
From: Jennifer Conroy
Sent: Monday, December 2, 2024 12:19 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: I STRONGLY OPPOSE Case: C14-2024-0120

External Email - Exercise Caution

Attention Mayor and City Council Members

RE: Case # C14-2024-0120

Contact: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov

Jennifer Conroy, owner

Austin TX 78741

Dear Council Members and Mayor,

I strongly object to the proposed development.

I am greatly concerned about the proposed 16-story monster mixed-use development proposed for just across Faro from a quiet residential area of single-story homes. I am deeply disturbed at what this building will impose on our nature-filled pocket park neighborhood called Crossing Garden Homes.

The proposed development will hugely overshadow this beautiful tree-filled set of homes nested between Faro and the Riverside Golf Course, where a creek runs through the middle, with a small community-shared pool that would no longer receive sunlight for half the day. The many residential vegetable and flower gardens that currently attract birds, butterflies, and local fauna would suddenly become shaded.

Additionally concerning:

1. The proposed development would disrupt views of downtown, the western sky and the sunset, and
2. There is no plan for enhanced traffic control,
3. A *huge*, 16 to 100-fold, increase in traffic (depending on # of employees in workspaces, customers in new stores and businesses, and residents occupying 15 stories of residential units) will result,

4. Existing streets and pedestrian walkways will become far less safe for people and pets due to the huge increase in traffic,
5. Excess of traffic promises to bring significant noise and air pollution with delivery trucks, office staff and business patrons continually on the move,
6. Property values will undoubtedly be greatly compromised due to a loss of light, increased noise and air pollution, and proximity to a behemoth building which becomes the centerpiece of a once quiet and beautiful sanctuary community,
7. The proposed development does not in any way match the local culture or traditional feel of this Old Austin neighborhood.

Much like a giant, noisy and dirty commerce-filled cruise ship blasting through the delicate ecosystem and quiet blue waters of the Caribbean, this development promises to be grossly out of proportion with the local residents' quiet way of life, threatens to create irreversible damage to the natural beauty of our current spaces, and will undoubtedly compromise our hard-won financial investments in these humble homes.

Please do not allow this development to move forward as planned. There are no similar developments in the area, and though unfamiliar with the zoning regulations, it neither fits the culture of the neighborhood, nor promises to serve or enhance the neighborhood in any way, only to yield profit for developers.

Thank you for your consideration.

Jennifer Conroy

Jennifer L. Conroy, Dr.P.H., M.P.H.
Community and Public Health Strategist
*Evidence-based, results-oriented design,
implementation, and evaluation consultation.*

Owner, Potter, Instructor
www.TwoGoatsPottery.com

CASA Volunteer Child Advocate
<https://www.casatravis.org/>

"The greatness of a nation and its moral progress can be judged by the way in which its animals are treated"

~ Mahatma Gandhi

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: C14-2024-0120
Contact: Nancy Estrada, 512-974-7617
Public Hearing: November 12, 2024, Planning Commission

Fabian Aguirre

Your Name (please print)

I am in favor
 I object

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

[Signature]

Signature

11/11/24
Date

Daytime Telephone (Optional): _____

Comments: _____

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

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Case Number: C14-2024-0120
Contact: Nancy Estrada, 512-974-7617
Public Hearing: December 12, 2024, City Council

PATSY THOMASON
Your Name (please print)

I am in favor
 I object

5310 SUMMER CIR ATX 78741
Your address(es) affected by this application (optional)

[Signature] 2 DEC 2024
Signature Date

Daytime Telephone (Optional): 512 983 3900

Comments: NO CONSIDERATION GIVEN TO TRAFFIC ON RIVERSIDE / FARO / CROSSING PLACE. DURING SCHOOL THE BACK UP OUT TO 135 IS 2 MILES NO ALTERNATE ROUTES. CONGESTION WORSE WITH ONLY 2 LANES EACH WAY - 1 LANE TAKEN FOR BUS. ALMOST QUADRUPLE DENSITY WITH MORE PLANNED AND NO CONCERN FOR TRAFFIC ON P. VALLEY (NARROW BRIDGE OVER RIVER), C. CHAVEZ CONGESTED. WE ARE TRAPPED IN TRAFFIC NIGHTMARE.

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Nancy Estrada
P. O. Box 1088, Austin, TX 78767
Or email to:
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LARGE CONSTRUCTION VEHICLES TEAR UP THROAD AND INCREASE CONGESTION.