
-----Original Message-----

From: David Kratz
Sent: Wednesday, May 14, 2025 6:53 AM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Case C14-2024-0155 (1615 Pearl, Objection)

Hello Ms. Estrada,

I would like to file an objection in zoning case C14-2024-0155, the shoal creek multi-unit complex, in its current form.

Dr Robert Gilbert is the Department Chair of the UT Civil/Environmental/Architectural program. He may be, literally, the most qualified and most objective voice on geology in the city. His assessment of the development site's geologic features, combined with the recent trend of geologic issues related to development in the Lamar/Shoal Creek corridor, lead me to believe the council should reject development plans in this case until they can be substantially reworked to address these issues.

Proceeding with the current plan, in light of the well-known risks, is irresponsible. It puts the safety of current residents at risk of catastrophe. Existing resident safety absolutely must absolutely be prioritized above development benefits.

The plan could easily pass at a later date, once the underlying geologic issues have been addressed and safety is no longer a concern.

Thanks,
David Kratz
Property Owner
1615 Pearl St
Austin, TX 78701
Phone: 267-640-7953

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".

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Case Number: C14-2024-0155
Contact: Nancy Estrada, 512-974-7617
Public Hearing: May 22, 2025, City Council

Mark Seeger

Your Name (please print)

805 W 16th St, Austin TX 78701

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

Mark W. Seeger

Signature

5/12/2025

Date

Daytime Telephone (Optional): 512-474-2928

Comments: Not opposed to additional housing, however, I OBJECT because it places surrounding properties at catastrophic risk from disruption of a known Critical Environmental Feature (CEF). The applicant has FAILED to provide 1) a SITE PLAN or 2) a GEO TECH report to demonstrate how SLOPE FAILURE will be avoided - as has happened multiple times (Woolridge Drive, Castle Hill, Poplar Street). Of concern, the COA does not have available expertise (Geotechnical Engineer) to evaluate the catastrophic potentialities of this known CEF. Given 1) the instability of the CEF, 2) concerns around traffic ingress and egress (no traffic impact study), and, 3) legal risks to the COA, I OBJECT. A Subject Matter Expert (SME) from the University of Texas (Geotechnical Engineer) hired by the owners of neighboring properties has testified that this development, as proposed, has a high risk of slope failure, which should give pause to COA officials.

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

City of Austin, Planning Department

Nancy Estrada

P. O. Box 1088, Austin, TX 78767

Or email to:

nancy.estrada@austintexas.gov

☐ I am in favor
☒ I object

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Case Number: C14-2024-0155

Contact: Nancy Estrada, 512-974-7617

Public Hearing: May 22, 2025, City Council

Arturo Diaz
Your Name (please print)

1516 PARKWAY
Your address(es) affected by this application (optional)

[Signature] 5/13/25
Signature Date

☒ I am in favor
☐ I object

Daytime Telephone (Optional): _____

Comments: _____

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Contact: Nancy Estrada, 512-974-7617
Public Hearing: May 22, 2025, City Council

John Spong / Julie Blakeslee
Your Name (please print)

☐ I am in favor
☒ I object

1700 San Gabriel St / 1800 Vance Circle 78701
Your address(es) affected by this application (optional)

AW SS [Signature]
Signature

13 May 2025
Date

Daytime Telephone (Optional): 512.217.3448

Comments: My family is steadfast opposed to this development until we get reliable, authoritative evidence that it will lead to a collapse of the slope on the western & southern boundaries of Judges Hill. We have friends who lost their whole backyard above Pease Park & do not want that to happen to our neighbors or neighborhood.

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Contact: Nancy Estrada, 512-974-7617
Public Hearing: May 22, 2025, City Council

Jim Montgomery

Your Name (please print)

902A W 18th St, Austin TX 78701

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

James E Montgomery

Signature

05/13/2025

Date

Daytime Telephone (Optional): 5124136283

Comments:

Until the developer shows the upslope neighbors of thi

this property that they have conducted a geotechnical study and have a design plan to
Insure slope stability I can't be comfortable that we're not setting ourselves up for

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☐ I am in favor
☒ I object

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Contact: Nancy Estrada, 512-974-7617
Public Hearing: May 22, 2025, City Council

PAUL GOSSELINK

Your Name (please print)

903 W. 16th St

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

Paul & Gosselink

Signature

☐ I am in favor
☒ I object

5/14/25

Date

Daytime Telephone (Optional): 512-322-9599

Comments: I am concerned that the act of excavating the toe of the slope of the bluff between the homes and the project in order to construct the bldg and 3 level underground parking garage shown on the conceptual plans will cause a landslide which will cause my house and my neighbors homes to slide down the bluff. This risk is similar to various other sites on this same geologic formation and very real according to the geoscientist that analyzed the "Pense Park" collapse for the City.

I am opposed until the applicant demonstrates that it has designed a structure that will protect the hillside ~~from~~ our homes from collapse.

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Contact: Nancy Estrada, 512-974-7617
Public Hearing: May 22, 2025, City Council

Marisela Maddox

Your Name (please print)

1809 Vance Cir., Austin, TX 78701

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



Signature

May 13, 2025

Date

Daytime Telephone (Optional): 5127315190

Comments:

The proposed development poses a safety and public hazard to future residents of the development and adjacent property owners. As it is planned, it will cut into the vulnerable rock formation and potentially cause a landslide similar to those in the nearby area. The city and the applicant have an obligation to address the potential safety issues and so far neither have provided adequate solutions.

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☐ I am in favor
☒ I object

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Contact: Nancy Estrada, 512-974-7617
Public Hearing: May 22, 2025, City Council

Gretchen Ellis

Your Name (please print)

1706 San Gabriel, Austin, TX 78701

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

Gretchen Ellis

Signature

May 15, 2025

Date

☐ I am in favor
☒ I object

Daytime Telephone (Optional): _____

Comments: _____

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Gretchen Ellis

Your Name (please print)

1801 Vance Circle, Austin, TX 78701

☐ I am in favor
☒ I object

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

Gretchen Ellis

May 15, 2025

Signature

Date

Daytime Telephone (Optional):

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