

Villela, Beverly

From: Kerri Green Baldwin [REDACTED]
Sent: Thursday, May 14, 2026 6:48 AM
To: Villela, Beverly
Subject: Postponement Request from Lost Creek Residents

Categories: C14-2025-0089 - 1120 and 1122 S Capital Tx

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External Email - Exercise Caution

Hi Beverly,

I wanted to reach out regarding the proposed “CityView” mixed-use development at 1120/1122 S. Capital of Texas Hwy near Loop 360 and respectfully request consideration of a pause or postponement of the rezoning application to allow for additional review and analysis.

Over the past several weeks, residents, the Lost Creek Neighborhood Association, and neighboring stakeholders have uncovered a number of significant concerns related to the project and the current review process. While many residents support thoughtful housing solutions and recognize Austin’s broader affordability challenges, there is growing concern that this particular site may not be appropriate for DB90-level density given the existing infrastructure, evacuation, environmental, and transportation constraints in the corridor.

Some of the key issues raised by residents and commissioners include:

- Traffic congestion and emergency access limitations along Loop 360
- Potential 70-foot building heights
- Wildfire evacuation concerns and limited neighborhood egress
- Environmental compatibility with the Barton Creek area
- Lack of Eanes ISD impact assessment
- Dark Sky and community character impacts

Residents recently learned during discussions with City transportation staff that a Neighborhood Traffic Analysis was not initially triggered because portions of Lost Creek Parkway are technically classified as “commercial” under City code, despite functioning as a primary neighborhood exit route. In addition, the traffic modeling reportedly assumed the current office buildings on the site were fully occupied, even though much of the property is currently vacant, significantly minimizing projected impacts from the proposed development.

Following resident feedback and challenges to the methodology being used, the City has agreed to re-run the transportation worksheet. At the same time, there are reported concerns from Westlake Fire regarding increased emergency response demands along the Loop 360 corridor, particularly as future

TxDOT widening plans may eliminate emergency turnaround access currently relied upon by first responders.

Residents have also been informed that the project is not included in TxDOT's current 10-year infrastructure plan and that there is no identified funding for the pedestrian and bicycle connectivity improvements referenced by the developer.

Importantly, the rezoning recommendation itself was highly contested, with several commissioners expressing concern that although additional housing is needed, this location may not be suitable for a high-density DB90 project because the surrounding infrastructure and evacuation capacity are already strained.

There is a strong feeling within the community that the project is moving forward faster than the supporting infrastructure, emergency planning, and environmental review process can responsibly accommodate. Approximately 200 residents have already signed a petition requesting postponement so that additional analysis and coordination can occur.

Given the number of unresolved concerns and the ongoing reevaluation of transportation impacts, I respectfully ask that consideration be given to pausing or postponing the rezoning application until a more complete review can be conducted with greater transparency and interagency coordination.

Thank you for your time and consideration.

Best,
Kerri Baldwin

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For any additional questions or concerns, contact CSIRT at [REDACTED].

Villela, Beverly

From: Rosa Yupari [REDACTED]
Sent: Tuesday, May 12, 2026 9:20 AM
To: Villela, Beverly
Subject: Case C14-2025-0089 — Request to Postpone Council Hearing to July 23, 2026

Categories: C14-2025-0089 - 1120 and 1122 S Capital Tx

External Email - Exercise Caution

Dear Beverly,

We are asking that the City Council hearing for the City View rezoning be moved to July 23, 2026 — the first Council meeting after the summer break. We are not trying to stop this project. We are trying to get basic safety questions answered before anyone votes.

Here is what has not been done:

No traffic study. The worksheet uses 3,000 daily trips from buildings that are mostly empty. We counted 113 cars. That's a 600% error. We sent the correct data to your transportation reviewer on April 1. That review needs time to be completed properly.

No fire department review. The Westlake Fire Chief did not even know about this project until a neighbor told him in February. He has concerns about response times, especially since TxDOT plans to remove his department's emergency U-turn on 360. Nobody has asked the Fire Department whether 475 units on a single road in a wildfire zone is safe.

No TxDOT coordination. The staff report says "Coordinate with TxDOT," but nobody did. TxDOT's own program manager said Lost Creek is more congested than Westbank or Walsh Tarlton. The overpass that would fix this intersection is not funded and may never be built. We are adding 475 units to the worst intersection on 360 with no input from the agency that controls the highway.

No time to negotiate a Conditional Overlay. We are willing to support this rezoning with the right conditions. But working out those conditions takes more than a few weeks. July 23 gives both sides the summer to reach an agreement, which means a cleaner hearing and a better outcome for everyone.

Eleven more weeks. That's it. Thank you for everything you've done on this case.

Respectfully,

Rosa Yupari

1313 Wilson Heights, austin texas 78746

Tel: +1 512.906.9015

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.linkedin.com%2Fin%2Fburnsrosa&data=05%7C02%7CBeverly.Villela%40austintexas.gov%7C814dc98d8bd04fcc485308deb031941a%7C5c5e19f6a6ab4b45b1d0be46>

08a9a67f%7C0%7C0%7C639141924170438259%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOIjoiTWFpbcIldUIjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Q1UVCNNKZY3NJYYaTd%2BlwkTlnpA%2BhwFyuqCCmhAH6oM%3D&reserved=0

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Villela, Beverly

From: Dave Bair [REDACTED]
Sent: Wednesday, May 6, 2026 7:22 PM
To: Villela, Beverly
Subject: Scan May 6, 2026 at 7.20 PM
Attachments: Scan May 6, 2026 at 7.20 PM.pdf

Categories: C14-2025-0089 - 1120 and 1122 S Capital Tx

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External Email - Exercise Caution

Please stop the rezoning of case number
C14-2025-0089

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Thanks,
Dave

~~~~~  
Dave Bair  
Berkshire Hathaway Texas Realty  
3303 Northland Dr., Suite 100  
Austin, TX 78731  
[REDACTED]  
Tel.512.423.0456

### 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](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0089  
Contact: Beverly Villela, 512-978-0740  
Public Hearing: May 21, 2026, City Council

*Nancy Willbern-Bair*

Your Name (please print)

*1408 Thaddeus Cv. 7874*

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

I am in favor  
 I object

\_\_\_\_\_  
Signature Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: *I am against rezoning +  
any additional residential density*

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
Beverly Villela  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
Beverly.Villela@austintexas.gov

## Villela, Beverly

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**From:** [REDACTED]  
**Sent:** Monday, May 4, 2026 6:16 PM  
**To:** Villela, Beverly  
**Subject:** Case Number: C14-2025-0089 - objection to project.  
**Attachments:** 2026 LC PH Objection.pdf  
  
**Categories:** C14-2025-0089 - 1120 and 1122 S Capital Tx

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### External Email - Exercise Caution

Attached please find my objection to the zoning change for the Lost Creek Project. Case Number: C14-2025-0089

[TREC Consumer Protection Notice](#)  
[TREC Information About Brokerage Services](#)

*Sheila T. Hiltz, Broker  
Sheila T. Hiltz Real Estate Co., Inc.  
GRI, ABR, CRS, Broker and 5 Star Professional  
1207 Wilson Heights DR.  
Austin, TX 78746  
512-413-3953 - mobile*  
[REDACTED]

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**Case Number: C14-2025-0089**  
**Contact: Beverly Villela, 512-978-0740**  
**Public Hearing: May 21, 2026, City Council**

SHEILA T. HILTS

Your Name (please print)

I am in favor  
 I object

1207 WILSON HEIGHTS DR

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

AUSTIN, TX 78746

Sheila T. Hiltz

Signature

Date

Daytime Telephone (Optional):

Comments: 1) the developer is more than doubling the Hill Country Road Issue

2) they height of DB90 exceeds

3) 1 drive way access on a divided road isn't doable - plus the road can't handle the additional traffic

4) fire department doesn't have the funds to cover protection of the additional building height = 475 would

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

City of Austin, Austin Planning  
Beverly Villela  
P. O. Box 1088, Austin, TX 78767

Or email to:  
Beverly.Villela@austintexas.gov

## Villela, Beverly

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**From:** Mike Bruno [REDACTED]  
**Sent:** Monday, May 4, 2026 2:22 PM  
**To:** Villela, Beverly  
**Subject:** Zoning Case C14-2025-0089

**Categories:** C14-2025-0089 - 1120 and 1122 S Capital Tx

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### External Email - Exercise Caution

Dear Ms. Villela,

I am writing regarding Zoning Case C14-2025-0089 and the proposed development at Loop 360 and Lost Creek Blvd.

Lost Creek Blvd is already facing significant planned growth, including two major housing developments that will materially increase traffic volume and congestion in the near term. Adding this proposed project on top of that existing pipeline of development risks overloading the corridor beyond what it can safely handle.

Of particular concern is emergency access and evacuation capacity. Lost Creek has limited ingress and egress, and additional density without a clear, validated plan for traffic flow and evacuation could create serious safety risks for residents, especially in a wildfire or other emergency scenario.

Given these factors, I strongly support postponing the vote until comprehensive traffic and wildfire evacuation studies are completed and incorporated into the decision-making process. It is critical that cumulative impacts from all planned developments are evaluated together, not in isolation.

Thank you for your consideration.

Sincerely,

Mike Bruno

2303 Cypress Pt. W.

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## Villela, Beverly

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**From:** Kristi Pihl [REDACTED]  
**Sent:** Sunday, May 3, 2026 8:46 PM  
**To:** Villela, Beverly  
**Subject:** Lost creek homeowner (support you!)  
**Categories:** C14-2025-0089 - 1120 and 1122 S Capital Tx

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External Email - Exercise Caution

Hello. I am a homeowner in Lost Creek and wanted to reach out as a homeowner in this district aware of the lobbying campaign of many of my neighbors. There are also some of us who live here that do not have a problem with converting abandoned buildings into affordable housing in a great school district.

Please remember the loudest are often not representative of the actual community.

Take care. I wish you and yours al l the best.

PS. I got your email from a BS text chain blast. I am sorry for you for that

Sent from a mobile device

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