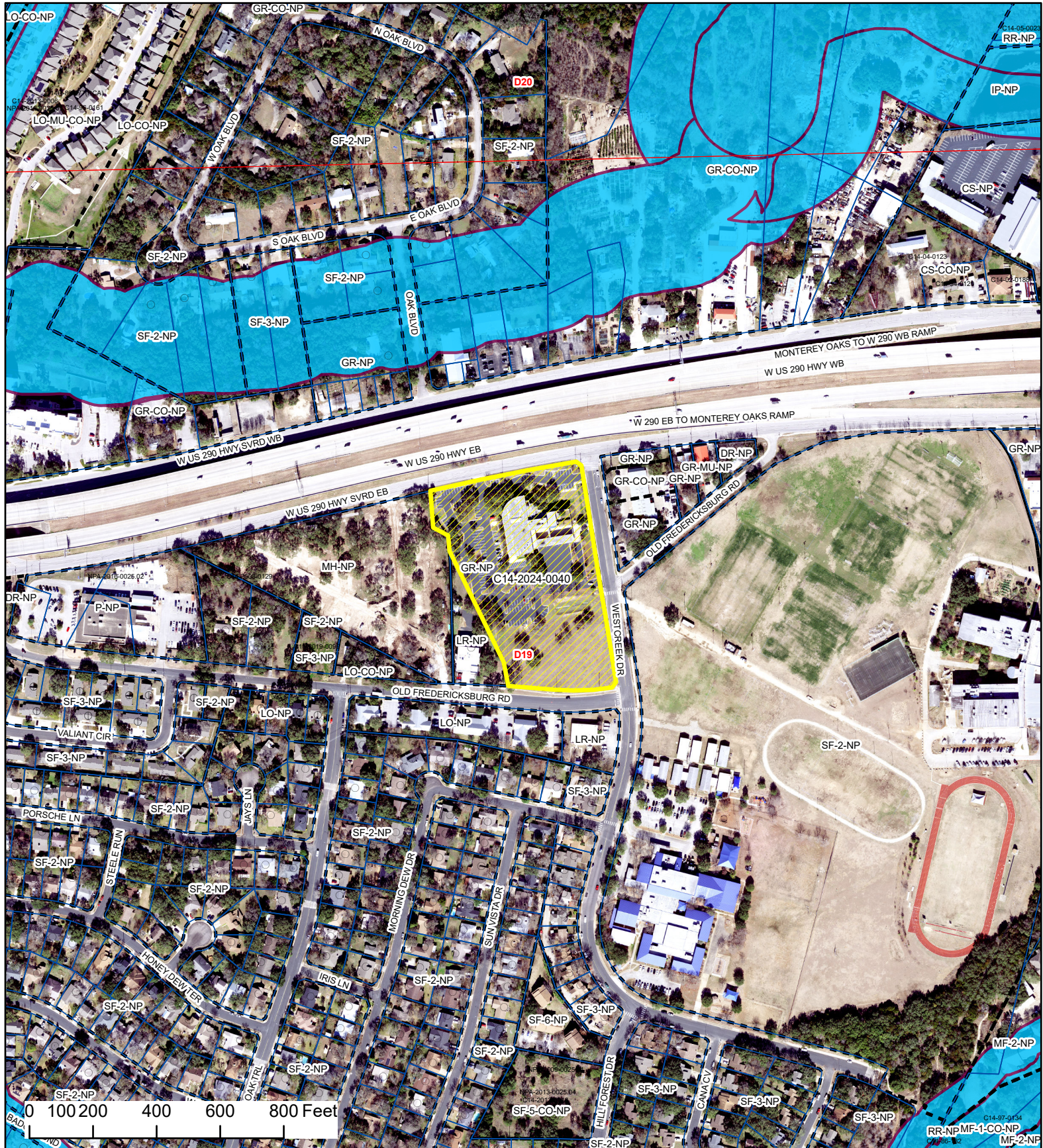
1" = 400'

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 location of property boundaries.





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: 3/22/2024



5725 W US HWY 290 EB

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

CASE#: C14-2024-0040
LOCATION: 5725 W US Hwy 290 EB
SUBJECT AREA: 6.5 Acres
GRID: D19
MANAGER: Marcelle Boudreaux



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: 5/13/2024



David Hartman
(512) 685-3409
dhartman@dbcllp.com
303 Colorado, Suite 2300
Austin, TX 78701
www.dbcllp.com

March 18, 2024

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

Re: Rezoning Application for approximately 6.527 acres located at 5725 W US Highway 290 Eastbound, Austin, Texas (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed zoning application for 5725 W US Highway 290 Eastbound as representatives of the owner of the above stated Property. **The enclosed zoning application is submitted pursuant to Ord. No. 20240229-073 (“DB90 Ordinance”), and as such qualifies for waived application fees and expedited processing as provided in Part 5 of the DB90 Ordinance.**

The Property is comprised of a vacant office building consisting of a building that was primarily formerly used as a bank with accompanying 10-lane drive through facilities (note that the bank lease has expired). The current zoning of the Property is GR-NP (Community Commercial - Neighborhood Plan), and we are requesting GR-DB90-NP (Community Commercial – Density Bonus 90 - Neighborhood Plan) zoning for the entire Property.

A site development permit application (#SP-2023-0276C) was submitted July 19, 2023, authorizing development of a multifamily project on the Property pursuant to the “Residential in Commercial” Ord. No. 20221201-055 (“Residential in Commercial Ordinance”). This site plan application has undergone multiple rounds of site plan staff review comments/responses, and is essentially final and ready for issuance. Pursuant to 25-2-652(F)(3)(e) of the DB90 Ordinance, we request in connection with this rezoning case that the requirements of 25-2-652(F)(3)(b) of the DB90 Ordinance are not applicable to the development of the proposed multifamily development on the Property. The foregoing request for this zoning case comports with the site plan #SP-2023-0276C for the Property that has been reviewed pursuant to the terms and provisions of the Residential in Commercial Ordinance, that does not require pedestrian-oriented commercial use.

The Property is located within Oak Hill Combined Neighborhood Plan Area (East). The Future Land Use Map shows the Property as Neighborhood Mixed-Use, and a NPA application (NPA-2023-0025.01) has been filed requesting to change the FLUM designation to “Mixed Use.”

If you have any questions about the rezoning application or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,

David Hartman

City Hosted Community Meeting – April 25, 2024
regarding NPA # 2023-0025.01 at 5725 W US HWY 290

Geoff Bradford (Unverified) 6:59 PM

GB Hi, this is Geoff Bradford, I'm a homeowner and I live within 500 ft. I'm in favor of the zoning change and allowing apartments to be built. There is lots of employment in the area – teachers at Patton and Small, staff at the BS&W hospital to the east, there's a Social Security office north of Ben White. And there must be hundreds of jobs in the stores and restaurants in Arbor Trails and the mall with the Target by MoPac.

I think a lot of the people working the area would like to be in an apartment in the area, instead of, for example, living in Buda and commuting back and forth every day, that puts a strain on the highways above and beyond what's projected for this neighborhood.

I think a lot of young people starting out in their careers live in apartments while they are getting established, certainly I did. As a father and grandfather, I support giving young people a chance to live in places like Austin.

May 19, 2024

Regarding: Citizen/Neighborhood Resident Feedback on NPA Case

Site Plan: SPC-2023-0276C

Case Number: NPA-2023-0025.01

Neighborhood Plan Amendment Request: To change the future land use designation for the specified properties within the Oak Hill Combined neighborhood plan from Neighborhood Mixed Use to Mixed Use. 5725 W. US Hwy 290 EB, Austin, TX

Dear City of Austin staff and Planning Commission Members:

I write in hopes that my concerns, which echo many in my community, are heard and taken into serious consideration as you review this case.

Why this is important to me and my neighbors

I am a 22-year Westcreek neighborhood resident/homeowner and formerly served on the Westcreek Neighborhood Association (WNA) Board in several positions to include several years as president. I have also been involved with several Westcreek/COA traffic calming initiatives, Westcreek/COA Safe Routes to Schools initiatives, Westcreek beautification projects (to include a large park and trailhead project with the COA's Neighborhood Partnering Program) and served as neighborhood watch chair over the years.

Additionally, I have been involved with several zoning, FLUM, and neighborhood planning cases both in Westcreek and SW Austin, to include participating on the Oak Hill Neighborhood Planning Contact Team (OHNPCT). I was very involved in the zoning and neighborhood challenges and agreements regarding Westcreek's 6110 Hill Forest lot and worked with the then-developer and City Council to come to a mutually agreeable and reasonable plan for the property.

I included this personal information to convey how invested I am in our neighborhood and how familiar I am with the impacts of development on the surrounding area's infrastructure, traffic congestion and speeding, pedestrian and bicycle safety, school overcrowding, and affordability.

Purpose of this letter

Below is some history and concerns about the proposed development based on first-hand knowledge of this area and the information made available to our community thus far. Also attached are photos showing the congestion, regular illegal parking, parking zones that need adjusting, and limited sight distances in this area.

Although the following issues may need to be addressed down the line (the developer is also requesting to rezone from GR-NP to GR-DB90-NP), it is not unreasonable for people in our community to ask for these matters to be considered ahead of this process which we expect to push through with ease along the city decision pipeline once this - the first step - is completed.

If solutions to these issues as proposed below are not addressed through documented agreements, I cannot support the developer's requests to change the future land use. Again, I realize that this is very early in the process and that the solutions proposed below are addressed as a site plan and design is developed and during the city's review and requirements process; however, without knowing that these current issues will be addressed and that a development of this size will only exacerbate problems that are only getting worse over time, I cannot support further strain on this area. Consequences from development need to be looked at early on and it is not feasible to simply accept that consequences will be addressed when the "time is right".

Affordable Housing

Issue:

- According to a May 7, 2024 article from the Austin Monitor <https://www.austinmonitor.com/stories/2024/05/council-oks-restrictive-covenant-for-southwest-parkway-apartments/> District 8, which lacks affordable housing, is performing well below target

goals of the 2017 Strategic Housing Blueprint. The proposed development could be a significant contributor to adding affordable housing to this area.

Solution:

- If the developer were to commit to percentages similar to the 8413 Southwest Parkway development (see article), there would be a substantial percentage of affordable units at this complex. If an agreement like this can be made on Southwest Parkway, it can certainly be made in our neighborhood/area.
- Affordable housing at these percentages would benefit this area considerably and would garner support from area residents.

Existing Westcreek Drive Traffic Hazards

Issue:

- Westcreek Drive is a heavily used main artery for the neighborhood, only one of three entrances/exits for the neighborhood, and is in need of significant changes to parking and safety measures for the high-volume pedestrian and vehicle traffic. The proposed development will border Westcreek Drive, Hwy 290 W frontage (eastbound), and Old Fredericksburg Road (westside of Westcreek Drive). The development will add a considerable amount of additional vehicles and pedestrians to this area.
- Further information:
 - Westcreek Drive Issues:
 - major cut-through
 - for non-resident traffic (not only due to traffic and Oak Hill Parkway construction, but also due to convenience to nearby shopping and neighborhoods)
 - near-miss vehicle and pedestrian accidents
 - occur on a regular basis. Personal experience with it as well as seeing it.
 - borders the grounds of two AISD schools, a daycare/preschool, existing retail, and a high-volume soccer association practice and tournament field (AISD land leased by Lone Star Soccer)
 - extremely heavy pedestrian use
 - there is no AISD bus service for Patton ES nor Small MS as it is all walking distance for children in Westcreek and surrounding housing
 - due to daily Lone Star Soccer practices and tournaments
 - Limited parking
 - vehicles must also park along Old Fredericksburg Road (both sections) and in Patton Elementary's parking lot to access the schools and/or the soccer fields
 - The Bank of America lot (where the proposed development will be located) has no parking for soccer signs and towing warning signs because the soccer parking is so problematic in the area. However, the property owner has allowed soccer parents to park in the paved lot and/or the vacant field portion of the lot for a fee during higher-volume times such as tournaments. This actually helps with the illegal parking. However, this will obviously not be an option when a development is built.
 - illegal parking
 - vehicles parking beyond signage and parking zones is a daily occurrence, to include parking over crosswalks and blocking ADA sidewalk ramps.
 - Vehicles illegally park even when there is room to park along Old Fredericksburg Rd. Instead of parking a short distance away and walking, there are always vehicles that ignore the no parking zones.
 - vehicle driver visibility is severely limited
 - especially where Westcreek Drive intersects with Old Fredericksburg Road, due to heavy parking on both sides, especially difficult when cars illegally park

- when cars are parked along the street, in order to turn left or right from any side street or ingress/egress onto Westcreek Drive it is necessary to pull into the street in the way of oncoming traffic to be sure it is clear. This puts a vehicle into the path of oncoming and unsuspecting traffic as travelers' visibility is impacted.
- Past Efforts to Mitigate Westcreek Drive issues:
 - This area is such a traffic, parking, and pedestrian hazard that the following efforts and initiatives have been pursued:
 - Westcreek WNA worked with COA to
 - install two crosswalks with a pedestrian state law crossing sign near Old Fredericksburg Rd (both the east and west portion)
 - install pedestrian islands at Westcreek Drive and Morning Dew Drive as well as Hill Forest (on other side of Patton Elem.)
 - Westcreek residents and the WNA have
 - ongoing requests to the COA to adjust the no parking zones at several Westcreek Drive locations and/or pursue other remedies due to limited visibility and illegal parking exacerbating the issues. An AISD crossing guard recently provided an interview to a city engineer about the issues and dangers she and the children/parents face during her daily shifts.
 - repeatedly asked for APD to ticket for illegal parking, but it has been several years since APD has had the resources to address this.
 - made several requests to Lone Star Soccer over the years to stress to the players' parents to not illegally park. Unfortunately, nothing has changed.

Solutions:

- Traffic Calming Measures
 - City of Austin provide for traffic calming measures (to include addressing illegal parking) on Westcreek Drive. At the very least, this could be done along the portion from Hwy 290 frontage to Old Fredericksburg Road (west portion that is adjacent to the daycare/preschool) where the development borders. See note below regarding issues in front of Patton Elementary.
 - Parking Zones
 - Unfortunately, no parking signs, which are currently in place, are not enough. There is no chance that law enforcement will be able to address this. Rubber bollards are an eyesore. A permanent pavement/sidewalk adaptation to the no parking zone areas is necessary to prevent illegal parking for the safety of pedestrians and vehicles.
 - Adjust the no parking zones in certain areas to address limited site visibility and proximity to pedestrian crossing strips. This is especially an issue in the following areas:
 - BOA lot has 1 of 3 ingress/egress locations that is just a few feet away from an allowable parking zone and has another 1 of 3 that is just a few feet away from a pedestrian crossing strip (on both the west and east side of Westcreek Drive and near the Old Fredericksburg Rd. west section)
 - parking areas along Westcreek Drive's east side where they are too close to intersection with the Old Fredericksburg Rd. east section.
 - Additional note - the development will result in an inevitable increase of pedestrian and vehicular traffic and student enrollment at Patton Elementary and Small Middle School. The City of Austin needs to adjust parking zones at the Morning Dew and Westcreek Drive intersection (on east side of Westcreek Drive) in front of Patton Elementary

- Beacon crossing sign
 - This may be an option for a heavily used crossing on Westcreek Drive; however, it will be ineffective if the parking zones and the permanent barriers to illegal parking are not addressed.
- Speed Limit Reduction
 - The majority of Westcreek Drive is a school zone. When school zone times are not applicable, Westcreek Drive is currently 30 MPH. Reducing the entire street to 25 MPH should be considered. I realize, of course, that the effectiveness of reducing the speed is reliant upon drivers obeying the law.

Development's Egress and Ingress Concerns

Issue:

- There are currently three egress/ingress locations on Westcreek Drive for the Bank of America lot. There is one egress/ingress off of Hwy 290 frontage road.
 - Dangers posed by number and locations:
 - Egress #1: The egress/ingress on Westcreek Drive (as a vehicle turns right (south) from Hwy 290 Frontage onto Westcreek Drive) is dangerous because vehicles driving highway speed eastbound on Hwy 290 frontage road take their right turn on to Westcreek very quickly and are suddenly upon this egress/ingress.
 - Egress #2:
 - Situated so close to the parking zones and to the other egress/ingress that it is both unnecessary and dangerous where there is next to zero visibility for people exiting the complex and for those driving on Westcreek watching for those exiting. Illegal parking here exacerbates this issue.
 - Egress #3: situated so close to parking zones and to a pedestrian crossing strip that it is very dangerous for entering/exiting vehicles, pedestrians, and traffic on Westcreek Drive

Solutions:

- At the very least
 - Remove egress #1 completely.
 - Reduce egress/ingress on Westcreek Drive to at least 2, adjust parking zones and provide safe distances from pedestrian crossing strips.
- Additional option
 - Create an additional egress/ingress on Hwy 290 frontage road

Traffic Impact Analysis is Necessary

Issues:

- During an 08/02/2022 meeting I attended with Westcreek Board and Oak Hill Planning Contact Team members and the developer, the developer answered that they would do a TIA.
- From viewing current information on the city's site, the paperwork indicates that no traffic impact analysis is necessary.
 - DB90 Application dated 03/13/2024 is marked as "Site Plan" (though we are in development assessment at this time).
 - The application indicates 1250 Trips Per Day for the bank yet only 1528 Trips Per Day for the proposed complex
 - This is only 278 more Trips Per Day.
 - there is now next-to-zero traffic utilizing this complex, the complex has always had extremely light traffic use even when tenants were in place. It is rare to see anyone enter or exit this property.
 - In fact, the property owner had to put up "NO SOCCER PARKING" signs to discourage parents from parking in the lots as they are always empty and the street parking is always full. This has been the case for decades.
 - Additionally, in past documents posted to the city's website, the TIA application indicated that no TIA was necessary and that the current

property has 2929 trips per day. The development TPD was also at 1528 on that document. The very same document indicated that a TIA would be performed by the city. It is unclear why there were 2929 TPD in late 2023 yet now there are only 1250 TPD in May 2024.

- In view of this, a 300+ unit apartment complex with retail will certainly generate a great deal more traffic than the current business complex.

Solution:

- Perform a traffic impact analysis at this site to get realistic data. Should be performed during a school year at school start or dismissal times and during soccer playing at the fields to get a realistic view of the true traffic situation as it stands without a development here.

Impervious Cover and Flooding

Issue:

- Flooding occurs in Westcreek Neighborhood, even in areas that are blocks away from homes along Williamson Creek. Adding impervious cover to this area will exacerbate the issue and lead to more issues.

Solution:

- Confirm in writing that the impervious cover of this development will not exceed the current property's impervious cover.

Thank you for considering this information and evaluating how these issues can be addressed and committed to so that a development added to this area is a benefit for Austin residents and does not lead to more problems for current and future residents.

Best regards,



Jennifer Voss
Westcreek Neighborhood Resident

cc: Westcreek Neighborhood Association Board

Attachment – photos of area around proposed development

Pictures of Westcreek Drive showing egress/ingress from bank lot, parking zone signs (and proximity to egress/ingress and to intersections and to crosswalks), traffic, illegal parking, etc. (pictures taken over a period of time)

1st of 3 Egress/ingress to property that is just feet away from where 290 frontage intersects with Westcreek Drive.



Facing (north) at 2nd of 3 egress/ingress (facing Hwy 290 / frontage road)



Facing (south) at 2nd of 3 egress/ingress into property Parking signs go up so close to egress/ingress that there is only about a car length of room – illegal parking occurs here so this leaves even less view.







When parking is allowed by property owner for a charge paid for by soccer club





Facing south at 3rd egress/ingress of 3. Hardly any room between egress/ingress and crosswalk and no parking zone





View of 3rd egress/ingress where crosswalk is - facing north (the east portion of Old Fredericksburg Road is on right side of photo – also parking and crossing hazards)



Facing north at 2nd egress/ingress



Facing north - Soccer field egress/ingress, Old Fredericksburg Road (east side) and crosswalk in middle of it. The no parking sign is up against an egress/ingress and intersection



Typical view during weekday evenings and Saturdays/Sundays











Facing south – approaching the intersection with Old Fredericksburg Rd (west portion) and a crosswalk





Truck illegally parked here leaves no visibility to traffic trying to pull out from Old Fredericksburg Rod.



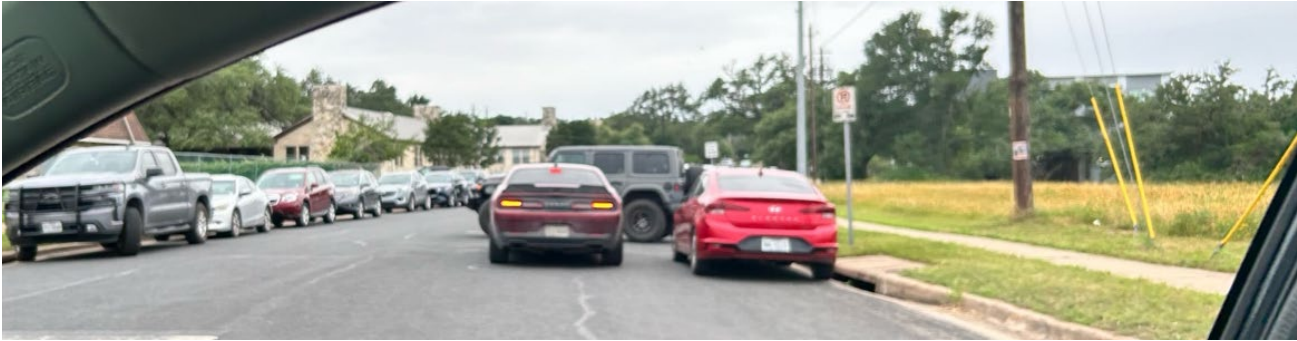
Illegal parking even when there's space to park legally



White Chevy pulled out due to poor visibility from parking on east side of Westcreek Drive, resulting in having to slam on brakes to avoid an accident.



Parking goes all down Old Fredericksburg Rd. for soccer field participants



Overflow parking at Patton Elementary



Illegal parking along the west side of Westcreek Drive



Red arrow shows where no parking zone starts















This is view from Morning Dew Drive (facing east) and sitting behind the crosswalk to show how site visibility is poor and requires pulling onto Westcreek Drive to be sure it is clear to turn left. If there was a car parked in between the 2 cars shown here, the visibility would be even worse.



This is view from Morning Dew Drive looking north towards Westcreek Drive and having to enter onto Westcreek Drive and get in traffic's way in order to see if any traffic is coming.





Westcreek

Neighborhood Association

To Whom It May Concern:

May 21, 2024

The Westcreek Neighborhood Association Board (WNA) and several past Board members met with Wayfinder Real Estate and David Hartman on August 2, 2022 to discuss the property at 5725 W. US 290 and their request to file an out-of-cycle application pertaining to a zoning change from GR-NP to GR-MU-V-NP to the Oak Hill Neighborhood Planning Contact Team. Although, the Board voted in favor of approving the out-of-cycle application with the hope and understanding that any traffic study would be done during peak traffic season (school in session and active soccer season). We are concerned that a normal, in-cycle application may reflect a traffic study outside of our peak traffic season, which would underestimate our needs regarding this project.

Current request:

C14-2024-0040: To change the zoning from GR-NP to GR-DB90NP for multifamily uses.

The proposal for a DB90, even if limited to 70 feet or above in height, does not seem to be a good fit for this location.

These are the concerns the Westcreek Neighborhood Association (WNA) has with the development based on the general information provided:

Safety for Children and Families in Close Proximity to the Location

The proposed project location (currently Bank of America) is on a large tract of land at the intersection of the highway address above and Westcreek Drive, one of three entry/exit points to and from the Westcreek neighborhood. This immediate area has a high density of both pedestrian and vehicular traffic by children and families from Westcreek and surrounding neighborhoods due to the following:

- Patton Elementary School which is already operating near capacity with over 800 students from multiple neighborhoods in the Oak Hill area
- Ashford Montessori School located immediately across Old Fredericksburg Road from the project location
- Lone Star Soccer fields located immediately across Westcreek from the location and serving students from Austin and surrounding suburbs
- In addition, the Small Middle School campus which is in the contiguous area to Patton and the Soccer fields, just .05 miles from the current bank location, serves over 1,150 students from Westcreek and surrounding neighborhoods, also adds pedestrian, bicycle and vehicle traffic to the area.

All of these child, student and family uses naturally bring a level of congestion to the area, not only in the form of pedestrian street-crossings and vehicular traffic but also result in intermittently heavy street parking as there are no designated parking spaces for soccer and limited "visitor" spaces at the schools.

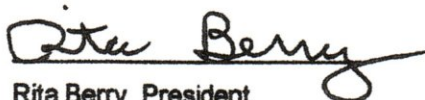
The Westcreek NA would request that any multi-family project in this location be required to provide all parking on site of the project location of (1.5 spaces for each bedroom dwelling unit and .5 spaces for additional unit bedrooms) according to code.


The Westcreek Board is also concerned with a possible increase in stormwater drainage and would request that the impervious cover requirements meet the redevelopment exception in the Barton Springs Zone code 25-8-26, with a commitment not to increase the existing level of impervious cover.


There are numerous trees, including several beautiful heritage trees on the 5725 W. Hwy 290 location, there is a concern that a high percentage of trees have been tagged for removal. The Westcreek NA would like to see all of the protected, heritage trees, and as many other trees as possible, be saved on the site.

During our meeting, Wayfinder referenced the Troubadour as being a similar style development as the one intended on W. Highway 290 and Westcreek Drive. Several Board members toured the Troubadour, inside and out. It is a very nice building with a lot of amenities and mostly one-bedroom units. The Troubadour appeared to be a good fit for this walkable area near the University of Texas and adjacent to other similar VMUs. Nevertheless, it is a huge building which takes up almost all of the tract—from sidewalk to sidewalk—upon which it was built. It appears that less than a handful of mature oak trees that were original to that tract of land, remain on the site.

We are concerned that the only logical location for the main garage and entry facade to the building would front Westcreek Drive. If that is the case and the project were to be built in the style of the Troubadour, this would entail garage entry and exits directly onto Westcreek Drive where safety issues as described above are already of concern. In addition, the Troubadour's main entry side includes multiple curb cuts for visitors and deliveries which would also add to the existing traffic congestion and safety concerns.


Rita Berry, President


Shannon James, Vice President


Sue Stewart, Treasurer

From: [Meredith, Maureen](#)
To: [Boudreaux, Marcelle](#)
Subject: FW: Response to Case C14-2024-0040
Date: Tuesday, May 21, 2024 9:28:16 AM

From: Ross LyBrand [REDACTED]
Sent: Tuesday, May 21, 2024 6:53 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>;
marcelle.budreaux@austintexas.gov
Subject: Response to Case C14-2024-0040

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Maureen/Marcelle,

I'm writing in again about related zoning case C14-2024-0015. Not only are my sentiments on this rezone request a **no**, but they are a **hard hell fuck no**, as is every person I've talked to in this neighborhood of Westcreek. **WHY THE FUCK IS THIS EVEN IN APPLICATION CITY OF AUSTIN?** Can't you sniff out anything for fucks sake.

This developer is **lying** about their intent, but they are doing it in plain sight with the DB-90 ask/add (taking cues from City Council). This developer cannot make the construction of their deal work without this designation and rezone by the current owner because interest rates are too high so they think us taxpayers are communist fucks like them and we should pay for everything by giving them this designation so they can qualify for CDBG Grants and funding (FREE GOVERNMENT TAXPAYER MONEY).

The current owner can only get her sales asking price that she wants for this land if she adds this designation, then flips it to the developer.

Both of these fucking assholes think that my neighborhood needs more affordable housing, but we already have Alexander Oaks. You tell those son of a bitches they are NOT WELCOME. If I weren't going to be out of town on 5/28 (sneaky ass scheduling around the holidays) I'd be there with my boots to stick straight up a lying motherfuckers ass. I want fucking answers NOW, why the FUCK wasn't app rejected?

Ross LyBrand
[REDACTED]

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
["cybersecurity@austintexas.gov."](mailto:cybersecurity@austintexas.gov)



Oak Hill NPCT

Leigh Ziegler, Chair

Anne Hawken, Vice Chair

Rita Berry, Secretary

RE: NPA2023-0025.01, C14-2024-0040

Planning Commission,

The Oak Hill NPCT is only in support of the re-development of the existing BoA site for any change in density that recognizes the limitations of this Lot within the Neighborhood Mixed Use status. Despite numerous proximal MF locations, if the developer should choose MF use on the site, the OHNPCT and the Westcreek Neighborhood Association can offer committed support toward development under the GR zoning appropriately limited by infrastructure status and school safety. Please review slides: [5725 W Hwy 71 summary points planning commission \(1\).pptx](#)

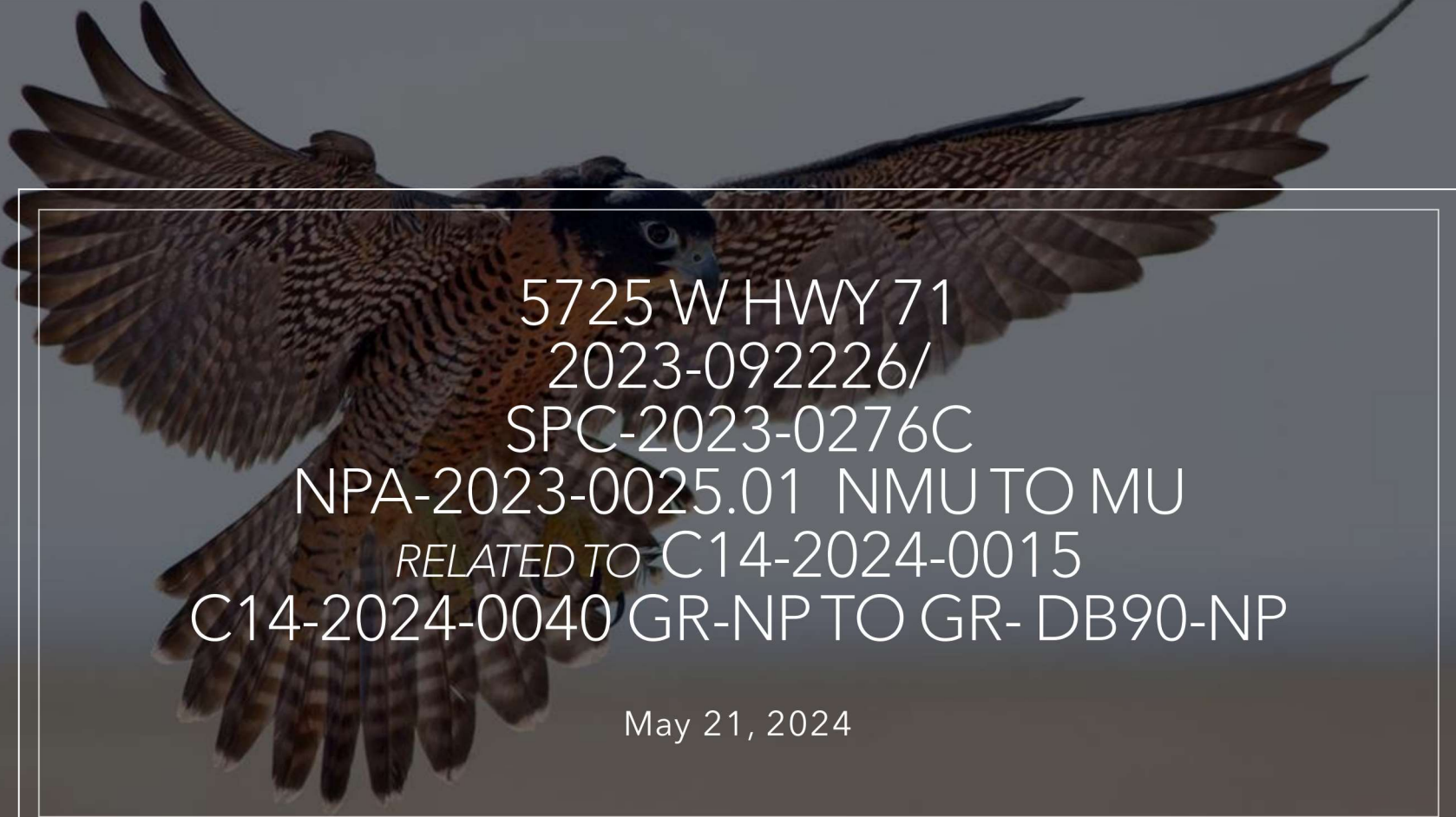
This is a unique and valuable property on a corridor with little public walkable frontage property on the Oak Hill Parkway and surrounding roadways. It is an Oak tree haven upon an elevated site encompassed by re-routed drainage across the Parkway to Gaines Creek- to the Barton Spring Zone and the DWPZ despite being primarily in the Williamson Creek Watershed.

First and foremost, the Westcreek Neighborhood appreciates the complexity of the application requesting a land use change for which there appears to be little justifiable entitlement in an application that assumes but appears unqualified for the “Re-development Exception”. If public safety and welfare of the neighboring 3 adjacent schools and a soccer field were not a consideration “residential in commercial” might also be applicable. Instead, we ask that you recognize the overlooked impact of rapidly changing rules and regulations which should not interfere with the best and safest outcome.

The community humbly requests no change in land use but instead recommendation for a conditional overlay at this time to be attached to the SP, currently in progress, to improve and hopefully gain another asset. While the community is open to a Neighborhood Mixed use capacity, restrictions from the current zoning and land use seems appropriate here. A conditional overlay could add necessary flexibility and safety that allow for development. Thank you for your support.

Leigh Ziegler, OHNPCT Chair

Rita Berry, OHNPCT Secretary & Westcreek Neighborhood Association President



5725 W HWY 71
2023-092226/
SPC-2023-0276C
NPA-2023-0025.01 NMU TO MU
RELATED TO C14-2024-0015
C14-2024-0040 GR-NP TO GR- DB90-NP

May 21, 2024

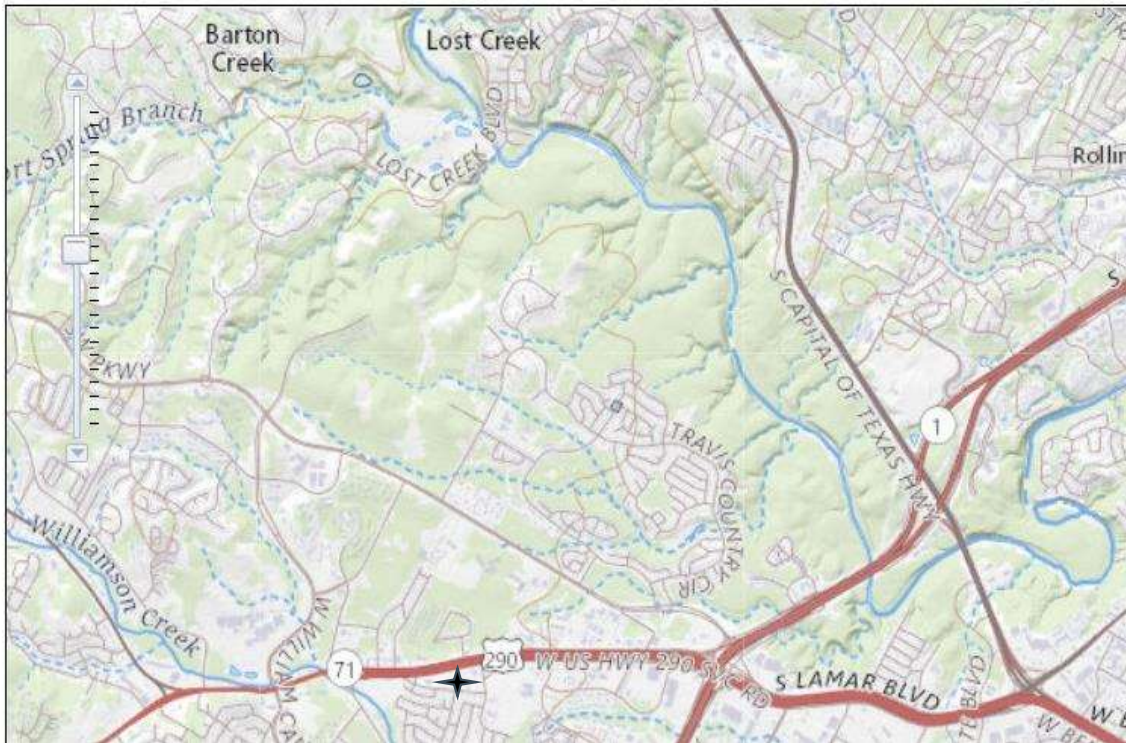


NOW...Bank of America

Beautiful existing structure and appx 80
beautiful trees Mostly Live Oaks

5725 HWY 290

WBD HU12 Pour Points derived from NHDPlus



Location of property in East Oak Hill

Has additional development upstream been calculated for maximum diversity and a balanced effect upon water quality? ...including the impact of the W HWY 290 Parkway expansion.

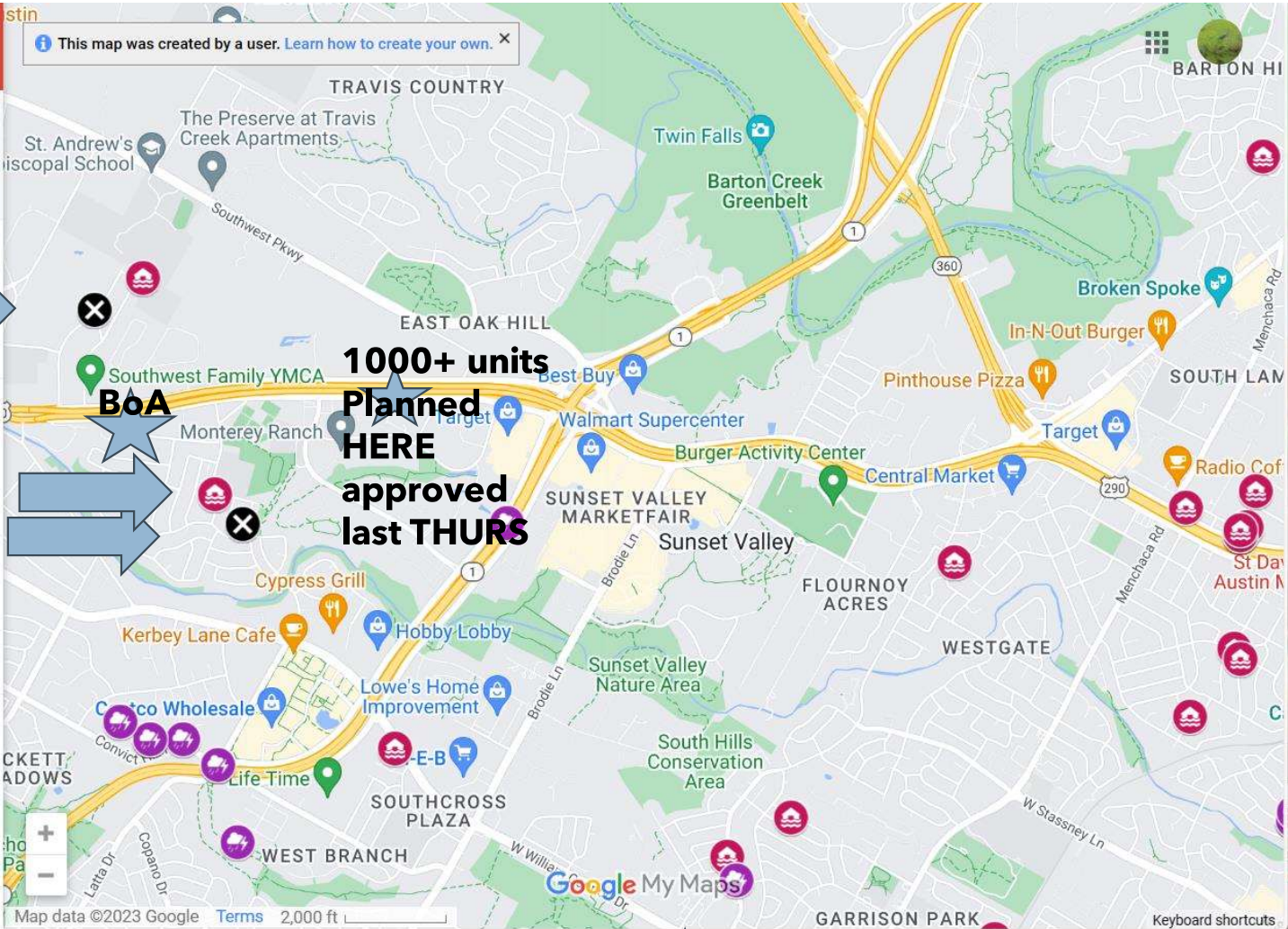
Austin Flood Map
Paul Robbins

163 views
Published 9 days ago

SHARE

- Flooding Out of Floodplain
 - All items
- Flooding In Floodplain
 - All items
- Drainage Infrastructure Complaints
 - All items

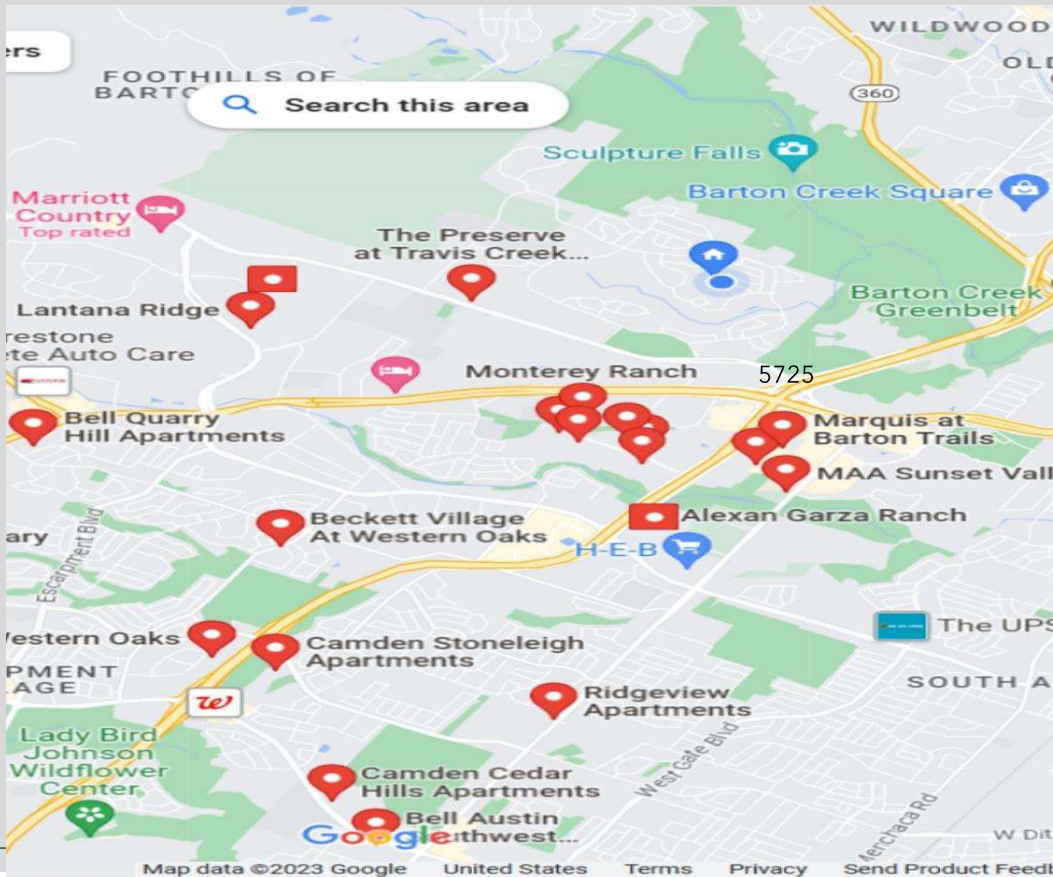
Made with Google My Maps



Flooding and Drainage Issues Abound

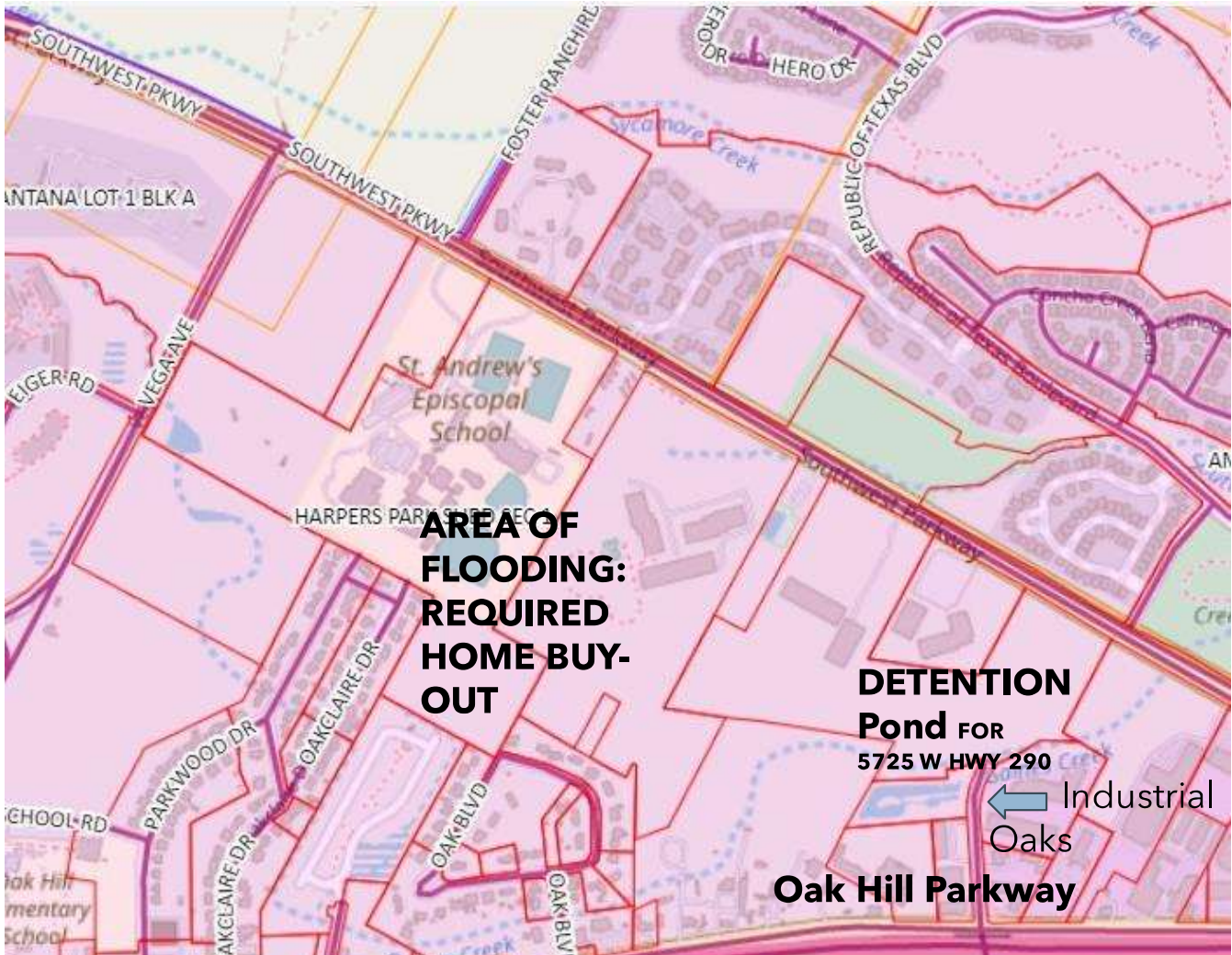
BoA of America Bldg

Land Use: Pay Attention to What is already Here: NO NEED FOR MORE RENTALS: > 14 apartment complexes already within 3 miles; what is enough?



- Monterey Ranch
- Marquis at Barton Trails
- Lantana Hills Apartments
- The Park at Monterey Oaks
- Riverstone Ranch
- Windsor Lantana Hills
- Berkshire Santal Apartments
- Sedona Springs Apartments
- Garza Ranch
- The Preserve at Travis Creek
- Bell Quarry Hill
- Beckett Village at Western Oak
- Lantana Ridge
- Pearl Lantana
- Gaines Ranch

Most of these are massive complexes



**AREA OF
FLOODING:
REQUIRED
HOME BUY-
OUT**

**DETENTION
Pond FOR
5725 W HWY 290**

← Industrial
Oaks

Oak Hill Parkway

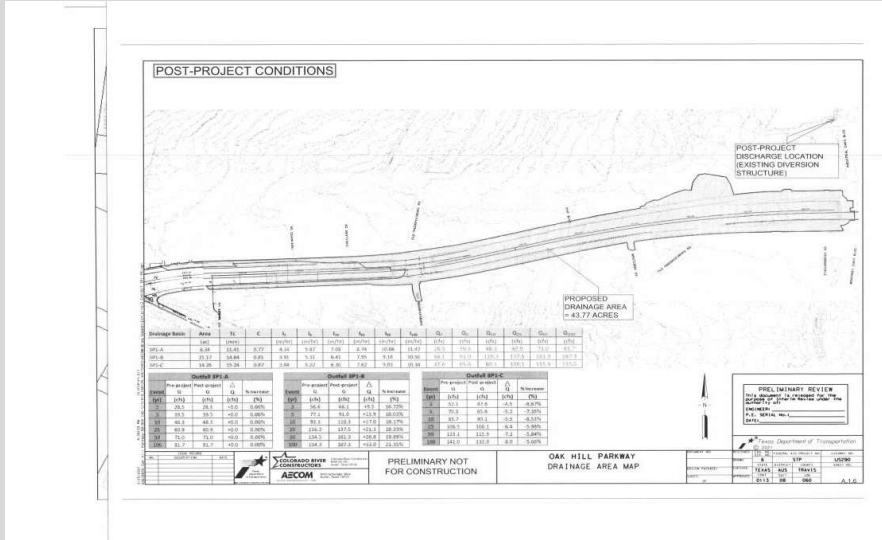
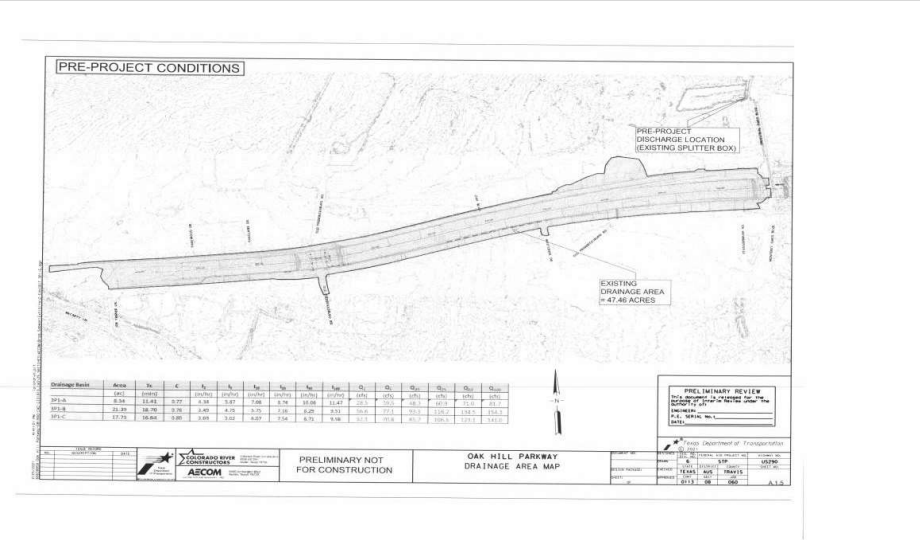
Gaines Creek with required home buyout **directly across Hwy 290**

Drainage re-routed across Oak Hill Parkway to just **below FLOODING buy-out site** at Monterrey Oaks / Industrial Oaks

5725 W 290 Drainage under the Oak Hill Parkway to the NorthEast into Gaines Creek (different watershed)
 Appx 3.5 acres capacity less than existing drainage (47.46 acres to 43.77 acres); What is the impact?

Drainage pipe under 290: Existing

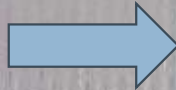
Drainage pipe under 290: Planned



Drainage re-routed from Williamson Creek to Gaines Creek under 71/290 Hwy

Current Land Use is Neighborhood Mixed Use/GR Zoning (when?)

Mixed Use	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.	4, MF-5, MF-6 and MF7 NO-MU, LO-MU, LR-MU (see note for vertical mixed use building "V" designation)	Brown w/ White Stipple
	Mixed Use/Office	An area that is appropriate for a mix of residential and office uses.	NO-MU, LO-MU and GO-MU (see note for vertical mixed use building "V" designation)	Reddish Brown
	Mixed Use	An area that is appropriate for a mix of residential and non-residential uses.	NO-MU, LO-MU, GO-MU, LR-MU, GR-MU, CS-MU, CS-1-MU (see note for vertical mixed use "V" designation)	Brown
	High Density Mixed Use	An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.	CH, DMU, CBD (see note for vertical mixed use "V" designation)	Dark Brown





Demolish...
for What?

**Land Use Change Not
consistent with FLUM**

**Need infrastructure
improvements to
support this change**

**Current Land Use already
has limited MU up to 60 ft
given by non-compliant GR
status**

**Conditional Overlays
were designed to be used
in conjunction with this type
of case to protect all and
enhance development.
Make the recommendations**

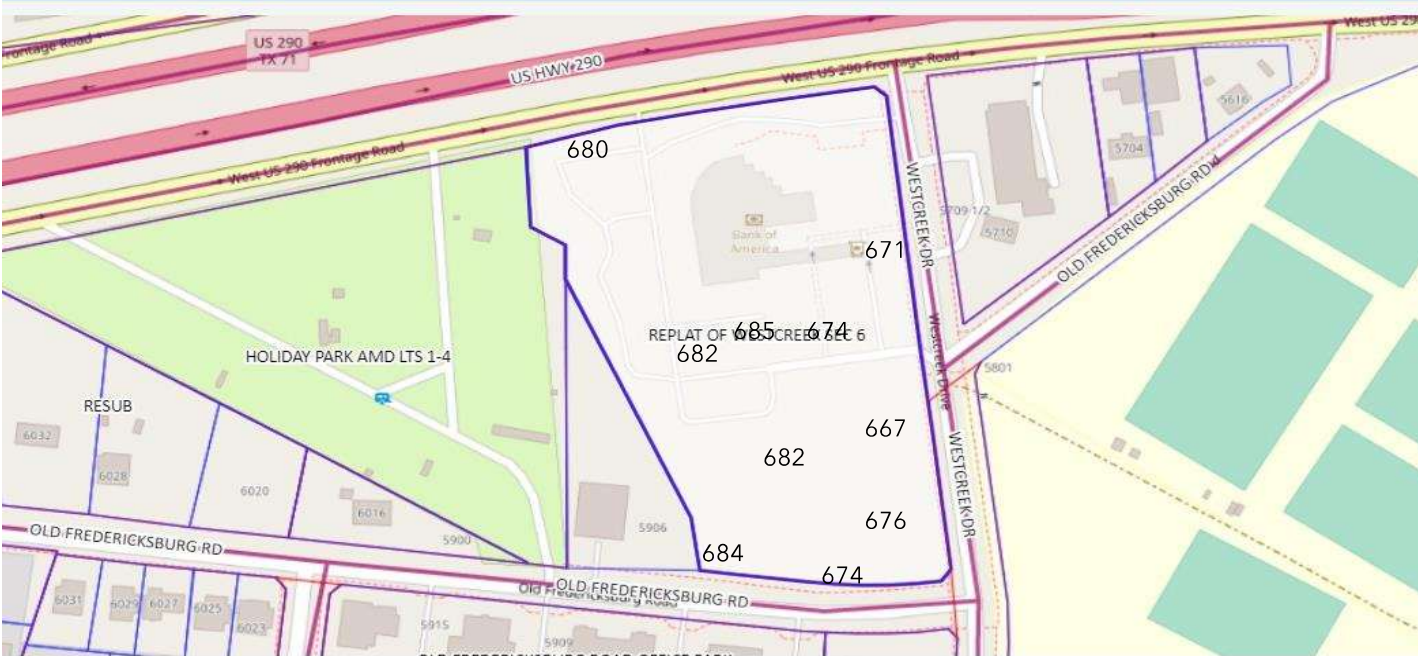


“less than 15
degree ‘natural’
grade”

Topography of site from east to west has greater than a 15 degree slope and drops significantly on east side beyond property line.

Obvious concern for
drainage plan and
flashfloods

Which level will
engineer call grade?



Replat 2008
West to East drop
is roughly 15ft and
even more on
adjacent East
property "Klingeman's
Auto"

Property IC with existing
building on Hwy elevated
from street over extensive IC
on front 2/3rds only.

Large field with some Oak
trees on back property;



Business "Klingeman's Auto" directly across Westcreek Drive on East and School in Background

Note the drop in elevation... flooding will need to be carefully addressed

School Soccer Field and Trailer Educational Units
on the adjacent property

Westcreek



Fredericksburg



Regular School
Sports event
access

Lots of children in 3
schools (Small
Middle School,
Montessori, Patton
Elementary, Soccer)
little alternate access
during events,
Safety, ingress, and
egress issues
exacerbated

**Is child safety still a
priority?**

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN.ZONING

(a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

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: C14-2024-0040
 Contact: Marcelle Boudreaux, 512-974-8094
 Public Hearings: May 28, 2024, Planning Commission
 July 18, 2024, City Council

JOHN KINL
 Your Name (please print)
 6607 JAYS LN, AUSTIN TX 78749
 Your Address(es) affected by this application (optional)
 John Kinl
 Signature
 I am in favor
 I object

5/28/2024
 Date

Daytime Telephone (Optional): _____

Comments: ~~AFK~~ OK
 A change will negatively impact our schools neighborhoods, fast drying thru traffic will increase also, the infrastructure demands will cause more frequent power outages, flooding & water supply issues. I am against the proposed amendment

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

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: C14-2024-0040
Contact: Marcelle Boudreaux, 512-974-8094
Public Hearings: May 28, 2024, Planning Commission
July 18, 2024, City Council

ADISTINA GONZALEZ
 Your Name (please print)

6007 JAYS LANE AUSTIN 78749
 Your address(es) affected by this application (optional)

Marcelle Boudreaux
 Signature

Daytime Telephone (Optional): _____

Comments: _____

I am in favor
 I object

5/28/2024
 Date

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

To: David Hartman <dhartman@dbcllp.com>

Subject: FW: Notice of Public Hearing to Amend a Neighborhood Plan 5725 W US HWY. 290 Eastbound

Elizabeth Funk

She/her

Program Coordinator – Environmental Policy & Review Division

Work hours: 8:30-2:30, except for Environmental Commission meeting [dates](#)

Office: 512-568-2244

City of Austin | Watershed Protection Department

www.austintexas.gov/watershed



From: Geoff Bradford [REDACTED]

Sent: Tuesday, May 28, 2024 3:27 PM

To: Funk, Elizabeth <Elizabeth.Funk@austintexas.gov>

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Corona, Nicole <Nicole.Corona@austintexas.gov>

Subject: Re: Notice of Public Hearing to Amend a Neighborhood Plan 5725 W US HWY. 290 Eastbound

External Email - Exercise Caution

Here are my comments:

"My name is Geoff Bradford, I'm a homeowner living within 500 feet. I'm a senior citizen, but I'm also a father and grandfather, and I feel strongly that housing policies in Austin should not just favor single family homeowners, but allow for flexibility in meeting the needs of young people and working people who can't afford to buy a single family house. This is the truly progressive policy, zoning restrictions are regressive and benefit mainly those who already own homes, at the expense of young people and working people. The future of Austin is not in old people living in single family homes, as happy as I am to be one of them. It's in the young people that have new ideas. There are thousands and thousands of jobs in this area, just in commercial, retailing and hospitality. I'm sure lots of people that work in those businesses would like to live nearby. But I saw in the Statesman the other day that Austin actually lost population in 2023. That makes no sense. I think it is the builders and developers that have the best sense of what the needs are in a given area, so providing zoning flexibility is the best way

to see that those needs are met. Thank you."

Thanks

Geoff

On Tue, May 28, 2024 at 3:04 PM Funk, Elizabeth <Elizabeth.Funk@austintexas.gov> wrote:

Hello all!

The option to sign up virtually closed at 1:00. If you would like to email me your comments, I can distribute them to the commissioners. Thanks for your understanding!

Elizabeth Funk

She/her

Program Coordinator – Environmental Policy & Review Division

Work hours: 8:30-2:30, except for Environmental Commission meeting [dates](#)

Office: 512-568-2244

City of Austin | Watershed Protection Department

www.austintexas.gov/watershed



From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Sent: Tuesday, May 28, 2024 3:02 PM

To: Funk, Elizabeth <Elizabeth.Funk@austintexas.gov>; Corona, Nicole <Nicole.Corona@austintexas.gov>

Cc: Geoff Bradford [REDACTED]

Subject: RE: Notice of Public Hearing to Amend a Neighborhood Plan 5725 W US HWY. 290 Eastbound

Importance: High

Elizabeth and Nicole:

Please see Geoff's email below. He would like to sign up to speak virtually at today's hearing.

Maureen

From: Geoff Bradford [REDACTED]

[REDACTED] May 28, 2024 2:52 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Notice of Public Hearing to Amend a Neighborhood Plan 5725 W US HWY. 290

From: [WNA BOARD WNA BOARD](#)
To: [Boudreaux, Marcelle](#)
Subject: Re: 5725 W US Hwy 290 E C14-2024-0015/ NPA 2023-0025.01
Date: Thursday, June 6, 2024 5:01:45 PM

External Email - Exercise Caution

Conditional overlay

Westcreek's biggest concern is the increased traffic on Westcreek Drive, with Lone Star Soccer, Patton Elementary, Ashford Montessori School, and Small Middle School being across the street from Westcreek Mixed Use.

We request the parking for Westcreek Mixed Use be on-site and we would like for there to be no ingress or egress on Westcreek Drive.

Flooding is another concern with the footprint of the Westcreek Mixed Use building being larger than the existing former Bank of America and the decrease of impervious cover.

There are several heritage trees on the property and we would like for those to be saved.

We have not met recently with David Hartman and Wayfinder. I will reach out to him.

We would like to see the updated site plan. Is it possible to view the site plan at Developmental Services?

Thank you for giving me the correct information on the rezoning. I had several on my desk and entered the wrong information.

Westcreek Neighborhood Association
To email the entire board, email board@westcreekna.org

www.westcreekna.org
P.O. Box 91373
Austin, TX 78709-1373

Support the WNA! [Join today!](#)

On Thu, Jun 6, 2024 at 11:32 AM Boudreaux, Marcelle
<Marcelle.Boudreaux@austintexas.gov> wrote:

Hi Rita,

I can provide you some guidance, but first what is the proposed CO? And, have you

discussed with the Applicant?

For your records, this rezoning case is C14-2024-0040.

Thanks,

Marcelle Boudreaux

Current Planning - Zoning

City of Austin Planning Department

P: 512-974-8094

E: marcelle.boudreaux@austintexas.gov

6310 Wilhelmina Delco Dr. Austin, Texas 78752

Please note: Email correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Thursday, June 6, 2024 10:10 AM
To: WNA BOARD WNA BOARD <westcreekneighborhoodassoc@gmail.com>
Cc: Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>
Subject: RE: 5725 W US Hwy 290 E C14-2024-0015/ NPA 2023-0025.01

Hi, Rita:

Marcelle Boudreaux is the zoning planner. I've cc'd her with this email so she can respond.

Maureen

From: WNA BOARD WNA BOARD <westcreekneighborhoodassoc@gmail.com>
Sent: Thursday, June 6, 2024 10:04 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 5725 W US Hwy 290 E C14-2024-0015/ NPA 2023-0025.01

External Email - Exercise Caution

Good morning,

I am inquiring with the zoning change approved by the Planning Commission, if Westcreek can submit a conditional overlay?

The case will be going to City Council on July 18, 2024 and we would like to submit it at that time.

Regards,

Rita Berry, President

Westcreek Neighborhood Association

Westcreek Neighborhood Association

To email the entire board, email board@westcreekna.org

www.westcreekna.org

P.O. Box 91373

Austin, TX 78709-1373

Support the WNA! [Join today!](#)

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

["cybersecurity@austintexas.gov."](mailto:cybersecurity@austintexas.gov)

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".