

## Villela, Beverly

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**From:** Jim Emmons [REDACTED]  
**Sent:** Wednesday, May 13, 2026 2:03 PM  
**To:** Villela, Beverly  
**Subject:** Correspondence from Lost Creek Limited District  
**Attachments:** Lost Creek Limited District Concerns – Case No. C14-2025-0089\_v2.pdf  
**Categories:** C14-2025-0089 - 1120 and 1122 S Capital Tx

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Ms. Villela,

Attached please find correspondence from Chris Vetromile, President, Lost Creek Limited District.

Thank you in advance for your consideration of this matter.

Regards,  
Jim Emmons

—  
Jim Emmons  
General Manager  
Lost Creek Limited District  
512 327 6243 (office)  
512 751 6737 (cell)

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# LOST CREEK Limited District

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May 13, 2026

Beverly Villela  
Senior Planner – Current Planning  
Austin Planning Department  
P.O. Box 1088  
Austin, TX 78767

Re: Lost Creek Limited District Concerns – Case No. C14-2025-0089

Dear Ms. Villela,

On behalf of the Lost Creek Limited District (LCLD) Board of Directors, I am writing to formally outline the Board's concerns regarding the proposed rezoning associated with Case C14-2025-0089, commonly referred to as the City View development proposal.

At the outset, the Board would like to clearly state that the LCLD is not categorically opposed to the redevelopment of the site. We recognize the importance of responsible growth and understand the need for thoughtful redevelopment within the City of Austin. However, the Board believes that several significant issues remain unresolved and warrant additional review and coordination before further consideration of the rezoning request proceeds.

The Board's primary concerns include the following:

1. **Traffic Impacts and Transportation Analysis**  
The Board remains concerned regarding the lack of a comprehensive Traffic Impact Analysis (TIA) evaluating both site-specific and cumulative impacts associated with this development and surrounding projects. Existing roadway infrastructure in the Lost Creek area is already constrained, and the addition of significant new residential density without a validated transportation analysis raises substantial concerns regarding congestion, circulation, and roadway safety.
2. **Public Safety and Emergency Access**  
Public safety constraints related to ingress and egress remain a critical concern for the Board, particularly during emergency situations such as wildfires, major traffic incidents, or other evacuation events. Lost Creek has limited access points, and additional density may further impact emergency response capabilities for Fire and EMS services, evacuation timing, and overall community safety during extreme conditions. The wildfire risk mapping and evacuation concerns previously submitted underscore the importance of evaluating these issues comprehensively prior to additional entitlements being granted.
3. **Environmental and Watershed Considerations**  
The Board requests additional review and transparency regarding environmental impacts associated with the project, including considerations involving the Barton Creek Watershed, Edwards Aquifer recharge features, and sensitive habitat areas, including the Golden-cheeked

Warbler. The environmental sensitivity of this corridor necessitates careful evaluation before substantial increases in density are approved.

4. Coordination with TxDOT

The Board also requests confirmation and documentation of coordination with TxDOT on access management and planned improvements for Loop 360, Lost Creek Boulevard, and the RM 2244 (Bee Cave Road) corridor. Existing and future roadway projects in the area may substantially affect traffic operations and neighborhood accessibility, and these factors should be incorporated into any comprehensive review process.

5. Incomplete or Undefined Zoning Elements

Finally, the Board remains concerned about several incomplete or undefined elements in the zoning request, including matters related to the Hill Country Roadway Corridor (HCRC) regulations and the request to change from LO and LR to LO-V-DB90 zoning designation, which references height allowances and waivers that are not typically allowed in the HCRC. While we understand current discussions indicate a maximum building height of approximately 70 feet with waivers, the Board seeks formal clarification confirming how the sought “DB90” is allowable and being advanced as part of this application.

The LCLD Board also wishes to address any potential concerns regarding the District’s authority to raise these matters. Based on established precedent involving Municipal Utility Districts and Limited Districts throughout Austin, requesting a comprehensive traffic safety and public safety analysis falls squarely within the Board’s responsibility to protect the health, safety, and welfare of the residents we serve.

Accordingly, the Board respectfully requests that further substantive consideration of the rezoning application pause until these concerns are meaningfully addressed by the City and the applicant. This request should not be interpreted as opposition to the project itself, nor is the Board presently requesting a postponement for the purpose of delaying proceedings. Rather, the Board seeks validation that these issues are legitimate, material concerns deserving of appropriate analysis, coordination, and mitigation before any additional action proceeds.

The Board remains committed to constructive engagement with City staff, the applicant, and other stakeholders to pursue a project that appropriately balances redevelopment objectives with public safety, infrastructure capacity, environmental stewardship, and neighborhood compatibility.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "C. Vetromile".

Christopher Vetromile  
President  
Lost Creek Limited District (LCLD) Board of Directors

cc: Lost Creek Limited District Board of Directors  
Lost Creek Neighborhood Association Working Group  
City of Austin Zoning and Platting Commission  
The Drenner Group