

Meredith, Maureen

To: Danielle Buckley
Cc: LEIGH ZIEGLER; cbwidaho
Subject: RE: Postponement Request: NPA-2024-0025.01, C14-2024-0032

From: Danielle Buckley
Sent: Monday, September 9, 2024 2:28 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: LEIGH ZIEGLER <>; cbwidaho <cbwidaho@[REDACTED]>
Subject: Postponement Request: NPA-2024-0025.01, C14-2024-0032

Hello Maureen,

I am reaching out on behalf of the Oak Hill Neighborhood Planning Contact Team (OHNPCT) and the Oak Hill Association of Neighborhoods (OHAN) to request a postponement of Case Number: NPA-2024-0025.01 and C14-2024-0032. These are listed as agenda items 85 and 86 on the City Council agenda for September 12, 2024. We appreciate a postponement until at least October 10 if that is possible.

Please include the following attachment in the Staff Case reports for City Council, which expands on the reason for this request.

Thank you,

Danielle Buckley
210-771-2319
OHNPCT and OHAN Board Member

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RE: NPA-2024-0025.01, C14-2024-0032

City Council Members:

A postponement is requested to review implications of rezoning the 70-acre Marx property at 8900 and 8956 W Hwy 71.

Developments have been rapidly approved in the Oak Hill area of town that are out of alignment with the Oak Hill Combined Neighborhood Plan and the Imagine Austin Comprehensive Plan. Specifically, transportation and infrastructure are lacking in this area of Austin to support a proposed change from rural residential to multifamily residential land use with MF-4 zoning.

Neighbors are concerned with the traffic and public safety implications of this development. Old Bee Caves Rd is over classified by the ASMP as a Level 3 road, and is in fact a rural, country road where the developer plans to include two driveways for ingress and egress for the proposed 660-unit development. One public safety concern is using Old Bee Caves for emergency exits in the case of evacuation due to mounting fire danger in the area. In addition, this area of town lacks any significant public transportation options, so that the proposed development will be auto-centric and add additional congestion and hazards to the area.

The adjacent land and the tracts across Old Bee Caves are all owned by Marx family members, making up over 150 acres of land owned by the Marx family. While not a part of this land use and zoning case, the lack of transparency into future development plans of the adjacent Marx tracts and the lack of a Neighborhood Plan for this area are of concern for neighbors.

It seems that a change to Mixed Residential land use and/or MF-2 zoning would reduce some neighbors' concerns of increased traffic and public safety. However, Mr. David Hartman did not respond to questions regarding zoning in the email sent from OHNPCT President, Leigh Zeigler, and OHAN President, Cynthia Wilcox, on July 18, 2024. At the Planning Commission meeting on July 23, 2024, Mr. Hartman did not provide further explanation, and he made clear that the developer would only meet the minimum legal requirements for this development.

Postponement is requested to consider alternate zoning options and to consider city improvements to support future development of this land.

Sincerely,

Danielle Buckley

OHNPCT and OHAN Board Member