ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0089 (1120 and 1122 S Capital of Texas Highway) DISTRICT: 8

ADDRESS: 1120 ½ South Capital of Texas Hwy SB, 1120 South Capital of Texas Hwy SB, 1122 South Capital of Texas HWY SB, 1220 South Capital of Texas Hwy SB

ZONING FROM: LO and LR TO: LO-V-DB90

SITE AREA: 15.518 acres (675,964 sq. ft.)

PROPERTY OWNER: AREIT City View LLC

AGENT: Drenner Group, P.C. (Leah M. Bojo)

CASE MANAGER: Beverly Villela (512-978-0740, Beverly.Villela@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommends LO-V-DB90, Limited Office-Vertical Mixed Use Building-Density Bonus 90 Combining District, zoning. See the *Basis of Recommendation* section below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
April 07, 2026: *APPROVED LO-V-DB-90 AS STAFF RECOMMENDED.*
[R. PUZYCKI, T. MAJOR – 2ND] (6-4) L. OSTA LUGO – ABSENT

February 17, 2026: Approved Neighborhood postponement to April 7th on the consent agenda.

CITY COUNCIL ACTION:
May 21, 2026:

ORDINANCE NUMBER:
No.

ISSUES:
N/A

CASE MANAGER COMMENTS:

The subject property consists of approximately 15.5 acres located at 1120 ½, 1120, 1122, and 1220 South Capital of Texas Highway southbound, on the west side of South Capital of Texas Highway (Loop 360), south of Lost Creek Boulevard, and within the City of Austin's Full Purpose Jurisdiction. South Capital of Texas Highway is a Level 5 corridor per the

Austin Strategic Mobility Plan (ASMP) and Lost Creek Boulevard is a Level 3. The site is currently developed with office uses and a parking garage and is zoned Limited Office (LO) and Neighborhood Commercial (LR). Surrounding land uses include offices and townhomes to the north (LR; MF-1-CO; LO; GO), offices to the south (LR; GO), religious assembly and office uses to the east within the West Lake Hills ETJ, and single-family residences and undeveloped land to the west (COA ETJ (HB 3053 disannexation); I-RR). ***Please refer to Attachments A (Zoning Map) and B (Aerial View).***

While the subject property is located within the City of Austin's Full Purpose Jurisdiction, the properties located immediately west of the site were disannexed through an election permitted by House Bill 3053, and are now in the Extraterritorial Jurisdiction (ETJ). Texas House Bill 3053 (88th Regular Session) took effect September 1, 2023, which required the City to hold elections to allow residents in certain areas to decide whether to disannex from the City. The required disannexation election was held on May 4, 2024 to allow residents of the Lost Creek area to determine whether to disannex from the full purpose limits of the City of Austin. The election results were approved on May 14, 2024 declaring that the Lost Creek Area should be disannexed pursuant to State and City law. The disannexation was approved effective September 9, 2024.

The applicant is requesting LO-V-DB90, Limited Office-Vertical Mixed Use Building-Density Bonus 90 Combining District, zoning for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of approximately 475 residential units and will not be seeking a partial/complete (0-100%) modification for the ground floor commercial space requirement. ***Please refer to Attachment C (Applicant's Summary Letter).***

A development utilizing the "density bonus 90" incentives is permitted with a base LO district and must include an affordability component for residential use in order to obtain incentives, including height maximum of 70 feet in the LO district (40 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements.

There are two options for projects including rental units:

1. a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
2. a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

1. a minimum of 12% of the residential units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
2. an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. This request is consistent with the "VMU2" option and Ordinance No. 20240229-073, which replaced the invalidated "VMU2" option.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

The Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The Density Bonus 90 combining district is intended, in exchange for providing affordable housing units and in combination with commercial base zoning districts, to allow a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO; LR	Offices, Parking Garage

North	LR; MF-1-CO; LO; GO	Offices; Townhomes; Religious Assembly; Offices
South	LR; GO	Offices
East	West Lake Hills ETJ	Religious Assembly, Offices
West	COA ETJ (HB 3053 disannexation); I-RR	Family Residences; Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Eanes Creek Watershed

CAPITOL VIEW CORRIDOR: N/A SCENIC ROADWAY: Loop 360

SCHOOLS: Eanes Independent School District
Forest Trail Elementary School West Ridge Middle School Westlake High School

COMMUNITY REGISTRY LIST:

City of Rollingwood,
Friends of Austin Neighborhoods,
Lost Creek Neighborhood Association,
Preservation Austin,
Save Our Springs Alliance,
TNR BCP - Travis County Natural Resources,
Woods of Westlake Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0127	DR to SF-2	To Grant Staff's Recommendation of SF-2 (01/03/2017)	Approved SF-2 as Commission Recommended (01/26/2017)
C14-2012-0086	LO to MF-1-CO	To Grant Staff's Recommendation of MF-1-CO (10/01/2012)	Approved MF-1-CO as Commission Recommended (10/18/2012)

RELATED CASES:
C8S-84-260 – Subdivision case (recorded plat) associated with the subject property.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1120 S CAPITAL OF TEXAS HIGHWAY SB. C14-2025-0089. Project: 1120 and 1122 S Capital of Texas Highway. 15.518 acres from LO and LR, LO to LO-V-DB90, LO-V-DB90, LO-V-DB90. Existing: office (139,776 SF and 130,294 SF). Proposed: office (139,776 SF), multifamily (475 units) and commercial (7,200 SF). Note that demolition is proposed (0 residential units to be demolished).

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Names of Activity Centers/Activity Corridors/Job Centers *:**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	**Connectivity and Health ***: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • **Within 0.5 miles of medical clinic along S Capital of Texas Highway**
Y	**Housing Choice ***: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**

3	**Number of "Yes's"**

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Eanes Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

2. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on zoning change.

PARD – Planning & Design Review

PR1. Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

SP 1. NOTE: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are subject to modification or reconsideration if affected by any change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential areas of concern and are not intended to provide a complete list of development restrictions which may arise for any specific proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

SP 2. Site plans will be required for any new development except for residential only project with up to 4 units.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use.

SP 4. Additional comments will be made when the site plan is submitted.

SP 5. The site is subject to compatibility standards due to the adjacency of SF-2-CO property to the south. (i.e., the triggering property).
Reference 25-2-1051, 25-2-1053

SP 6. Any structure that is located (see below for additional information):

a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

SP 7. An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property. *Reference 25-2-1062*

SP 8. The site is located within Hill Country Roadway Corridor. The site is located within the moderate intensity zone of Loop 360. The site may be developed with the following maximum floor-to-area ratio (FAR) for non-residential buildings:

Slope	Maximum FAR
0-15%	0.25:1
15-25%	0.10:1
25-35%	0.05:1

SP 9. Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along Capital of Texas Highway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Capital of Texas Highway the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

SP 10. In some cases, a Hill Country Roadway Development Bonus may be available which would increase minimum height requirements and/or decrease minimum vegetative buffer requirements.

LDC Section 25-2-1128 and LDC Section 25-2-1129

SP 11. As the proposed rezoning includes the addition of the V (Vertical Mixed Use) and DB90 (Development Bonus – 90) Overlay zones, the following comments are offered in anticipation of an application in reliance on one or both of those Overlay Zones.

SP 12. This site must meet affordability minimums established in LDC Subchapter E and/or LDC 25-2-652 to be eligible for the Development Bonuses available under either the Vertical Mixed Use or DB90 Overlay Zones. A signed approval letter from the Housing Department will be required with Completion Check submittal for a Site Plan for development using DB90 and/or as a component of the review of a Site Plan for development using Vertical Mixed Use.

SP 13. Any Vertical Mixed Use or DB-90 buildings will be required to be designed for pedestrian-oriented commercial uses along 75% of the ground floor frontage facing the Principal Street. Lost Creek Boulevard is the principal street for all projects with frontage on that street. Capital of Texas Highway will be the Principal Street for any project with frontage solely on Capital of Texas Highway. A lobby serving a use other than a pedestrian-oriented commercial or civic space is not counted as a pedestrian-oriented commercial or civic use. NOTE: This requirement may be modified by City Council during consideration of a rezoning to add the DB90 Overlay Zone.

SP 14. If a DB90 building includes a mix of uses, a non-residential use:

- may not be located above a residential use; and
- may not be located on or above the third story of the building.

SP 15. If a DB90 project is proposed, the Compatibility standards referenced above would not apply. Those requirements would be replaced with a requirement to provide a compatibility buffer that is 25' in width and designed to meet the standards in LDC Section 25-8-700 and LDC Section 25-2-652(G).

SP 16. If a Vertical Mixed Use project is proposed, the Hill Country Roadway maximum height, maximum FAR, minimum vegetative buffer and minimum amount of the subject site to be left in a natural state will continue to apply.

SP 17. If a DB-90 project is proposed, the maximum height and maximum FAR established for the Hill Country Roadway Overlay Zone will not apply. However, the Hill Country Roadway minimum vegetative buffer and minimum amount of the site to be left in a natural state will continue to apply.

Austin Transportation and Public Works Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Lost Creek Boulevard. It is recommended that 59 feet of right-of-way from the existing centerline should be dedicated for Lost Creek Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Lost Creek Boulevard. It is recommended that 59 feet of right-of-way from the existing centerline should be dedicated for Lost Creek Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Lost Creek Boulevard	Level 3	116'	102'	32'	No	Yes	No
S. Capital of Texas Highway	Level 5	Coord. With TxDOT	Coord. With TxDOT	44'	No	Yes	No

TIA:

A traffic impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater Service Extension Requests may be required. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

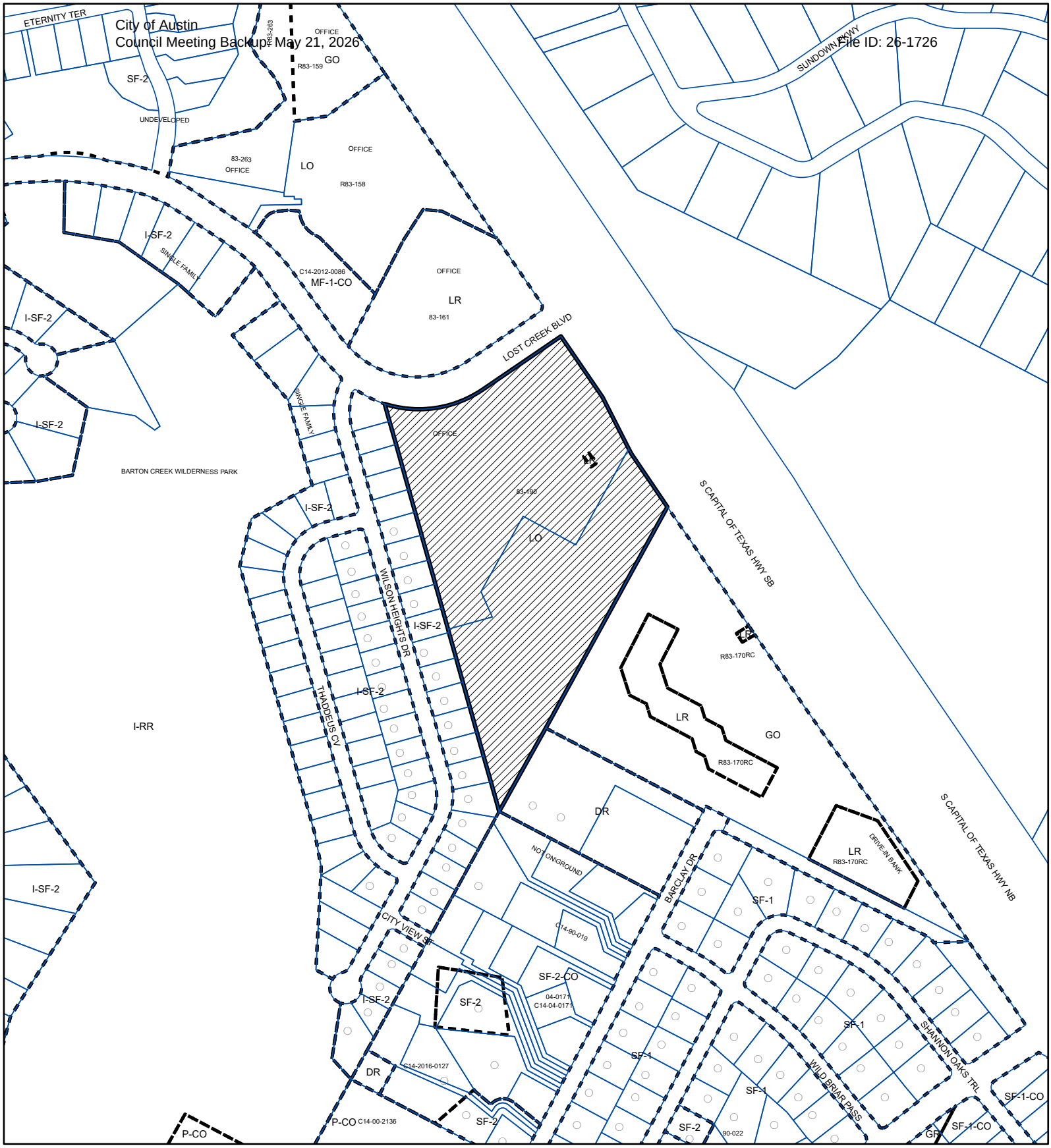
All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Attachment A: Zoning Map
Attachment B: Aerial Map
Attachment C: Applicant's Summary Letter
Attachment D: Neighborhood Letters and Applicant Response
Attachment E: TIA and TxDOT Correspondence
Attachment F: Correspondence from Interested Parties

Attachment A



ZONING

ZONING CASE#: C14-2025-0089

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

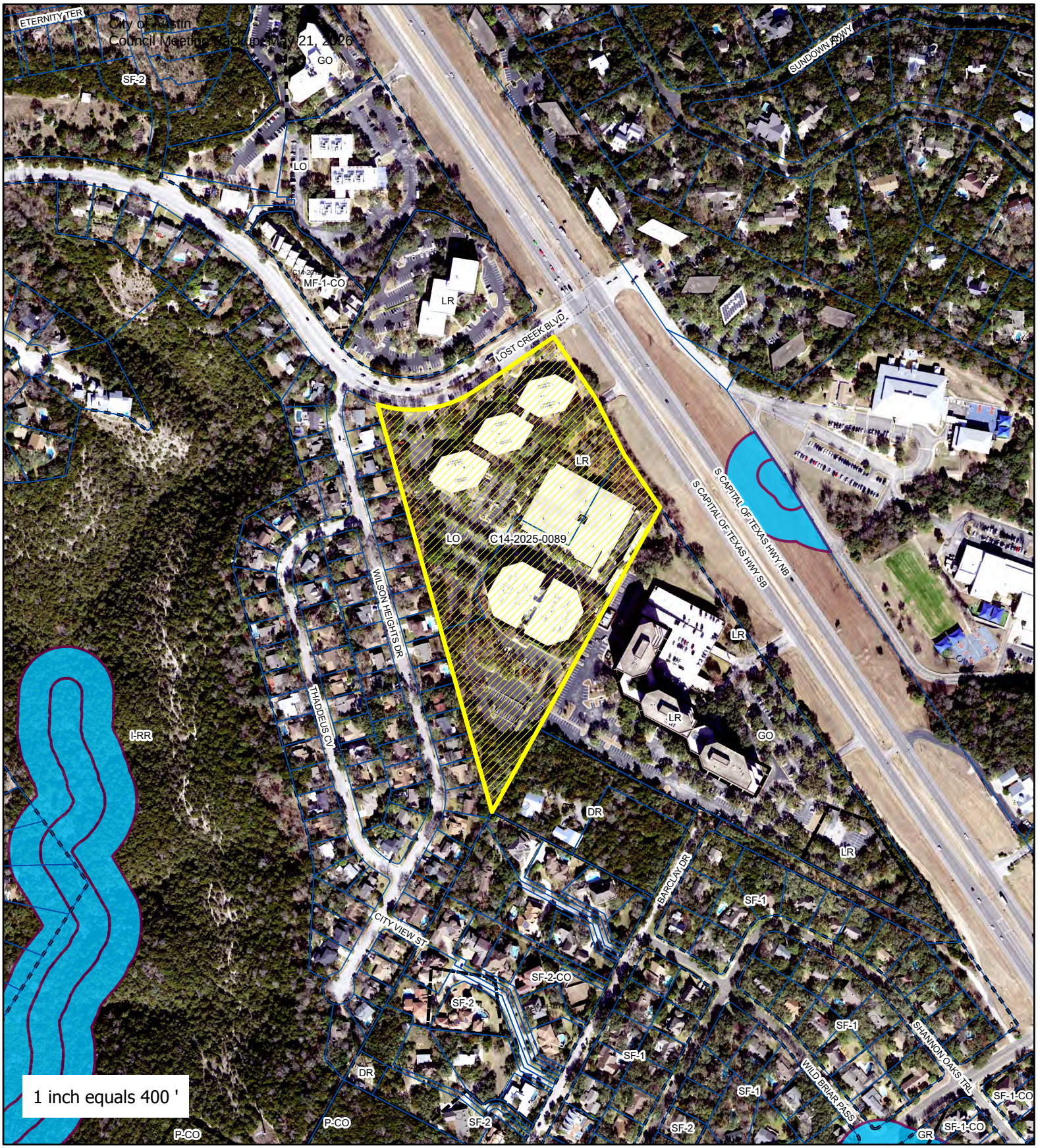
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 8/25/2025

Attachment B



1120 and 1122 S Capital of Texas Highway

N

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2025-0089
LOCATION: 1120 and 1122 S Capital of Texas Hwy SB
SUBJECT AREA: 15.518 Acres
MANAGER: Marcelle Boudreaux

This product has been produced by Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/23/2025

Attachment C

DRENNER GROUP

August 14, 2025

Ms. Lauren Middleton-Pratt, Planning Director
City of Austin Planning Department
Permitting and Development Center (PDC)
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 1120 and 1122 S Capital of Texas Highway – Zoning application for the 15.518-acre combined properties located at 1120 and 1122 S Capital of Texas Highway, comprised of TCAD IDs: 0111210201 and 0111210202 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 1120 and 1122 S Capital of Texas Highway and is 15.518-acres of combined land, located on the west side of S Capital of Texas Highway, south of Lost Creek Boulevard. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned LO (Limited Office) and LR (Neighborhood Commercial) The requested zoning is LR-V-DB90 (Limited Office – Vertical Mixed Use Building – Density Bonus 90). The Property is not located in a Neighborhood Planning Area.

A Traffic Impact Analysis (TIA) is not required per the attached TIA determination waiver dated 5/8/2025 by Nazlie Saeedi from Transportation Department Services.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

Leah M. Bojo

cc: Joi Harden, Planning Department *(via electronic delivery)*
Marcelle Boudreaux *(via electronic delivery)*

Attachment D

February 24, 2026

Zoning and Platting Commission
301 W. 2nd Street
Austin, Texas 78701

Re: Opposition to C14-2025-0089

Members of the Zoning and Platting Commission,

The proposed DB90 zoning under C14-2025-0089, for the property at 1120-1125 S. Capital of Texas Highway, is inconsistent with the City's Imagine Austin Comprehensive Plan and its Growth Concept Map, as it fosters car-dependent sprawl rather than compact, connected growth. Located along a very wide, high-speed highway with inadequate public transit and unsafe pedestrian and bicyclist infrastructure, the project will predictably result in attracting hundreds of new cars to an environmentally sensitive area. The Eanes Creek Watershed is classified as a water supply watershed, which is an area that the comprehensive plan intentionally directs growth away from. The impervious cover, cut and fill, and oil-dripping cars are entirely avoidable by rejecting this proposal and supporting growth in areas with existing, sustainable infrastructure and transit.

For these reasons, the Save Our Springs Alliance encourages the Zoning and Platting Commission to vote against the proposed rezoning. As a point of emphasis, we are also attaching a list of comprehensive plan policies that the requested rezoning plainly violates. This is not intended to be an exhaustive list but rather to emphasize that the proposed project is the kind of unsustainable development that works against the City of Austin's goals.

Many thanks,

Bobby Levinski
Senior Staff Attorney,
Save Our Springs Alliance
[redacted]

Attachment

For emphasis, the proposed rezoning C14-2025-0089 contradicts the following comprehensive plan policies:

LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the Growth Concept Map.

LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

LUT P4. Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors, and infill sites.

LUT P10. Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.

LUT P32. Assure that new development is walkable and bikable and preserves the positive characteristics of existing pedestrian friendly environments.

Explanation for P1, P3, P4, P10, P32: The project site is not located within an activity center or core transit corridor. It is within an environmental that is extremely dangerous and hostile to pedestrians and bicyclists. It is not within an area designated for change.

LUT P22. Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.

Growth Concept Map, p. 97 (emphasis added): "Directs growth away from the Barton Springs Zone of the Edwards Aquifer recharge and contributing zones and **other water-supply watersheds**."

Explanation for P22; Growth Concept Map: The project site is located within the Eanes Creek Watershed, which is considered a Water Supply Suburban Watershed within the Drinking Water Protection Zone. It is an area where growth is expressly discouraged. The over-intensification of this site will require significant amounts of impervious cover and cut and fill, which leads to erosion and stormwater pollution. It would also predictably lead to a car-dependent development,

adding hundreds of oil-dripping cars and require the leveling of the land for new roads and parking lots.

These are certainly not the only comprehensive policies that the proposed rezoning violates, but it should help demonstrate how this is an unsustainable request. We urge ZAP to vote against the zoning change. Thank you for your consideration.

March 30, 2026

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

Re: Case No. C14-2025-0089 – LCNA Position for April 7, 2026 ZAP Hearing

Dear Ms. Villela and Members of the Zoning and Platting Commission,

On behalf of the Lost Creek Neighborhood Association (LCNA), we appreciate the opportunity to provide updated input regarding the proposed rezoning for Case No. C14-2025-0089. We respectfully submit this letter for inclusion in the Zoning and Platting Commission ("ZAP") briefing materials ahead of the April 7 hearing.

At the outset, we want to clearly state our position: LCNA is not opposed to redevelopment of this site. We recognize the importance of accommodating growth and supporting thoughtful land use evolution within the City of Austin. However, we remain concerned that the current zoning request represents a premature and under-analyzed upzoning that has not yet been supported by the level of technical analysis and coordination warranted for a project of this scale.

Recent ZAP deliberations on comparable cases, such as the rezoning of the former Rosedale School site, underscore a broader trend in which staff-supported cases are generally advanced with an expectation that remaining issues will be resolved between the applicant and stakeholders after a recommendation is made. While we understand this procedural reality, it heightens the importance of ensuring that foundational due diligence is completed prior to zoning approval, rather than deferred.

The proposed development must also be evaluated in the context of cumulative growth pressures currently impacting the Lost Creek area. Nearby projects, including the Stratus development, which is anticipated to deliver hundreds of residential units, and the MileStone project adding 48 new homes, will collectively introduce substantial additional traffic into an already constrained roadway network. When combined with the proposed 475-unit development under this zoning request, the aggregate effect represents a significant increase in daily vehicle trips that has not been holistically analyzed. Without a comprehensive, cumulative traffic assessment that accounts for these overlapping developments, the Commission cannot fully understand the true impact on mobility, safety, and neighborhood access.

To date, LCNA and surrounding residents have consistently raised substantive concerns that remain unresolved:

- Traffic impacts and lack of a comprehensive Traffic Impact Analysis
- Coordination with TxDOT regarding access and planned roadway improvements
- Environmental and watershed considerations
- Public safety constraints, particularly related to ingress and egress
- Incomplete or undefined elements within the zoning application

These concerns were formally documented in our prior correspondence requesting postponement, and we believe they remain directly relevant to the Commission's consideration.

LCNA's Request for April 7

In the spirit of constructive engagement, LCNA respectfully requests that the Zoning and Platting Commission consider conditioning any recommendation on the completion and validation of the following key items:

1. **Traffic Impact Analysis (TIA):**
   A comprehensive and current TIA that evaluates both site-specific and cumulative impacts, including interaction with nearby developments and corridor conditions. An inaccurate baseline assumption by City of Austin staff led to the decision not to complete this analysis. Observations on February 12, 2026 revealed as few as 113 cars were present on-site leading to an estimated 434 daily trips, far below the ~3,000 trips used in the assumption.
2. **TxDOT Coordination:**
   Formal confirmation of coordination with TxDOT regarding access, intersection performance, and compatibility with planned improvements along Loop 360.
3. **Full Site Impact Evaluation:**
   A holistic assessment of the project's effects on surrounding infrastructure, including drainage, utilities, and neighborhood connectivity.
4. **Infrastructure Capacity Confirmation:**
   Verification that public infrastructure and services, including emergency response and public transportation, can adequately support the proposed density. The nearest CapMetro bus stop is 2.6 miles.

5. **Context-Sensitive Height and Compatibility Measures:**
   Consideration of reasonable height transitions and buffering strategies adjacent to existing residential areas to ensure compatibility.

Our intent is not to delay progress unnecessarily, but to ensure that any zoning decision is grounded in complete information and results in a project that is both viable and compatible with its surroundings.

We also want to emphasize that LCNA is committed to maintaining a constructive and solutions-oriented dialogue. We are asking for a better process and a better project, not the elimination of redevelopment opportunities.

We appreciate the Commission's time and consideration and look forward to continued engagement with City staff, the applicant, and all stakeholders to achieve an outcome that reflects sound planning principles and community compatibility.

Respectfully,

Shriya Josephsen

Shriya Josephsen
President
Lost Creek Neighborhood Association (LCNA)

cc: Zoning and Platting Commission Members, The Drenner Group

EXHIBIT A

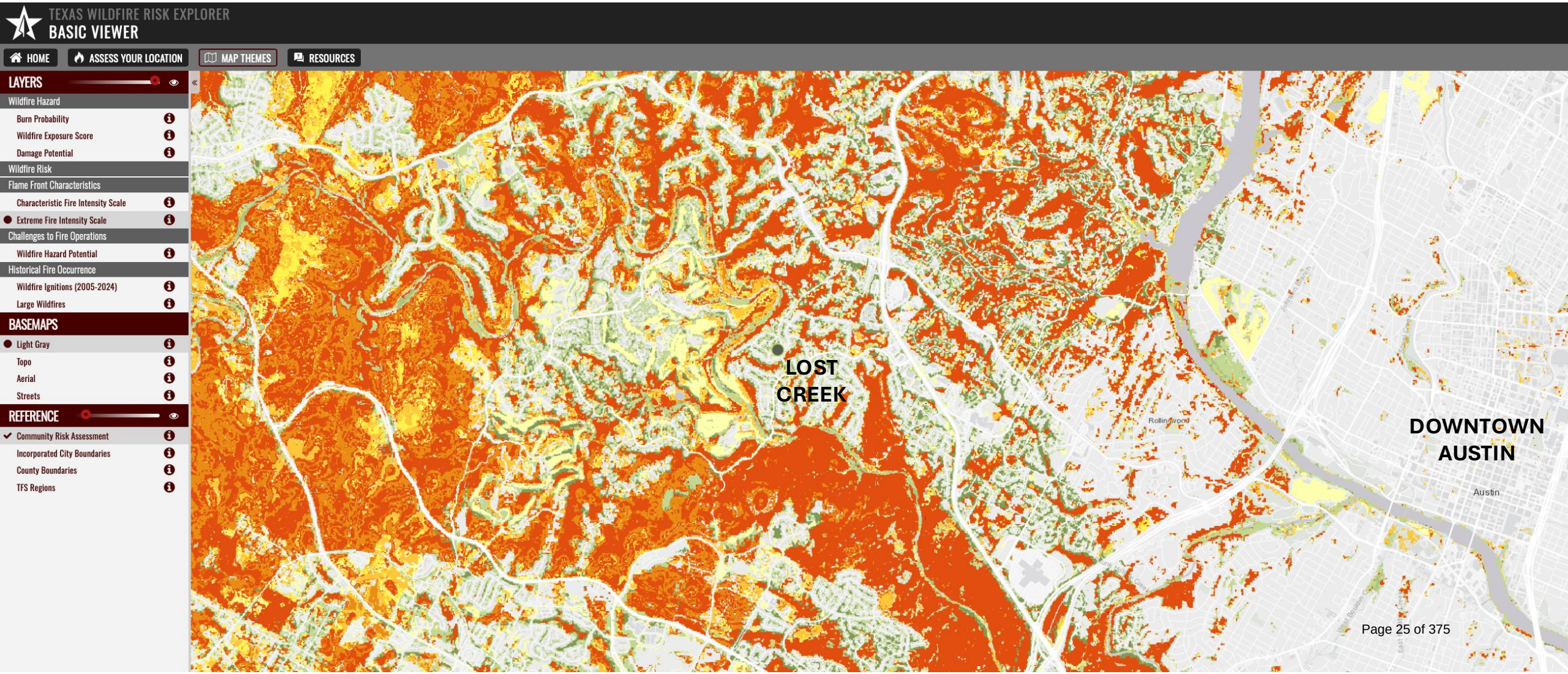
Wildfire Intensity Map – Lost Creek

CityView Rezoning Case (C14-2025-0089)
Lost Creek Neighborhood Association (LCNA)

Extreme Fire Intensity Scale: Extreme Fire Intensity Scale represents an average of near worst-case intensity results at the flaming front of the fire. This "average-worst" uses the average of the worst five percent of Weather Types to produce one value at each location on the map.

Web address: https://wrap.texaswildfirerisk.com/Map/Public/#map-themes

Data Source: Texas Wildfire Risk Assessment, Pyrologix 2023 (includes fuel disturbances through 2022)



1120 Capital of TX HWY
1122 Capital of TX HWY

ONLY THREE STREETS FOR INGRESS & EGRESS TO LOST CREEK IF WILDFIRE EVENT OCCURS

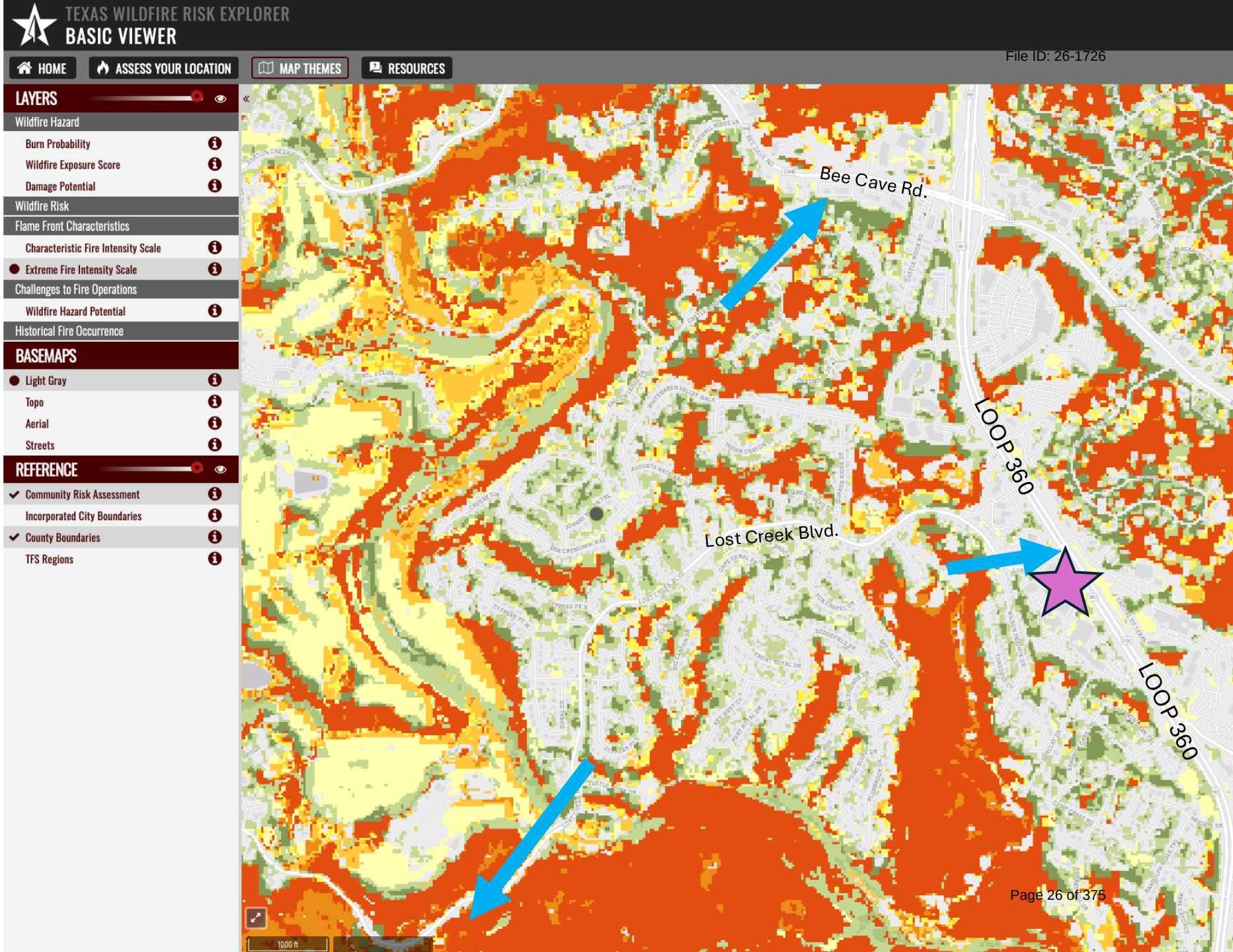


EXHIBIT B

Loop 360 Expansion – Mopac to RM 2244

CityView Rezoning Case (C14-2025-0089)
Lost Creek Neighborhood Association (LCNA)

CONCEPTUAL LAYOUT
LOOP 360

FROM: MOPAC

TO: RM 2244

TRAVIS COUNTY, AUSTIN DISTRICT

CSJ: 0113-13-170/171/172

DATE APPROVED

NOT A BIDDING DOCUMENT

EDUARDO GUTIERREZ, P.E.
79984
TEXAS REGISTRATION NUMBER

DATE

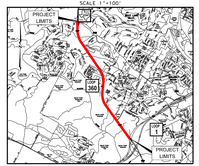
LEGEND

- EXISTING MAINLANE PAVEMENT TO REMAIN
- PROPOSED MAINLANE PAVEMENT
- PROPOSED BRIDGE
- PROPOSED FRONTAGE ROAD, CROSS STREET, RAMP, OR DRIVEWAY PAVEMENT
- PROPOSED AUXILIARY LANE
- PROPOSED SHARED-USE PATH & SIDEWALK
- PAVEMENT REMOVAL
- PROPOSED RETAINING WALL
- EXISTING RIGHT OF WAY (ROW)
- PROPOSED RIGHT OF WAY (ROW)
- PROPOSED TRAFFIC SIGNAL

0' 50' 100' 200'

SCALE

SCALE: 1"=100'



VICINITY MAP

N.T.S

PRELIMINARY

THIS PRINT IS FURNISHED FOR INFORMATION ONLY. THE PLAN INFORMATION OR OTHER DATA SHOWN HEREON IS SUBJECT TO CHANGE AND MUST NOT BE CONSTRUCTED AS FINAL

Siller Ankrum Tripp
PLANNING • ENGINEERING • CONSTRUCTION
TBPE License No. 3609

DATE: 6/9/2020

LOOP 360
CONCEPTUAL LAYOUT
MOPAC (LOOP 1) TO RM 2244

OPTION 1: OVERPASS AT LOST CREEK BOULEVARD AND AT WESTBANK DRIVE AND AT WALSH TARLTON LANE

SOURCE: https://www.mdot.gov/content/dam/project-sites/loop360/docs/mopac-rm-2244-jul-2019-exhibits.pdf

LEGEND

- EXISTING MAINLANE PAVEMENT TO REMAIN
- PROPOSED MAINLANE PAVEMENT
- PROPOSED BRIDGE
- PROPOSED FRONTAGE ROAD, CROSS STREET, RAMP, OR DRIVEWAY PAVEMENT
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- EXISTING RIGHT OF WAY (ROW)
- PROPOSED RIGHT OF WAY (ROW)
- PROPOSED TRAFFIC SIGNAL

EXHIBIT C

Traffic Impact Analysis (TIA) Determination Worksheet

CityView Rezoning Case (C14-2025-0089)
Lost Creek Neighborhood Association (LCNA)

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/) for review and signature.

Project Name: 1120 and 1122 S Capital of Texas Highway

Location: **1120 and 1122 S Capital of Texas Highway SB, Austin, TX 78746**

Applicant: Leah M. Bojo Telephone No: 512-807-2918

Application Type: ☐ Dev. Assessment (Zoning) ☑ Zoning ☐ Site Plan
Indicates determination is optional ☐ Dev. Assessment (Site Plan) ☐ Concept Site Plan*

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/department/street-impact-fee

☑ Applicant acknowledgment of Street Impact Fee program

EXISTING: **FOR TPW STAFF USE ONLY**

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
1 (1120)	8.424	LO and LR	Office	139,776 SF	710	FCE	~~1,553~~
2 (1122)	7.094	LO	Office	130,204 SF	710	FCE	~~1,460~~

Please note that existing trip generation in the above table is applicable only to this worksheet. Existing trip generation for use in transportation studies and SIF calculations shall be determined separately.

Total Existing ~~3,013~~

PROPOSED: **FOR TPW STAFF USE ONLY**

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
1 (1120)	8.424	LO-V-DB90 ?	Office	139,776 SF	710	FCE	1,553
2 (1122)	7.094	LO-V-DB90 ?	Multifamily High	475 units	~~222~~ 231	FCE	~~2,183~~ 3202
			~~Commercial~~	~~7,200 SF~~	~~822~~	~~FCE~~	~~534~~

**Applicable based on land use (e.g., dwelling units for residential, building square footage for commercial, etc.)

Total Proposed ~~4,250~~
~~Total Net Proposed~~ ~~1,237~~

222 Multifamily Housing (High-Rise) 90 ft.
231 Mid-Rise Residential with Ground-Floor Commercial 70 ft.

>2000 Trips/day
→ Transportation Assess

>5000 Trips/day
→ Neighborhood Traffic Analysis

Estimated Daily Trips Using the standard turnover method
155 cars x 2.8 avg. turnover =
434 Daily Trips

ITE std. rate for 321 (4.54 to 6.74 range)
475U x 6.74 Trips/U =
3202 Trips/day

4755 Trips/day

ABUTTING ROADWAYS:

Street Name	Proposed Access (Y/N)	Proposed Number of Driveways	ASMP Street Level
Lost Creek Boulevard	Y	1	3
S Capital of Texas Highway	Y	1	5

FOR TPW STAFF USE ONLY

☐ A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.

☒ A traffic impact analysis is required. TIA scoping is required prior to beginning the study. Please see below for the type of study required; for more information on each study, please refer to Section 10 of the TCM.

☐ Full TIA ☒ Transportation Assessment (TA) ☐ Zoning Transportation Analysis (ZTA)

☐ A TIA compliance memo is required. The memo must demonstrate this case complies with the following TIA. Please refer to the City of Austin TIA Guidelines Section 6 for more information.

☑ A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

☐ A Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).

☐ The traffic impact analysis has been waived. See notes below.

Staff Notes:

Expired in Nov '25

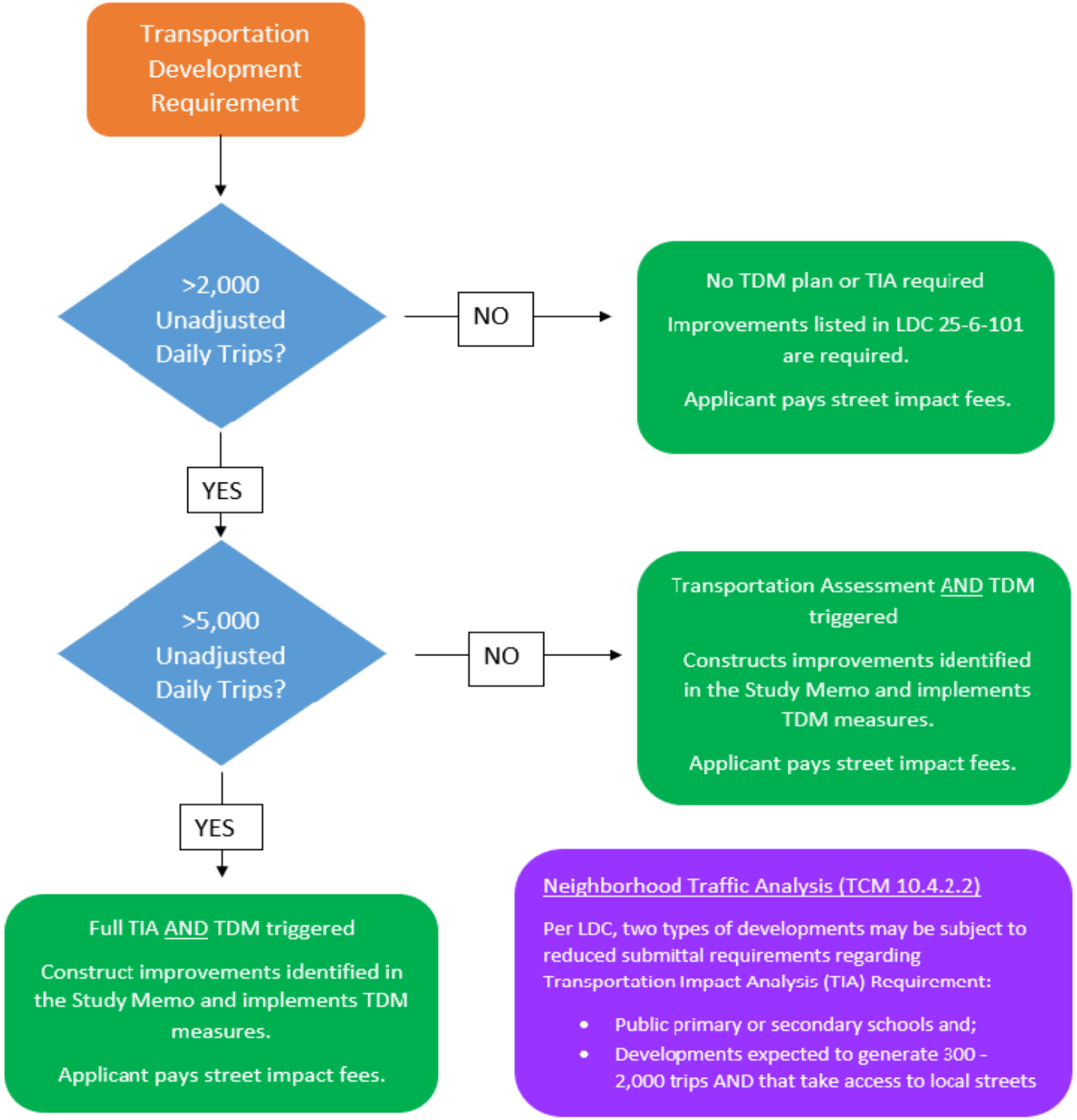
Reviewed By: Nazlie Saeedi Date: 5/8/2025

More information on study requirements and how to submit can be found online at the TDS customer portal (https://atd.knack.com/development-services#customer-portal/)

NOTE: A TIA determination must be made prior to submittal of any Zoning or Site Plan application; therefore, this completed andreviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.

Transportation Criteria Manual

Section 10
Traffic Impact Analysis



https://www.austintexas.gov/department/transportation-development-services

Neighborhood Traffic Analysis (TCM 10.4.2.2)

Per LDC, two types of developments may be subject to reduced submittal requirements regarding Transportation Impact Analysis (TIA) Requirement:

- Public primary or secondary schools and;
- Developments expected to generate 300 - 2,000 trips AND that take access to local streets

Existing

City View Parking Lot
2/12/2026 2 pm
113 Cars















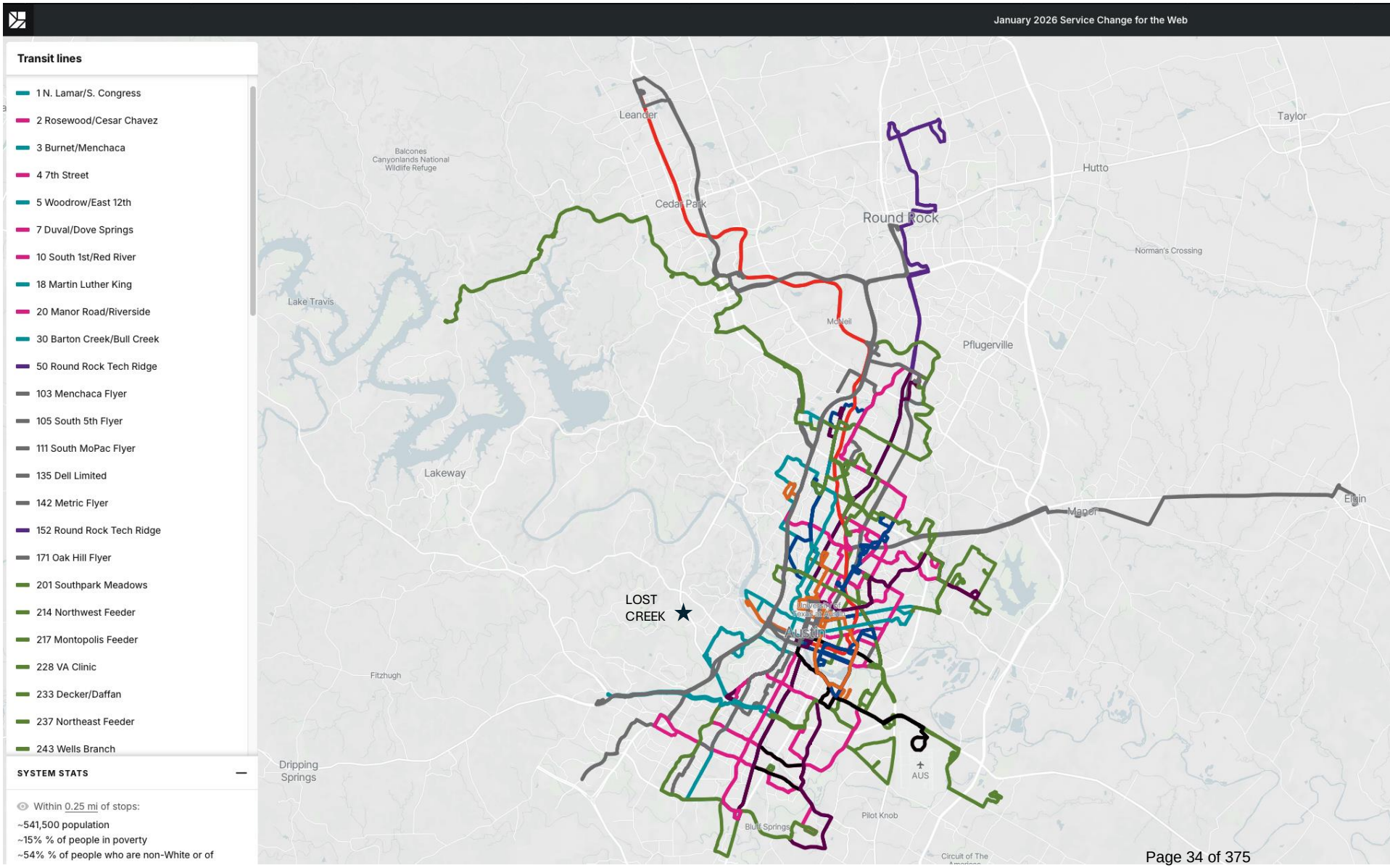


EXHIBIT D

Map: Access to Public Transportation from CityView Development

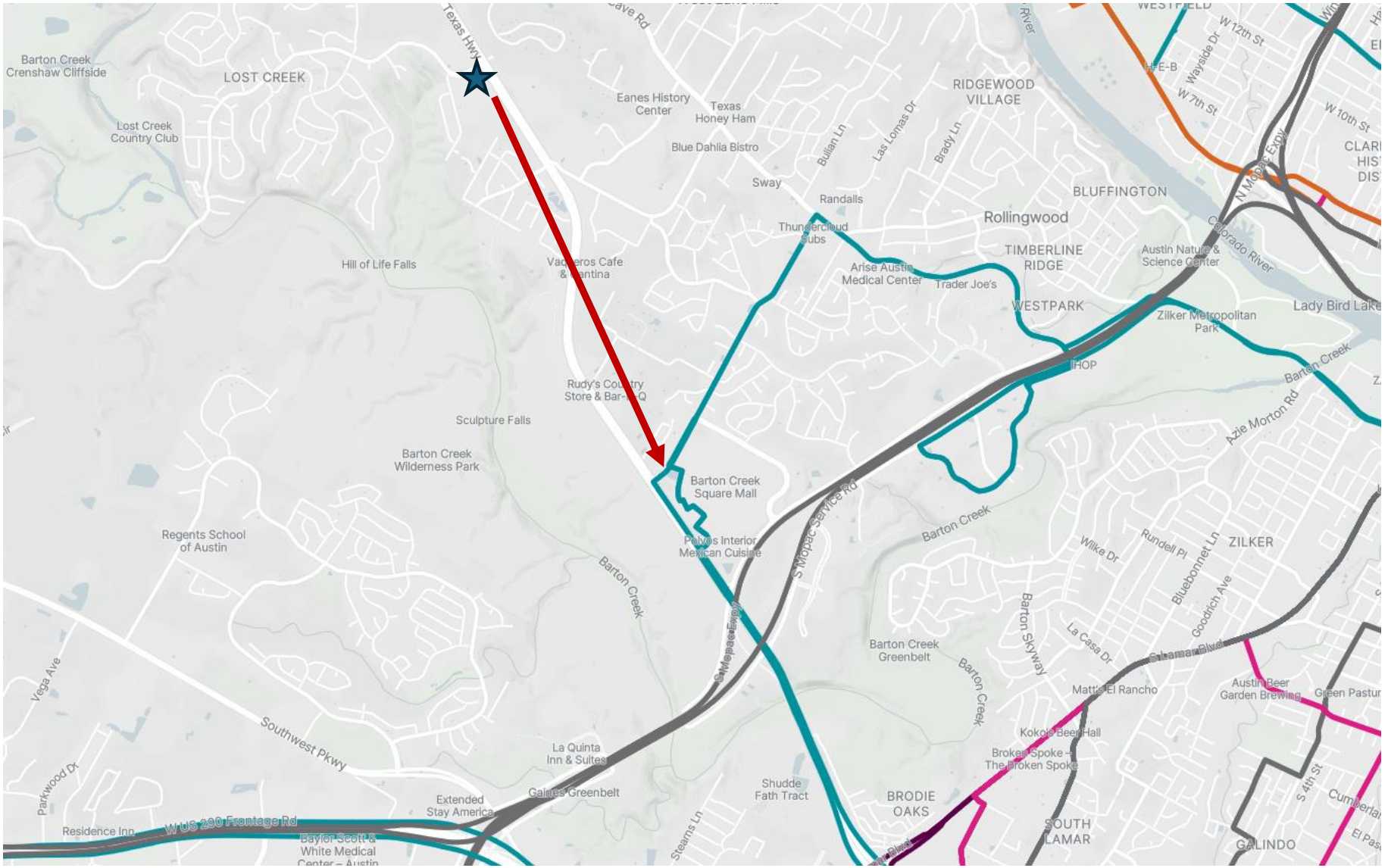
CityView Rezoning Case (C14-2025-0089)
Lost Creek Neighborhood Association (LCNA)

THERE IS NO PUBLIC TRANSPORTATION CLOSE TO THE PROPOSED DEVELOPMENT AT 1120 & 1122 S CAPITAL OF TX HWY.



Source: https://platform.remix.com/project/7b6385a3?latlng=30.36625,-97.55017,10.569

THE CLOSEST ACCESS TO PUBLIC TRANSPORTATION TO THE PROPOSED DEVELOPMENT AT 1120 &1122 S CAPITAL OF TX HWY IS IS OVER 2.5 MILES AWAY AT BARTON CREEK MALL.



Source: https://platform.remix.com/project/7b6385a3?latlng=30.36625,-97.55017,10.569

Villela, Beverly

From: Ashley Fisher [redacted]
Sent: Tuesday, March 31, 2026 12:55 PM
To: Scott Smith; Villela, Beverly
Cc: [redacted] Leah Bojo
Subject: Re: Submission – LCNA Letter and Exhibits for Case C14-2025-0089 (April 7 ZAP Hearing)

External Email - Exercise Caution

Scott,

Thank you for sharing your letter regarding the proposed rezoning. We appreciate the collaborative approach and that Lost Creek Neighborhood Association is not opposed to redevelopment of the site.

In response to a few of your concerns listed in the letter, here is some information. We agree that all these issues are important, but the details of these issues are better handled through the site plan process.

- **Traffic Impact Analysis:** The city staff have determined that a traffic impact analysis is not required because the proposal does not exceed the thresholds establish in the Land Development Code. Further transportation analysis may be required through the site plan process.
- **Coordination with TXDOT:** Coordination with TXDOT will also occur during the site plan process.
- **Environmental and Watershed considerations:** redevelopment of the site will require the site to comply with current environmental regulations which are more stringent than those at the time the site was developed previously.
- **Public Safety related to ingress and egress:** the Site currently has two driveways, one to 360 and one to Lost Creek Blvd. Access will also be part of the site plan process.

We are happy to meet again this week if you would like. Let us know if you would like to set a time for a virtual meeting.

Ashley

Ashley Fisher, Senior Project Manager

Drenner Group, PC | 2705 Bee Cave Road | Suite 100 | Austin, TX 78746

[redacted]

Attachment E

Villela, Beverly

From: Tucker Ferguson [redacted]
Sent: Thursday, March 26, 2026 7:02 PM
To: Scott Smith
Cc: Shriya Josephsen; Villela, Beverly; Orlando Gallegos
Subject: RE: Request for Transportation Coordination Review (City View / Loop 360 & Lost Creek Blvd)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good evening Mr. Smith.

Developers are responsible for coordinating with our office when their projects require access to the state highway system. We work closely with local jurisdictions during the development review process; however, this coordination typically occurs during the site development or building permit phase. At that stage, cities and counties generally require developers to secure the appropriate access permits before proceeding.

The safety and operational evaluations you referenced are conducted once a site plan has been developed and sufficient traffic data is available. This allows for a more accurate assessment of potential traffic impacts and the identification of any necessary mitigation measures.

Thank you,

Tucker Ferguson, PE
Austin District Engineer
Texas Department of Transportation
7901 North I-35
Austin, TX 78753
[redacted]

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/) for review and signature.

Please contact Lead Development Review Engineer if you have any questions. Contact information is available at: TPW-TDS Website

Project:	1120 and 1122 S Capital of Texas Highway				
Location:	1120 and 1122 S Capital of Texas Highway, Austin, TX 78746			Location Jurisdiction:	Full Purpose
☐ Approved TIA?	TIA name:		☐ Approved PUD?	Approved PUD name:	
Applicant/Consultant:	Leah M. Bojo	Email:	lbojo@drennergroup.com	Phone:	5128072918

Application Type (Please select only one):

☑ Zoning	X Site Plan	☐ Site Plan Extension	☐ Dev. Assessment	☐ Concept Site Plan	☐ PUD

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/department/street-impact-fee

☑ I, the applicant, acknowledge this development is subject to the Street Impact Fee program.

Brief description of existing & proposed uses: office to multifamily/commercial/office

Existing Land Use: **TPW STAFF USE ONLY**

Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	ITE	Rate/FCE	Trips/Day
1	8.42	LO and LR	Office_700s	710 - General Office Building	1,000 SF GFA	139.78	710	FCE	1553
2	7.09	LO	Office_700s	710 - General Office Building	1,000 SF GFA	130.20	710	FCE	1460

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Proposed Land Use: **TPW STAFF USE ONLY**

Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	ITE	Rate/FCE	Trips/Day
1	8.42	LO-V-DB90	Office_700s	710 - General Office Building	1,000 SF GFA	139.78	710	FCE	1553
2	7.09	LO-V-DB90	Residential_200s	221 - Multifamily Housing (Mid-Rise)	Dwelling Units	475.00	221	4.54x	2157
			Retail_800s	822 - Strip Retail Plaza (<40k)	1,000 SF GFA	7.20	822	54.45x	392

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Abutting Roadways: **Net Trips: 1089**

Street Name	Proposed Access (Y/N)	Proposed # of Driveways	ASMP Street Level
Lost Creek Blvd.	Y	1	3
S.Capital of Texas Highway	Y	1	N/A

Please submit completed spreadsheet to TPW through KNACK (link at top of sheet). If you used Excel for the Web, please download and submit.

For TPW Staff Use Only

	A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.
	A traffic impact study with TDM is required. TIA scoping is required prior to beginning the study. Please see below for the type of study; for more information on each study, please refer to Section 10 of the TCM.

	Full TIA		TA		ZTA		TIA Update

	A TIA compliance memo is required. The memo must demonstrate compliance of this case with the following TIA. For more information, please refer to the City of Austin TIA Guidelines Section 6.
✓	A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.
	A standalone Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).
	The traffic impact analysis has been waived. See notes below.

Reviewer: Juan Valera, PE Date: 4/7/2026

More information on study requirements and how to submit can be found online at the TDS customer portal (https://atd.knack.com/development-services#customer-portal/)

NOTE: A TIA determination must be made prior to submittal of any Zoning/Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.

Attachment F

Villela, Beverly

From: Patti Brennan [redacted]
Sent: Tuesday, March 31, 2026 10:17 PM
To: Villela, Beverly; [redacted]; [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care:

The Save Our Springs Alliance has formally opposed this rezoning, calling it "inconsistent with the Imagine Austin Comprehensive Plan" and "car-dependent sprawl." The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City's reviewer said DB90 relief "does not appear to apply." The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

- **Height cap: 50 feet** (commercial ground floor + 3 residential stories)
- **Unit cap: 400, or the number supported by the TIA and Evacuation Study, whichever is less**
- **No vehicular access from Lost Creek Blvd** — no driveways or connections, current or future
- **Full TIA & Evacuation Study** required before site plan
- **Family-sized units** — minimum 30% must be 2-bedroom or larger
- **Stepped massing** — no structure above 40 ft within 100 ft of residential
- **Dark sky lighting** — below 3000K, fully shielded

Why are these conditions reasonable?

The developer told our community "maximum 400 units" at "52–53 feet, four stories." The application says 475 units at 90 feet. We're asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..

The Hill Country Roadway Corridor limits height to 28–40 feet. The City's own reviewer said DB90 relief "does not appear to apply" to these standards. 50 feet is generous relative to the 40-foot code limit.

Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer's own promises.

Thank you for your consideration.

Respectfully,

Name: Patti Brennan

Address: 5909 Cape Coral Drive, Austin, TX 78746

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 "[redacted]".

Villela, Beverly

From: Heather Hudson [redacted]
Sent: Tuesday, March 31, 2026 10:16 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Request for Neighborhood Traffic Analysis — Case C14-2025-0089 -Rosedale

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

EMAIL TO: [redacted]
CC: [redacted]
SUBJECT: Request for Neighborhood Traffic Analysis — Case C14-2025-0089 -Rosedale?

Dear Ms. Villela,

The residents of Lost Creek are formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089. We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety. Our request is based on the clear precedent set in **Case C14-2025-0094 (Rosedale Multifamily)**, where the City performed a rigorous technical analysis for a project of similar density.

A comparative audit of the two cases reveals significant deviations that must be addressed:

1. Discrepancy in ITE Trip Generation Methodology in the TIA Worksheet

- How are we to reconcile the use of ITE Code 222 (High-Rise) for a mid-rise project? The Rosedale project (75–90 feet) correctly utilized **ITE Code 221 (Midrise Multifamily)**.
- **What is the basis for bypassing the 2,000-trip threshold?** Applying the Rosedale standard of **4.54 trips per unit** to our 475 units results in **2,157 unadjusted daily trips**.
- Per the **Transportation Criteria Manual (TCM)**, exceeding 2,000 trips triggers a mandatory Transportation Assessment and TDM plan. Using Code 222 artificially defers these requirements.

2. Verification of Existing Traffic Credits in TIA Worksheet

- **What was the methodology for a 3,000-trip credit for vacant facilities?** Office buildings that are substantially vacant, our field counts show only **113 actual vehicle trips**. How does this align with the Rosedale precedent? City verified only 489 trips in an actively occupied area.

3. Critical Life-Safety and Evacuation Constraints

- **How does the current waiver account for the unique constraints of a WUI Zone?** Lost Creek Boulevard is the **sole ingress and egress** for over 1,200 households in a designated **Wildfire Urban Interface (WUI) Zone A/B**.
- **What is the City's plan for ensuring evacuation safety?** No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

1. **Correct the ITE Code to 221 (Midrise)** to ensure mathematical consistency with the Rosedale project and the TCM. This will demonstrate the need for NTA, with **a Wildfire Evacuation Analysis** as a formal component of the NTA.

We look forward to your guidance on aligning the City View analysis with the professional standards demonstrated in the Rosedale case. This analysis is an essential prerequisite for zoning approval with the correct overlays to protect the long-term livability and safety of the Lost Creek community.

Thank you for your consideration.

Respectfully,
Name: Heather V Hudson



Heather Hudson
Broker Associate
Certified Luxury Home Marketing Specialist

AUSTIN RESIDENTIAL GROUP
2500 Bee Caves Rd, Bldg 3, Ste 200
Austin TX 78746
m: 512.431.2120

TREC Information About Brokerage Services
TREC Consumer Protection Notice

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 "[redacted]".

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To: Villela, Beverly
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I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer's own promises.

Thank you for your consideration.

Respectfully,
Name: Heather V Hudson
Address: 2004 Port Royal Drive, Austin, TX 78746



Heather Hudson
Broker Associate
Certified Luxury Home Marketing Specialist

AUSTIN RESIDENTIAL GROUP
2500 Bee Caves Rd, Bldg 3, Ste 200
Austin TX 78746
m: 512.431.2120

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Villela, Beverly

From: Patti Brennan [redacted]
Sent: Tuesday, March 31, 2026 10:14 PM
To: Villela, Beverly; [redacted]
Subject: Request for NTA

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External Email - Exercise Caution

Dear Ms. Villela,

The residents of Lost Creek are formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089. We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety. Our request is based on the clear precedent set in **Case C14-2025-0094 (Rosedale Multifamily)**, where the City performed a rigorous technical analysis for a project of similar density.

A comparative audit of the two cases reveals significant deviations that must be addressed:

1. Discrepancy in ITE Trip Generation Methodology in the TIA Worksheet

- How are we to reconcile the use of ITE Code 222 (High-Rise) for a mid-rise project? The Rosedale project (75–90 feet) correctly utilized **ITE Code 221 (Midrise Multifamily)**.
- **What is the basis for bypassing the 2,000-trip threshold?** Applying the Rosedale standard of **4.54 trips per unit** to our 475 units results in **2,157 unadjusted daily trips**.
- Per the **Transportation Criteria Manual (TCM)**, exceeding 2,000 trips triggers a mandatory Transportation Assessment and TDM plan. Using Code 222 artificially defers these requirements.

2. Verification of Existing Traffic Credits in TIA Worksheet

- **What was the methodology for a 3,000-trip credit for vacant facilities?** Office buildings that are substantially vacant, our field counts show only **113 actual vehicle trips**. How does this align with the Rosedale precedent? City verified only 489 trips in an actively occupied area.

3. Critical Life-Safety and Evacuation Constraints

- **How does the current waiver account for the unique constraints of a WUI Zone?** Lost Creek Boulevard is the **sole ingress and egress** for over 1,200 households in a designated **Wildfire Urban Interface (WUI) Zone A/B**.
- **What is the City's plan for ensuring evacuation safety?** No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

1. **Correct the ITE Code to 221 (Midrise)** to ensure mathematical consistency with the Rosedale project and the TCM. This will demonstrate the need for NTA, with **a Wildfire Evacuation Analysis** as a formal component of the NTA.

We look forward to your guidance on aligning the City View analysis with the professional standards demonstrated in the Rosedale case. This analysis is an essential prerequisite for zoning approval with the correct overlays to protect the long-term livability and safety of the Lost Creek community.

Thank you for your consideration.
Patti Brennan
5909 Cape Coral Dr., Austin, TX 78746

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

Villela, Beverly

From: Scott Killen [redacted]
Sent: Tuesday, March 31, 2026 9:51 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Conditional Overlay Request for Case C14-2025-008

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.
Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.
The Save Our Springs Alliance has formally opposed this rezoning, calling it "inconsistent with the Imagine Austin Comprehensive Plan" and "car-dependent sprawl." The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City's reviewer said DB90 relief "does not appear to apply." The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

- **Height cap: 50 feet** (commercial ground floor + 3 residential stories)
- **Unit cap: 400, or the number supported by the TIA and Evacuation Study, whichever is less**
- **No vehicular access from Lost Creek Blvd** — no driveways or connections, current or future
- **Full TIA & Evacuation Study** required before site plan
- **Family-sized units** — minimum 30% must be 2-bedroom or larger
- **Stepped massing** — no structure above 40 ft within 100 ft of residential
- **Dark sky lighting** — below 3000K, fully shielded

Why are these conditions reasonable?
The developer told our community "maximum 400 units" at "52–53 feet, four stories." The application says 475 units at 90 feet. We're asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..
The Hill Country Roadway Corridor limits height to 28–40 feet. The City's own reviewer said DB90 relief "does not appear to apply" to these standards. 50 feet is generous relative to the 40-foot code limit.
Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.
I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer's own promises.
Thank you for your consideration.

Respectfully,
Scott Killen

Resident of Lost Creek

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

Villela, Beverly

From: Scott Killen[redacted]
Sent: Tuesday, March 31, 2026 9:43 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 request

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External Email - Exercise Caution

Dear Ms. Villela,

The residents of Lost Creek are formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089. We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety. Our request is based on the clear precedent set in **Case C14-2025-0094 (Rosedale Multifamily)**, where the City performed a rigorous technical analysis for a project of similar density.
A comparative audit of the two cases reveals significant deviations that must be addressed:

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- **What was the methodology for a 3,000-trip credit for vacant facilities?** Office buildings that are substantially vacant, our field counts show only **113 actual vehicle trips**. How does this align with the Rosedale precedent? City verified only 489 trips in an actively occupied area.

3. Critical Life-Safety and Evacuation Constraints

- **How does the current waiver account for the unique constraints of a WUI Zone?** Lost Creek Boulevard is the **sole ingress and egress** for over 1,200 households in a designated **Wildfire Urban Interface (WUI) Zone A/B**.
- **What is the City's plan for ensuring evacuation safety?** No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

1. **Correct the ITE Code to 221 (Midrise)** to ensure mathematical consistency with the Rosedale project and the TCM. This will demonstrate the need for NTA, with **a Wildfire Evacuation Analysis** as a formal component of the NTA.

We look forward to your guidance on aligning the City View analysis with the professional standards demonstrated in the Rosedale case. This analysis is an essential prerequisite for zoning approval with the correct overlays to protect the long-term livability and safety of the Lost Creek community.
Thank you for your consideration.

Scott Killen
Resident of Lost Creek

Villela, Beverly

From: Lisa Becker [redacted]
Sent: Tuesday, March 31, 2026 9:22 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Traffic Analysis needed for Lost Creek

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External Email - Exercise Caution

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The residents of Lost Creek are formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089. We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety. Our request is based on the clear precedent set in **Case C14-2025-0094 (Rosedale Multifamily)**, where the City performed a rigorous technical analysis for a project of similar density.

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- **How does the current waiver account for the unique constraints of a WUI**
- **Zone?** Lost Creek Boulevard is the
- **sole ingress and egress**
- for over 1,200 households in a designated **Wildfire Urban Interface**
- **(WUI) Zone A/B**.

- **What is the City's plan for ensuring evacuation safety?**

- No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

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Thank you for your consideration.

Lisa Becker
Lost Creek Resident

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

Villela, Beverly

From: Michelle Walker [redacted]
Sent: Tuesday, March 31, 2026 9:09 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Request for neighborhood traffic analysis

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External Email - Exercise Caution

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Thank you for your consideration.

EMAIL TO: [redacted]
CC: [redacted];
[redacted]
SUBJECT: Case C14-2025-0089 — Conditional Overlay Request

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: _____

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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Thank you for your consideration.

Michelle Walker
1211 Quaker Ridge Drive

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Villela, Beverly

From: Cynthia Wilberts [redacted]
Sent: Tuesday, March 31, 2026 5:48 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Request for Neighborhood Traffic Analysis — Case C14-2025-0089 -Rosedale?

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External Email - Exercise Caution

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Thank you for your consideration.

Respectfully,

Cynthia Wilberts
2002 Point Bluff Drive
Austin, TX 78746

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

Villela, Beverly

From: Kay Lee Fordham <[redacted]>
Sent: Tuesday, March 31, 2026 5:46 PM
To: Villela, Beverly
Cc: [redacted]; Ben Fordham
Subject: Case C14-2025-0089 — Conditional Overlay Request

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External Email - Exercise Caution

Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

My children love walking and bike riding in our neighborhood to see their friends and I am very worried about the impact of this project on the traffic on Lost Creek Boulevard.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

-
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- (commercial ground floor + 3 residential stories)
-
-
-
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- **cap: 400, or the number supported by the TIA and Evacuation Study, whichever is less**
-

- **No**
- **vehicular access from Lost Creek Blvd**
- — no driveways or connections, current or future

- **Full**
- **TIA & Evacuation Study**
- required before site plan

- **Family-sized**
- **units**
- — minimum 30% must be 2-bedroom or larger

- **Stepped**
- **massing**
- — no structure above 40 ft within 100 ft of residential

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Thank you for your consideration.

Respectfully,

Kay Lee Fordham
2100 Point Bluff Drive
Austin TX
78746

Villela, Beverly

From: Rosa Yupari [redacted]
Sent: Tuesday, March 31, 2026 12:49 PM
To: Villela, Beverly
Cc: Jones, Austin
Subject: Request for NTA — Case C14-2025-0089 compared to Rosedale C14-2025-0094

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External Email - Exercise Caution

Dear Ms. Villela,

I am Rosa, a resident of Wilson Heights, home adjacent to City View in Lost Creek, writing to request that the City of Austin conduct a Neighborhood Traffic Analysis (NTA) for Case C14-2025-0089 that is equivalent in scope to the NTA completed for Case C14-2025-0094 (the Rosedale Multifamily).

We only want to be treated fairly. It seems like the Rosedale neighborhood was granted a professional NTA based on 1,975 trips. Is it unfair for us to ask for that same level of care, given our project exceeds 2,100 trips and is on a primary evacuation route?

The Standard the City Applied at Rosedale

On January 14, 2026, Austin Jones, P.E., Supervising Engineer at Austin Transportation and Public Works (ATPW), completed a five-page NTA memorandum for Case C14-2025-0094, which included the following elements:

1. ITE Code 221 (Midrise Multifamily), producing 1,975 raw daily trips for 435 units (4.54 trips/unit/day).
2. **Verified existing trip credit**
3. **Street capacity analysis:** Each street was analyzed against LDC § 25-6-116 thresholds and 24-hour traffic counts.
4. **20% TDM trip reduction target:** Supported by the site's proximity to multiple Capital Metro bus stops, bicycle routes, sidewalks, and three ETOD Station Areas.
5. **Trip distribution analysis:** with net volumes calculated per roadway.

What Lost Creek neighbors Case C14-2025-0089 received

1. The TIA Determination Worksheet for Case C14-2025-0089 concluded that no Traffic Impact Analysis and no Neighborhood Traffic Analysis were required.
2. It seems like there is a discrepancy between the Mid-rise design and the High-rise coding used on the worksheet. We should be using the same code and add the commercial status
3. How was the 3,000-trip credit calculated when current field counts show only 113 cars? The worksheet credited approximately 3,000 daily trips from the existing office buildings, which are

substantially vacant. The Rosedale NTA credited 489 trips since that office was actively occupied.

4. **No actual traffic counts collected.**
5. **NTA box unchecked:** The proposed driveway onto Lost Creek Boulevard. Per TIA Guidelines and the Transportation Criteria Manual, access to a residential street from a development of this magnitude requires a Neighborhood Traffic Analysis.

Side-by-Side Comparison

Factor	Rosedale (C14-2025-0094)	Lost Creek (C14-2025-0089)
Proposed Units	435	475
ITE Code Used	221 — Midrise MF	**222 — High-Rise MF**
Raw Trips/Day	1,975 (4.54/unit)	**2,157 at actual rate**
2,000-Trip Threshold	Below but NTA conducted	**EXCEEDS for TA + TDM**
Existing Use Verified?	Yes — active Sheriff's Office	**No — buildings vacant**
Traffic Counts Collected	3 days, 24-hr tube counts	**None**
NTA Conducted?	Yes — 5-page P.E. memo	**No**
TDM Reduction Required	20% at site plan	**None**
Transit Access	Bus stops, bikes, ETOD	**Zero transit service**
Alternative Access	3 streets	**1 route only**
Evacuation Route	No	**Yes — WUI Zone A/B**
Fatal Crash at Access	No	**Yes — April 6, 2025**
Offsite Improvements	çrossing, transit	**None required**

The Trip Generation Math

Using the identical methodology, ATPW applied to Rosedale —**475 units × 4.54 trips/unit/day = 2,157** unadjusted daily trips**.** This figure **should** trigger a mandatory TDM plan. We have **no Capital Metro service, no bicycle routes** on Lost Creek Boulevard. A 20% reduction in TDM would be unsupportable.

Our Request

1. We respectfully request the following
2. **Conduct a Neighborhood Traffic Analysis** for Case C14-2025-0089 equivalent in scope to the NTA completed for Case C14-2025-0094.
3. Determination Worksheet from 222 (High-Rise) to 221 (Midrise Multifamily), consistent with the code ATPW and Rosedale project.

4. **Verify existing trip generation** and Code 221 for Mid Rise, similar to Rosedale with a commercial addition
5. **Require a TDM plan**
6. **Include a wildfire evacuation analysis** as a component of the NTA. Lost Creek Boulevard is the sole ingress and egress for over 1,200 households in a designated WUI Zone. The additional 2,157+ daily trips on the only evacuation route for this community must be evaluated.

We just want to make sure that if an emergency happens, we can all look back and say we did the math correctly. We support the development of this site and are requesting the same level of professional, data-driven analysis for our safety that the City provided to the Rosedale community for a comparable multifamily project.

What is the best way for us to work with you to align this analysis with the City's standards?

Thank you for your time and attention to this matter.

Respectfully,

Rosa Yupari
1313 Wilson Heights Lost Creek
Tel: +1 512.906.9015
www.linkedin.com/in/burnsrosa

p.s. The NTA will help us determine the Conditional Overlays that will create a great relationship with the neighborhood and development.

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Villela, Beverly

From: Cindy Edwards [redacted]
Sent: Tuesday, March 10, 2026 7:00 PM
To: Villela, Beverly
Cc: Admin
Subject: Zoning Case C14-2025-0089

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Cindy Edwards, my husband, Jerry and I are long time residents of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor. We also have a new housing development under construction on Lost Creek Blvd and when you add 40+ homes you will have a significant increase in traffic with Lost Creek Blvd being the only access.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood…and let's not forget all the Barton Creek traffic that travels through our neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection

- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.
I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for listening and for your time and consideration.

Cindy & Jerry Edwards
Torrey Pines Cove, Austin, TX

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

Villela, Beverly

From: David Younger <[redacted]>
Sent: Tuesday, March 10, 2026 2:54 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is David. Younger and

I am a resident of the Lost Creek neighborhood [6303 Southern Hills Place].

I am writing regarding

Zoning Case C14-2025-0089,

the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment

of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet

appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current

traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped

with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already

serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns,

the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions
- at the largely vacant CityView office site
- The net new traffic generated
- by the proposed residential development
- The impact on Lost Creek Boulevard
- and the Loop 360 intersection
- Any necessary roadway improvements
- or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would

allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the

Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,

David Younger

Lost Creek Resident

Austin, TX

Villela, Beverly

From: Darcy Johnson [redacted]
Sent: Tuesday, March 10, 2026 2:41 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Darcy Johnson, and I am a resident of the Lost Creek on Whitemarsh Valley Walk.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I kindly ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet does not match reality. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Kind regards,

Darcy Johnson

Resident of Lost Creek

6654 Whitemarsh Valley Walk

Villela, Beverly

From: Julie Zuefeldt [redacted]
Sent: Thursday, March 12, 2026 11:47 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Julie Zuefeldt, and I am a resident of the Lost Creek neighborhood [add Address if you wish].

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the city and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis before advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Julie Zuefeldt - Lost Creek Resident
6203 Augusta National Drive, Austin 78746

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

Villela, Beverly

From: Bruce Barre [redacted]
Sent: Thursday, March 12, 2026 11:44 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Bruce Barre and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Bruce Barre

1700 Lost Creek Blvd

Austin, TX

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Villela, Beverly

From: Jill Barre [redacted]
Sent: Thursday, March 12, 2026 11:36 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Jill Barre, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Jill Barre
1700 Lost Creek Blvd
Austin, TX

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

Villela, Beverly

From: Cheryl Tulkoff [redacted]
Sent: Tuesday, March 10, 2026 5:01 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Cheryl Tulkoff, and I am a resident of the Lost Creek neighborhood at 5903 Fox Chapel Dr.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

-
-
- The true baseline traffic conditions at the largely vacant CityView
- office site
-
-
-
- The net new traffic generated by the proposed residential development

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- The impact on Lost Creek Boulevard and the Loop 360 intersection
-
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-
- Any necessary roadway improvements or mitigation measures to ensure
- safety and mobility
-

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Cheryl Tulkoff

5903 Fox Chapel Dr.

Austin, TX 78746

--
Thanks, Cheryl Tulkoff
https://www.linkedin.com/in/ctulkoff/

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Villela, Beverly

From: [redacted]
Sent: Tuesday, March 10, 2026 3:58 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis - Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Anne Grigg, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.
Thank you for your time and consideration.

Sincerely,

Anne Grigg
Lost Creek Resident
Austin, Texas

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Villela, Beverly

From: Samit Patel [redacted]
Sent: Tuesday, March 10, 2026 2:05 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Samit Patel, and I am a resident of the Lost Creek neighborhood.

I am writing regarding Zoning Case C14-2025-0089, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360. While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Samit Patel
Resident on Whitemarsh Valley Walk
Austin, TX

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

Villela, Beverly

From: Marsha Ratliff [redacted]
Sent: Friday, March 27, 2026 9:12 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Marsha Ratliff and am a resident of the Lost Creek neighborhood 1319 Thaddeus Cove.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,

Marsha Ratliff

1319 Thaddeus Cove

Austin TX 78746

Sent from my iPad

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

Villela, Beverly

From: Audrey Hime [redacted]
Sent: Friday, March 27, 2026 8:54 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

I have been a resident of the Lost Creek neighborhood since 2002, and I am extremely concerned about the possibility of adding significant traffic to the Lost Creek corridor, which is already congested and over-used, especially during peak hours.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves approximately 8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,

Audrey Hime

1702 Mill Springs Dr.

Austin, TX 78746

--
Audrey Hime
PO Box 92525
Austin, TX 78709
cell: (512) 415-7790

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

Villela, Beverly

From: Shawn Reddy [redacted]
Sent: Wednesday, March 25, 2026 4:59 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Shawn Reddy, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

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- The true baseline traffic conditions at the largely vacant CityView
- office site
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- The net new traffic generated by the proposed residential development
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- The impact on Lost Creek Boulevard and the Loop 360 intersection
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- Any necessary roadway improvements or mitigation measures to ensure
- safety and mobility
-

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Shawn Reddy, MD
Chair, Pain Management, BSW Marble Falls
2006 Plumbrook Dr.
Austin, TX 78746

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

Villela, Beverly

From: Sarah DeHay [redacted]
Sent: Wednesday, March 25, 2026 8:51 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Sarah DeHay, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Sarah DeHay
6209 Cape Coral Drive

Austin, Texas

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Villela, Beverly

From: Katherine Watkins [redacted]
Sent: Tuesday, March 24, 2026 10:06 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Katherine Watkins and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Katherine Watkins

6307 Indian Canyon Dr

Austin, TX 78746

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

Villela, Beverly

From: Christine Travis [redacted]
Sent: Tuesday, March 24, 2026 9:33 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Christine Travis, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Christine Travis

1103 Falcon Ledge Drive

Austin, Texas 78746

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Villela, Beverly

From: Kat Schliemann [redacted]
Sent: Tuesday, March 24, 2026 3:35 PM
To: Villela, Beverly

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Attn: Zoning and Platting Commission Members and Planning Staff

My name is Kathleen Schliemann, and I am a resident of the Lost Creek neighborhood on Big Canyon Drive.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Kathleen Schliemann
Lost Creek Resident

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Villela, Beverly

From: Austin McAnally [redacted]
Sent: Tuesday, March 24, 2026 3:07 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Austin McAnally, and I am a resident of the Lost Creek neighborhood.

I am writing regarding Zoning Case C14-2025-0089, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

The true baseline traffic conditions at the largely vacant CityView office site

The net new traffic generated by the proposed residential development

The impact on Lost Creek Boulevard and the Loop 360 intersection

Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Austin McAnally
Lost Creek Resident

Austin McAnally

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Villela, Beverly

From: Claire Hogan [redacted]
Sent: Tuesday, March 24, 2026 2:51 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Claire Hogan, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,

Claire Hogan (1208 Wilson Heights Drive, Austin, Texas 78746)

CLAIRE HOGAN
CLAIRE MCCORMACK | PHOTOGRAPHY
c 830.456.6063
www.clairemccormack.com

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Villela, Beverly

From: Diane Hern [redacted]
Sent: Monday, March 23, 2026 11:11 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Diane Hern, and I am a property owner in the Lost Creek neighborhood at 1303 Wilson Heights Drive.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

-
-
- The
- true baseline traffic conditions at the largely vacant CityView office site
-
-
-
- The

- net new traffic generated by the proposed residential development
-
-
-
- The
- impact on Lost Creek Boulevard and the Loop 360 intersection
-
-
-
- Any
- necessary roadway improvements or mitigation measures to ensure safety and mobility
-

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Diane Hern

Property Owner

Lost Creek

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

Villela, Beverly

From: Doug Keenan [redacted]
Sent: Monday, March 23, 2026 3:36 PM
To: Villela, Beverly
Subject: Request for Full Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)
Attachments: 1120 TIA Worksheet with ITE Code 231 Recalc Feb 12 2026 DPK PDF w_pics.pdf

External Email - Exercise Caution

Dear Beverly & the Zoning and Platting Commission Members and Planning Staff,
My name is Doug Keenan, and I am a resident of the Lost Creek neighborhood. I am writing regarding Zoning Case C14-2025-0089, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.
While I understand redevelopment is being considered, I respectfully request that the Commission and staff require a full Traffic Impact Analysis (TIA) before any zoning decision is made. Based on my review of the current documentation and real-world conditions, I believe a TIA is necessary for the following reasons:

- Inaccurate Baseline Data: The existing traffic worksheet overstates current traffic because the CityView office complex is largely unoccupied. Site observations on February 12, 2026, showed only 113 cars in the parking lot. Using a standard turnover method, this represents only 434 daily trips, far below the ~3,000 trips used in current theoretical assumptions.
- Substantial Traffic Increase: The proposed development of 475 residential units is estimated to generate 4,755 total trips per day. This results in a net increase of 4,321 daily trips. Such a significant volume exceeds the City's >2,000 unadjusted daily trip threshold for a Transportation Assessment and approaches the >5,000 threshold for a full TIA.
- Outdated Growth Projections: The current analysis appears to rely on 2019 TxDOT data. Applying a conservative 4% annual growth rate to the 2019 AADT of 5,162 suggests traffic volumes are already near 6,800 vehicles per day in 2026, even before accounting for the Loop 360 expansion.
- Safety and Mobility Concerns: Lost Creek Boulevard is the primary ingress/egress for approximately 1,200 homes. A project of this scale, given the constrained roadway geometry, warrants a study to ensure necessary mitigation measures are identified.

I have attached a redlined TIA Worksheet (dated February 12, 2026) which details these recalculations and includes photographic evidence of current site vacancy.

Sincerely,
Doug Keenan
2001 Port Royal Drive - Lost Creek
Austin, TX 78746

This old worksheet is dead; a fresh one is required!

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/) for review and signature.

Project Name: 1120 and 1122 S Capital of Texas Highway

Location: **1120 and 1122 S Capital of Texas Highway SB, Austin, TX 78746**

Applicant: Leah M. Bojo Telephone No: 512-807-2918

Application Type: ☐ Dev. Assessment (Zoning) ☑ Zoning ☐ Site Plan
Indicates determination is optional ☐ Dev. Assessment (Site Plan) ☐ Concept Site Plan*

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/department/street-impact-fee

☑ Applicant acknowledgment of Street Impact Fee program

EXISTING: **FOR TPW STAFF USE ONLY**

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
1 (1120)	8.424	LO and LR	Office	139,776 SF	710	FCE	~~1,553~~
2 (1122)	7.094	LO	Office	130,204 SF	710	FCE	~~1,460~~

Please note that existing trip generation in the above table is applicable only to this worksheet. Existing trip generation for use in transportation studies and SIF calculations shall be determined separately.

Total Existing ~~3,013~~

PROPOSED: **FOR TPW STAFF USE ONLY**

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
1 (1120)	8.424	LO-V-DB90 ?	Office	139,776 SF	710	FCE	1,553
2 (1122)	7.094	LO-V-DB90 ?	Multifamily High	475 units	~~222~~ 231	FCE	~~2,183~~ 3202
			~~Commercial~~	~~7,200 SF~~	~~822~~	~~FCE~~	~~534~~

**Applicable based on land use (e.g., dwelling units for residential, building square footage for commercial, etc.)

Total Proposed ~~4,250~~
~~Total Net Proposed~~ ~~1,237~~

222 Multifamily Housing (High-Rise) 90 ft.
231 Mid-Rise Residential with Ground-Floor Commercial 70 ft.

>2000 Trips/day → Transportation Assess

>5000 Trips/day → Neighborhood Traffic Analysis

Estimated Daily Trips Using the standard turnover method 155 cars x 2.8 avg. turnover = **434 Daily Trips**

ITE std. rate for 321 (4.54 to 6.74 range) 475U x 6.74 Trips/U = **3202 Trips/day**

4755 Trips/day

ABUTTING ROADWAYS:

Street Name	Proposed Access (Y/N)	Proposed Number of Driveways	ASMP Street Level
Lost Creek Boulevard	Y	1	3
S Capital of Texas Highway	Y	1	5

FOR TPW STAFF USE ONLY

☐ A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.

☒ A traffic impact analysis is required. TIA scoping is required prior to beginning the study. Please see below for the type of study required; for more information on each study, please refer to Section 10 of the TCM.

☐ Full TIA ☒ Transportation Assessment (TA) ☐ Zoning Transportation Analysis (ZTA)

☐ A TIA compliance memo is required. The memo must demonstrate this case complies with the following TIA. Please refer to the City of Austin TIA Guidelines Section 6 for more information.

☑ ~~A~~ traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

☐ A Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).

☐ The traffic impact analysis has been waived. See notes below.

Staff Notes:

Expired in Nov '25

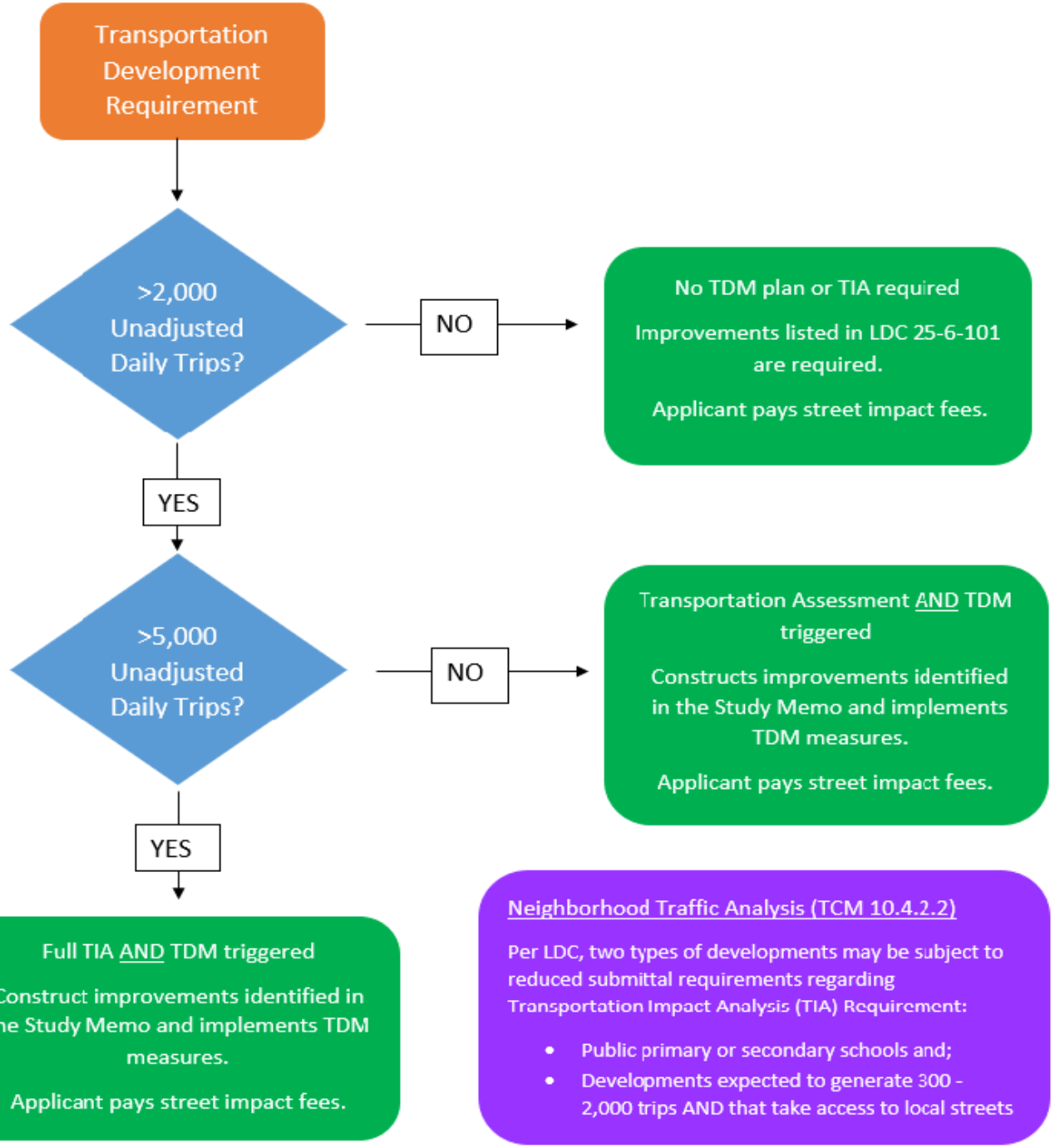
Reviewed By: Nazlie Saeedi Date: 5/8/2025

More information on study requirements and how to submit can be found online at the TDS customer portal (https://atd.knack.com/development-services#customer-portal/)

NOTE: A TIA determination must be made prior to submittal of any Zoning or Site Plan application; therefore, this completed andreviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.

Transportation Criteria Manual

Section 10
Traffic Impact Analysis



https://www.austintexas.gov/department/transportation-development-services

Existing

City View Parking Lot
2/12/2026 2 pm
113 Cars

















Villela, Beverly

Subject: FW: Case C14-2025-0089

From: Jeryl [redacted]
Sent: Sunday, September 28, 2025 2:44 PM
To: Boudreaux, Marcelle [redacted]
Subject: Case C14-2025-0089

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

We have been residents of Lost Creek Community for 45 years. We did not VOTE for high rise buildings or low property listings. We want ACTION NOW. We do not want tall high density buildings. Please help those of us who have lived here the longest. Our children are not safe getting off buses, no walking sidewalks or public transportation. Please help us fight this battle. Thank you, [redacted]

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Villela, Beverly

Subject: FW: Strongly against rezoning of 1120 &1122 Capital of Texas Hwy - NO DIRECT ACCESS to development from the south (Case Number: C14-2025-0089)

From: Devlin DuVall [redacted]
Sent: Sunday, September 14, 2025 3:38 PM
To: Morin, Danielle [redacted]; [redacted]; Curtis, Cathy <[redacted]>; Rouda, Randall <[redacted]>; Barron, Bradley <[redacted]>; Michael, David <[redacted]>; McGuinness, Kayla [redacted]>; Meeks, Stacy <[redacted]>; Gonsoulin, Chase <[redacted]>; DeSanctis, Ann <[redacted]>; Saeedi, Nazlie <[redacted]>; Ellis, Paige [redacted]>; Mayor Watson [redacted]>; Middleton-Pratt, Lauren [redacted]>
Cc: Mike DuVall <[redacted]>
Subject: Strongly against rezoning of 1120 &1122 Capital of Texas Hwy - NO DIRECT ACCESS to development from the south (Case Number: C14-2025-0089)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Hello,

I am not sure exactly to whom I should be voicing my opinion and thoughts, but I am VERY, VERY concerned about the proposed rezoning of 1120 and 1122 S. Capitol of Tx. Hwy. (Case Number: C14-2025-0089).

I live directly behind these two addresses. I am against this rezoning for a few reasons:

- The proposal for 475 apartment unit is estimated to increase traffic by 2,000 trips per day in this area (per documents filed with the City of Austin).

If you are coming from the south, **there is NO DIRECT ACCESS** to either property. **DRIVES WILL HAVE TO MAKE A U-TURN** to access the properties. **THERE IS ONLY ONE U-TURN LANE.** Please think about the additional congestion this will cause at that intersection.

Lost Creek Boulevard is already mayhem at certain times of day. We have accidents at this intersection quite often and a few months ago had a **fatal accident** here. The entrance to Wilson Heights Drive (my street) already sees MANY, MANY ILLEGAL U-TURNS PER DAY, from people working in the office buildings looking for a shortcut or quicker access. This development will only make traffic difficulties even worse.

One statement that is VERY concerning to me, is found in the Applicant Summary letter. It states:

The Property is currently zoned LO (Limited Office) and LR (Neighborhood Commercial) The requested zoning is LR-V-DB90 (Limited Office – Vertical Mixed Use Building – Density Bonus 90). The Property is not located in a Neighborhood Planning Area.

A Traffic Impact Analysis (TIA) is not required per the attached TIA determination waiver dated 5/8/2025 by Nazlie Saeedi from Transportation Department Services.

I do not understand how a traffic impact analysis can not be required when there is only **ONE U-TURN** lane to access this property if you coming from the south?

- Westbank Drive is a main artery to West Lake High School. This light is already crazy enough at school times, and this proposed development would make it worse.

- I am very concerned about the noise this development would cause for the neighborhood it abuts to.

- I am very concerned about the proposed 475 units and 7-story building proposed for this site. That is way too much traffic, way too many people, way too much disturbance to not do any sort of impact study.

- I am concerned about the proposal to include low-income housing. I would love to have more families have access to the school system here (Eans ISD is looking for ways to get more children in our school system), but there is **NO PUBLIC TRANSPORTATION** TO SUPPORT THESE FAMILIES.

Before you approve a zoning change, I ask that you analyze the *very real and negative impacts* this development will have on this area.

Sincerely,
Devlin DuVall
[redacted] cell

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

Villela, Beverly

Subject: FW: Opposition Letter to Zoning Application C14-2025-0089

From: Lorrie Bedell [redacted]
Sent: Wednesday, September 17, 2025 10:01 PM
To: Boudreaux, Marcelle <[redacted]>
Cc: [redacted]; District 8 <[redacted]>
Subject: Opposition Letter to Zoning Application C14-2025-0089

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Lorraine and Kergin Bedell
1137 Lost Creek Blvd.
Austin, TX 78746

September 17, 2025

Marcelle Boudreaux
via email [redacted]
cc:
Paige Ellis, City Council Woman
Lost Creek Limited District Board of Directors
Lost Creek Neighborhood Association President

Dear Ms. Boudreaux,

We are writing to oppose the application for zoning Case # C14-2025-0089 of Cityview 1120 and 1122 S. Cap. of Texas Hwy. Cityview's rezoning request, if approved, would cause a significant negative traffic impact on neighboring properties. The existing traffic at the intersection of Lost Creek Blvd and S. Cap. of Texas Hwy is already congested and collision-prone, other residential developments (Milestone and Stratus) underway along Lost Creek Blvd are already going to add future traffic to the intersection, and the upcoming TxDOT 360 construction project will create additional traffic problems at the intersection. The Cityview proposal should not be considered without a comprehensive traffic study that considers all of the above factors. Any rezoning of 1120 and 1122 S. Cap. of Texas Hwy should allow for access only to S. Cap. of Texas Hwy, and have no access to Lost Creek Blvd.

Lost Creek neighborhood is home to over 1200 single-family and condominium households. Despite this population, there are only three routes into and out of the neighborhood. Primary neighborhood access is through the intersection at Lost Creek Blvd and S. Cap. of Texas Hwy. The other two ways to access the neighborhood are via Barton Creek Blvd (4.5 miles and a 10 minute drive to the West) and a

route through small, winding residential streets through the Camelot neighborhood. The intersection at Lost Creek Blvd and S. Cap. of Texas Hwy is already problematic. Going out of the neighborhood during morning commuting time the traffic backs up for several turns of the light, and the westbound lanes spreading from one lane of traffic to three cause much confusion and last minute lane changes. Heavy traffic on S. Cap. of Texas Hwy both in the morning and late afternoon also prevents access to and coming out of the intersection. There have been numerous traffic collisions at the intersection, including multiple fatalities. The guard rail at the corner of 1120 S. Cap. of Texas Hwy has to be rebuilt frequently due to collisions. Currently, the cars accessing Cityview are there for commercial business. They are limited in number and flow in an opposite commuter direction from that of Lost Creek neighborhood. If Cityview were to change to residential use, that traffic would compound the congestion and problems already existing at the intersection. An additional complication at the intersection is the landscaped median along Lost Creek Blvd that prevents eastbound traffic left turns into Cityview, and cars frequently make illegal U-turns at Lost Creek Blvd and Wilson Heights Dr to double back into Cityview.

The traffic at this problematic intersection is already looking at a sizable future increase from the Milestone and Stratus developments already in progress along Lost Creek Blvd. Milestone's Overlook at Westlake project is adding 49 homes on 36 acres. Stratus' Holden Hills development is much larger and is adding 74 single-family home lots and approximately 430 condominium units on 495 acres. Together, those two developments will add more than 550 residences of traffic to the already heavily-traveled Lost Creek Blvd. The prospect of adding another 475 Cityview residences of traffic to the bottlenecked intersection at Lost Creek Blvd and S. Cap. of Texas Hwy is undesirable and dangerous.

The intersection also faces future congestion and hazard due to TxDOT's 360 project, which is running behind schedule but is planned to add an overpass at Lost Creek Blvd and S. Cap. of Texas Hwy in the near future. For an example of traffic problems to expect when this project begins, one need only look at the current status of construction at Westlake Dr and N. Cap. of Texas Hwy. The construction has created more traffic backup, prevented access to cross streets, and forced traffic to travel more through residential streets. Cityview's properties will be directly in front of the TxDOT construction, and residents of Cityview's proposed plan will likely be exclusively funneled through Lost Creek Blvd during construction road closures.

The current traffic backup and bottleneck from 7:00-9:30 am, the twice daily commuter congestion along S. Cap. of Texas Hwy, a history of collisions and fatalities, a 550 residence increase already in development, and the expected TxDOT construction project creates a confluence of problems already beleaguering the intersection at Lost Creek Blvd and S. Cap of Texas Hwy. Cityview now requests to add an additional 475 residences right in the heart of this problem, and requests to do it without even a traffic impact analysis. Cityview should not be allowed to add 475 residences to the traffic at the intersection. Any rezoning considered should require that Cityview not have entrance or egress to Lost Creek Blvd and should include a comprehensive traffic study to ensure that Cityview's development would not negatively impact the flow of traffic through the intersection of Lost Creek Blvd and S. Cap. of Texas Hwy.

Sincerely,
Lorraine and Kergin Bedell

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Villela, Beverly

From: Deborah Castro [redacted]
Sent: Sunday, October 12, 2025 3:12 PM
To: Boudreaux, Marcelle; Villela, Beverly
Cc: Chris Vetromile; [redacted] Megan Marrs; Bob Sweeney; [redacted]; District 8; [redacted]; Rachel Jackson; Marvin Hecker; Rosa Yupari; Victoria Lavi; ann mccormick; Ruth Anne Abraham; Gaylon finklea Hecker; Lorrie Bedell; James Lear; Sharon Lear; Gary Sertich; Tanya Emmons; Heeru Thadani; [redacted]
Subject: Rezoning the office buildings at the intersection of Lost Creek Blvd. and Hwy. 360

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

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External Email - Exercise Caution

Hi Beverly,

I'm writing to express my strong concerns and opposition to any proposed zoning changes at the City View location.

The traffic in this area is already overwhelming, and the recent developments—Strattus and Milestone—have only made matters worse. We've already seen an increase in accidents and dangerously heavy traffic, and these issues will only intensify once those developments are fully occupied. This is not sustainable for our community.

Additionally, I'm deeply concerned about the proposed building heights, especially the possibility of 10-story structures. Such scale is out of character with the surrounding area and will further strain infrastructure, viewsheds, and our neighborhood's overall quality of life.

As an advocate with Dark Sky International, I also want to highlight a major environmental and community concern. Our neighborhood was the first in the City of Austin to earn the prestigious title of **"International Dark Skies Development of Distinction,"** one of only seven neighborhoods in the entire United States to receive this recognition. We've worked hard—residents, community leaders, and even local office buildings—to meet and uphold the five lighting principles established by the Illuminating Engineering Society

1. **Lighting should serve a clear purpose.**
2. **Lighting should be time-limited**—used only when needed, avoiding 24/7 illumination, which studies show does not improve safety.

3. **Use of appropriate fixtures** that are fully shielded to reduce glare, light trespass, and scatter.
4. **Preference for warmer color tones** (yellow or gold hues) rather than harsh, bright white light.
5. **Limiting light intensity** to fixtures with outputs below or at 2700 Kelvins.

Many developers market their lighting plans as "neighborhood friendly," but in reality, they often fall short of these standards. In contrast, many of our residents use motion sensors or timers, which have proven to be both effective and compliant.

One of the office buildings on Lost Creek Boulevard went so far as to completely remove a large spotlight on the top of their building at our request, helping us achieve and maintain our designation. Our efforts have been formally recognized by the City of Austin and Travis County, including annual proclamations during October's Night Skies Month.

This designation is a point of pride for our neighborhood and a model for others—including River Hills, which recently became the second neighborhood in Austin to receive the same honor.

We ask that you respect the time, effort, and investment our community and Limited District have made in protecting our skies and quality of life. Please consider the lasting impact that these zoning changes and new developments could have—not just on traffic and infrastructure, but on the legacy and environment we've worked so hard to preserve.

Thank you for your consideration, and I truly hope we can continue to work together as respectful and thoughtful neighbors.

Best regards,

Deborah Castro

Lost Creek Dark Skies

Travis County Friends of the Night Sky

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Villela, Beverly

From: Kristen Dharamsi [redacted]
Sent: Monday, February 9, 2026 10:32 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Kristen Dharamsi and I live at 6602 Torrey Pines Cove in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

My two children at Forest Trail Elementary have the maximum number of children allowed in their classrooms and the school is at max capacity.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Kristen Dharamsi

6602 Torrey Pines Cove

Villela, Beverly

From: Julia Keenan [redacted]
Sent: Monday, February 9, 2026 10:00 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Schools & Educational Impact

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

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External Email - Exercise Caution

Dear Beverly,

Julia Keenan here again, of 2001 Port Royal Dr., Austin, TX 78746 near the City View property. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed for another reason.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

As a former teacher in the Eanes District and Westlake High School, I am concerned about how this housing development will impact education. Valley View School, located across Loop 360 where the new students would logically attend, was shut down during the 2025-2026 school year (and was slated for sale) due to declining enrollment in the Eanes District. This housing project will focus on dwellings for families, which will dramatically increase enrollment in Eanes. Classroom size will undoubtedly be an issue that needs consideration when permitting an apartment development of this size.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you again,

Julia Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Kendall Guinn [redacted]
Sent: Monday, February 9, 2026 9:58 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Safety Concerns

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

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External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission,

My name is Kendall Guinn, and I live at 1509 Wilson Heights Drive in Austin, next to the property proposed for rezoning under Case C14-2025-0089. I am writing to respectfully request that the February 17 hearing be postponed.

This proposed development would add 475 apartments along Lost Creek Boulevard, a roadway that already feels over capacity. Daily traffic funnels through a single left-turn lane at Loop 360, where drivers regularly experience long backups and dangerous turning conditions. There was a fatal accident at this intersection within the past year, which underscores how serious the safety issues already are.

Despite this, the application indicates that no Traffic Impact Analysis is required, even though the project is expected to increase traffic in the area by an estimated 30 to 40 percent. That level of added volume without a formal traffic study is deeply concerning.

The application also fails to account for other major nearby developments, including the Marshall development (48 homes), the Stratus project (more than 600 homes and apartments), and the upcoming improvements by the Texas Department of Transportation to Loop 360. All of these projects will add traffic to the same limited road network. Our neighborhood has very few points of entry and exit, which is not only a congestion issue but also a serious concern for emergency response and potential wildfire evacuation.

On a daily basis, simply waiting in line to get to Forest Trail Elementary adds roughly 30 extra minutes to my commute just to cross Loop 360. Traffic is already stretched beyond what the roads can reasonably handle. In addition, one of my children has sensory processing disorder, and prolonged nearby construction noise would be especially disruptive and distressing for them in our own home.

For these reasons, I strongly urge the Commission to postpone this hearing until a full Traffic Impact Analysis is completed and reviewed. Our community deserves a thorough evaluation of the safety and infrastructure impacts before this case moves forward.

Thank you for your time and consideration,
Kendall Guinn

1509 Wilson Heights Drive
Austin, TX 78746

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Villela, Beverly

From: Maki Miller [redacted]
Sent: Monday, February 9, 2026 9:44 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Maria A Miller and I live at 1900 Big Canyon Dr in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

As a parent in Eanes ISD, I am already seeing the effects of overcrowding. The district has closed one elementary school, and Forest Trail Elementary is currently over capacity with full classrooms. Moving forward with this project without a complete Educational Impact Statement risks further straining an already impacted school system.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you, **Maria A Miller** 1900 Big Canyon Dr Austin TX 78746

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Villela, Beverly

From: Felipe Ribeiro [redacted]
Sent: Monday, February 9, 2026 9:35 AM
To: Villela, Beverly
Subject: Request to Postpone Hearing for Case C14-2025-0089 Due to Serious Safety Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Felipe Ribeiro, and I live at 1806 Big Canyon Dr, directly adjacent to the property proposed for rezoning under Case C14-2025-0089. I am formally requesting that the February 17 hearing be postponed.

This proposal would add 475 apartment units onto Lost Creek Boulevard, a road that already carries an estimated 8,000 to 10,000 vehicle trips per day and feeds into Loop 360 through a single, already overburdened left-turn lane. There was a fatal accident at this intersection within the past year. Despite this, the application claims that no Traffic Impact Analysis is required for a project that would clearly increase traffic by an estimated 30 to 40 percent. That assertion is irresponsible and unacceptable.

Even more concerning, the application completely ignores other major developments already approved or underway in the same corridor, including the Marshall development with 48 homes, the Stratus development with more than 600 homes and apartments, and the ongoing TxDOT Loop 360 project. These projects compound each other. Treating this rezoning as if it exists in isolation is misleading and fails to reflect real-world conditions.

Lost Creek has limited points of entry and exit. This is not just an inconvenience; it is a public safety issue. In the event of a wildfire or other emergency, evacuation capacity is already strained. Adding hundreds of new units without a comprehensive traffic and safety analysis puts current residents at real risk.

As someone who lives here, I regularly experience very long delays trying to exit LC and have serious concerns about emergency vehicle access during peak traffic hours. These are not hypothetical issues. They are daily realities.

At a minimum, this hearing should not proceed until a full Traffic Impact Analysis is completed and shared with the community. Anything less is a failure to meet basic standards of safety and due diligence.

I strongly urge the Commission to postpone the February 17 hearing and require proper analysis before

moving forward.

Sincerely,
Felipe Ribeiro
1806 Big Canyon Dr

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Villela, Beverly

From: Peter Emerson [redacted]
Sent: Monday, February 9, 2026 9:25 AM
To: Villela, Beverly
Subject: Request Postponement for Case C14-2025-0089 – Major Traffic Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Peter Emerson, and I reside at 2003 Trevino Drive, immediately adjacent to the property proposed for rezoning under Case C14-2025-0089. I am writing to respectfully request that the February 17 hearing be postponed.

The proposed project would introduce 475 additional apartments onto Lost Creek Boulevard, a corridor that already carries an estimated 8,000–10,000 vehicle trips per day through a single left-turn lane at Loop 360. Tragically, a fatal accident occurred at this intersection within the past year. Despite this, the application indicates that no Traffic Impact Analysis is required—even though the project is expected to increase traffic volumes by roughly 30–40%. That conclusion raises serious safety concerns.

In addition, the application does not account for other major developments already underway or planned in the area, including the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project. Our neighborhood has very limited points of access, which is not only a daily congestion issue but also a significant concern in the event of a wildfire or other emergency evacuation.

With the traffic between Lost Creek Boulevard and Westlake Drive already being one of the most congested areas of the 360 loop, I find it irresponsible to proceed without further study. Our family already feels that the intersection of 360 and Lost Creek Boulevard is the most perilous part of our journey to and from our home.

For these reasons, I respectfully ask that the Commission postpone this hearing until a Traffic Impact Analysis can be completed and reviewed. Our community deserves the opportunity to evaluate this proposal with a clear understanding of its safety and traffic implications.

Thank you for your time and consideration.

Sincerely,

Peter Emerson

2003 Trevino Drive

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Villela, Beverly

From: Rosa Yupari [redacted]
Sent: Monday, February 9, 2026 8:38 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Rosa Yupari and I live at 1313 Wilson Heights in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges, lack of teachers, and space in the classrooms.

The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.
There has already been a school closure and the existing elementary school and highschool create incredible traffic at the corner of wilson heights and lost creek blvd.
My daughte gets picked up righ there at the Blvd and there are too many cars doingillegal uturns so I am not sure if that was taken into consideration.
Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.
Thank you,
Rosa Yupari
1313 Wilson Heights

[redacted]

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Villela, Beverly

From: Doug Keenan [redacted]
Sent: Monday, February 9, 2026 7:39 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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

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External Email - Exercise Caution

Dear Beverly,

Douglas Keenan here again, from 2001 Port Royal Dr., Austin, TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed for a different reason.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife protection area, and a dark skies community. Yet the application barely addresses any of this. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutant loading into protected waterways.

I have seen what wildfires can do, as I have driven through Bastrop County many times in our travels here in Central Texas. The **Bastrop County Complex fire** was a conflagration that engulfed parts of Bastrop County, Texas, in September and October 2011. The wildfire was the costliest and most destructive wildfire in Texas history and among the costliest in U.S. history, destroying 1,696 structures and causing an estimated $350 million in insured property damage. An exceptional drought, accompanied by record-high temperatures, affected Texas for much of 2011. We are now in record drought conditions again right next to the Barton Creek Wilderness. We have to be careful for our safety, let alone the preservation of a Central Texas treasure of wildlife and natural beauty that is unique.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you again, Douglas Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Lisa Almgren [redacted]
Sent: Sunday, February 8, 2026 6:49 PM
To: Villela, Beverly
Subject: Case C14-2025-0089 - Request for Traffic Impact Studies Prior to Rezoning Approval

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

I am writing to request that this rezoning request not be approved until thorough traffic impact studies are completed and reviewed.

Lost Creek Boulevard already has a single signalized exit onto Capital of Texas Highway (Loop 360), and that intersection is heavily taxed by existing daily Lost Creek resident traffic. Congestion is routine, and there have been numerous accidents at this intersection, many caused by high-speed traffic on Loop 360. Adding a residential apartment complex with over 450 apartments will significantly increase daily vehicle traffic and further strain this intersection.

Because of the congestion, many drivers routinely ignore the clearly posted “NO U-TURN” sign at Lost Creek Boulevard and Wilson Heights Drive. These illegal U-turns are used to avoid long southbound traffic lines on Capital of Texas Highway and create daily traffic hazards. With apartment residents attempting to access the complex just past the Lost Creek traffic light, these unsafe driving behaviors will only increase.

When drivers do not make illegal U-turns, many instead turn left from Lost Creek Boulevard onto Wilson Heights Drive and then use private driveways to turn around. I experience this firsthand at my home at 1203 Wilson Heights Drive daily. I work from home and have personally observed and counted approximately 10–15 vehicles per day using my driveway as a turnaround point before driving back to Lost Creek Boulevard, only to turn right and enter the existing office complex or continue traveling south on Capital of Texas Highway. This behavior is not only disruptive but also raises serious safety and liability concerns for homeowners. This type of shortcutting behavior will only increase with apartment residents attempting to access their homes more quickly by avoiding the congested traffic light at Lost Creek Boulevard and Capital of Texas Highway. Wilson Heights is a residential street with many families and young, school-aged children, and drivers who disregard posted traffic signs and rules cannot be relied upon to operate safely on neighborhood streets.

Approving this rezoning without comprehensive traffic impact studies places existing residents at risk and ignores real, observable problems that already occur daily. Our neighborhood has limited access

points, and increased congestion also raises concerns about emergency vehicle access and evacuation safety.

I respectfully request that the Commission require full traffic impact studies before considering approval of this rezoning request. Our community deserves a careful, data-driven evaluation of safety, infrastructure, and quality-of-life impacts before such a significant change is made.

Thank you for your time and consideration.

Sincerely,

Lisa Almgren
1203 Wilson Heights Drive

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Villela, Beverly

From: Kerri Green [redacted]
Sent: Sunday, February 8, 2026 4:14 PM
To: Villela, Beverly
Cc: Kerri Baldwin
Subject: Postponement Request – Case C14-2025-0089 – Traffic, Pedestrian & Safety Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is **Kerri Baldwin**, and I live at **1343 Lost Creek Blvd**, directly on Lost Creek Boulevard and immediately adjacent to the property proposed for rezoning under Case **C14-2025-0089**. I am writing to respectfully request that the **February 17 hearing be postponed** until a comprehensive **Traffic Impact Analysis (TIA)** and cumulative safety review are completed.

This project would add approximately **475 apartment units** to Lost Creek Boulevard, a residential roadway that already carries an estimated **8,000–10,000 vehicle trips per day** and relies on a **single left-turn lane at Loop 360** for neighborhood access. Lost Creek Boulevard is routinely used as a **cut-through route** between major arterials, resulting in traffic volumes and speeds far beyond what this roadway was designed to safely accommodate.

I live on Lost Creek Boulevard and regularly observe **vehicles traveling well above the posted 30 mph speed limit**, frequently exceeding over **50 mph**. These speeds are especially dangerous given that this is a residential corridor with homes fronting the street, school bus stops, cyclists, and pedestrians.

Pedestrian infrastructure along Lost Creek Boulevard is extremely limited. There are **only two marked crosswalks along the boulevard**, and sidewalks are **incomplete or nonexistent in many areas**, forcing residents, children, and walkers to **travel in the street or along narrow shoulders**. Under current conditions, pedestrians already face significant safety risks, which would be substantially worsened by increased traffic volumes and congestion resulting from this development.

Tragically, these safety concerns are not hypothetical. The **intersection of Lost Creek Boulevard and Loop 360 experienced a fatal crash in April 2025**, resulting in the loss of life and serious injuries. Many residents also remember a **previous fatal crash prior to 2025 involving a Tesla and a man who lost his life** along this same corridor. These incidents underscore the real consequences of excessive speed, congestion, and constrained roadway design in a residential setting.

Despite this documented crash history, pedestrian vulnerability, and existing congestion, the rezoning application states that **no Traffic Impact Analysis is required**, even though the proposed development

would likely increase traffic volumes by **30–40 percent**. The application also fails to account for **cumulative impacts** from other major projects already approved or underway in the same area, including:

- The **Marshall development** (approximately 48 homes),
- The **Stratus development** (600+ homes and apartments), and
- The ongoing **TxDOT Loop 360 improvement project**.

Lost Creek is a relatively small residential community with a limited number of homes located directly along Lost Creek Boulevard, yet it absorbs a disproportionate amount of **non-local cut-through traffic**. Many of the vehicles using the boulevard are not accessing neighborhood destinations, but are attempting to bypass congestion on Loop 360 and surrounding arterials, placing residents and pedestrians at increased risk.

In addition to daily traffic and pedestrian safety issues, there are **serious emergency access and wildfire evacuation concerns**. Lost Creek has **limited ingress and egress**, and traffic routinely backs up through multiple signal cycles at Loop 360. During peak congestion or an emergency event, delays for fire trucks, ambulances, or evacuating residents could have life-threatening consequences.

On multiple occasions, I have personally waited through **several signal cycles just to exit the neighborhood**, and I am deeply concerned about how emergency responders or evacuating residents would safely navigate Lost Creek Boulevard under heavier traffic conditions — particularly given current speeds, limited sidewalks, and minimal crossing infrastructure.

I am not opposed to responsible growth, but growth must be **data-driven and prioritize public safety**, especially in a neighborhood with documented fatalities, limited pedestrian infrastructure, and constrained access. At a minimum, a full **Traffic Impact Analysis and cumulative safety review** should be completed and publicly reviewed before this case proceeds.

For these reasons, I respectfully request that the **February 17 hearing be postponed** until this essential analysis is conducted. Our community deserves a transparent and thorough evaluation of traffic, pedestrian safety, and emergency access impacts before any rezoning decision is made.

Thank you for your time and consideration.

Sincerely,
Kerri Baldwin
1343 Lost Creek Blvd

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Villela, Beverly

From: Deborah Castro [redacted]
Sent: Sunday, February 8, 2026 3:24 PM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Deborah Castro and I live at 5800 Sedgefield in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

Our neighborhood is a designated Dark Skies Development of Distinction (formerly known as International Dark Skies Development of Distinction) achieved in 2015. We are one of only two neighborhoods in Austin, one of three in the state of Texas and one of six in the United States who have successfully achieved this designation. This project involved not only the Lost Creek neighborhood but the surrounding office buildings. Many chose to discontinue bright outdoor lighting to help with our Dark Skies designation.

The City View application includes no detailed outdoor lighting plan and no acknowledgment or mention of our Lost Creek Dark Skies Development of Distinction. This property is currently low-rise office space that blends into the Hill Country landscape. A 90-foot tower is fundamentally incompatible with the character of this area and would cast light pollution below, above and beyond the perimeter.

The starry night sky is one of Lost Creek's most precious assets and the City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with the October Night Skies proclamations.

Please postpone until the impact on our Dark Skies Development of Distinction and neighborhood compatibility has been studied and discussed with our neighborhood association and the residents.

Thank you,

Deborah Castro

5800 Sedgefield Dr.

Austin, TX 78746

Villela, Beverly

From: ReAnn Boss [redacted]
Sent: Sunday, February 8, 2026 3:10 PM
To: Villela, Beverly
Subject: Comments for Consideration Case Number C14-2025-0089
Attachments: Public Hearing Information Sheet.pdf; Opposition to Rezoning.pdf

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

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External Email - Exercise Caution

Case Number C14-2025-0089
Contact: Beverly Villela
Public Hearing: February 17, 2026 Zoning and Platting Commission

Please see the attached comments for consideration by the Commission.

Respectfully,

ReAnn Boss

Case Number: C14-2025-0089

Contact: Beverly Villela, 512-978-0740

Public Hearing: February 17, 2026 Zoning and Platting Commission

Subject: Opposition to Proposed Redistricting and Development Access

Dear Members of the Zoning Commission,

I am writing to formally oppose the proposed redistricting and development plan as currently presented, due to significant safety, environmental, and property value concerns that directly impact my family and our home.

Our residence is the first house in the neighborhood and sits at a particularly vulnerable location. We already experience frequent illegal U-turns, vehicles pulling into our driveway to turn around, and unsafe traffic behavior. Alarmingly, we have already had one vehicle leave the roadway and crash into our fence. These are not hypothetical risks—they are existing, documented safety issues that will only be intensified by additional development.

From a safety and community welfare standpoint, I strongly urge the Commission to consider the following:

1. **Traffic Study Required**
   A comprehensive traffic impact study must be conducted before any approval. The proposed development could introduce an estimated additional 1,000 vehicles with access to Lost Creek Boulevard. This increase would place our home—and more importantly, our young children—at heightened and unacceptable risk.

2. **No Access to Lost Creek Boulevard**
   The development should not be permitted access to Lost Creek Boulevard. All access should be limited to Highway 360 to prevent increased traffic, dangerous turning movements, and cut-through driving directly in front of our property.

3. **Reduction in Number of Residences**
   The density of the proposed development should be significantly reduced to lessen traffic volume, noise, and overall impact on the existing neighborhood.

4. **Environmental Impact Study**
   An environmental study is necessary to identify what substances, dust, chemicals, or pollutants may be released during construction. We have toddlers who spend time outdoors, and the potential health impacts during prolonged construction must be fully disclosed and mitigated.

5. **Physical Safety Barrier**
   If the development proceeds in any form, a minimum 10-foot concrete block wall should be required to separate our property from the development to provide a critical safety buffer, noise reduction, and privacy.

6. **Loss of Property Value and Compensation**
   The construction and resulting traffic will negatively impact our property value. The Commission should address what compensation or remediation will be provided to homeowners whose property values are diminished as a direct result of this development.

We respectfully ask the Commission to prioritize the safety of existing residents—especially families with young children—over development convenience. As currently proposed, this redistricting creates serious and foreseeable risks that should not be ignored.

Thank you for your time, consideration, and commitment to public safety and responsible planning.

Sincerely,

ReAnn Boss

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Villela, Beverly

From: Julia Keenan [redacted]
Sent: Sunday, February 8, 2026 7:55 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility

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

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External Email - Exercise Caution

Dear Beverly,

My name is Julia Keenan, and I live at 2001 Port Royal Dr., Austin, TX 78746 in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

The Dark Skies movement throughout Central Texas is important to us. Ever since we moved to Texas and Lost Creek in 1987, we have enjoyed not having street lights. This makes the skies themselves light up with the natural beauty of the moon and the stars when we go outside at night. It is a beauty that we and our neighbors cherish. We are also careful with our home's lighting for safety using Dark Skies compliant fixturing.

Our neighborhood is a dark skies community – one of the few left near Austin. A 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting. The application includes no lighting plan and no acknowledgment that this is a dark skies area. This property is currently low-rise office space that blends into the Hill Country landscape. A 90-foot tower is fundamentally incompatible with the character of this area.

Please postpone until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you, Julia Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Doug Keenan [redacted]
Sent: Sunday, February 8, 2026 7:42 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

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External Email - Exercise Caution

Dear Beverly,

My name is Douglas Keenan, and I live at 2001 Port Royal Dr., Austin, TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Even today we are experiencing heavy traffic at this intersection at a variety of times throughout the day, particularly early in the morning when I travel to get in my recreation at the gym or the City's golf course facilities. It often takes multiple traffic light changes for me to get on the road instead of being stuck at the intersection of Loop 360 and Lost Creek Boulevard.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Douglas Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Jill [redacted]
Sent: Monday, February 9, 2026 2:34 PM
To: Villela, Beverly
Subject: please delay the process of case #: C-14-2025-0089

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board or commission's name: Zoning and platting commission.
date of public hearing: Feb 17, 2026 at 6pm.
case number: C14-2025-0089
contact person: Beverly Villela, 512-9780740

Dear Beverly:
I live within the zoning project of "1120 1/2 south capital of Tx Hwy SB, 1120 outh capital of Tx Hwy Sb, 1122 South Capital of Tx Hwy SB, 1220 South Capital of Tx Hwy SB". I'd like to ask for a **postpone** the public hearing for the case of C14-2025-0089 for several reasons.

1. Environmental damage- Wilson Height Dr. and Thaddeus Cv are in the immediate contact with the Hill of life and the barton creek wilderness park. With all the construction, what will it be the cost for the environment and wild life?

2. traffic study?
3. school capacity? Are EANES ISD ready for such a big number of potential students?
4. Safety of the neighborhood?

As a neighborhood, we are not ready for such construction. Please don't destroy such a beautiful neighborhood. Thank you!

Sincerely,
Jill

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Villela, Beverly

From: Richard Elton [redacted]
Sent: Monday, February 9, 2026 2:25 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Richard Elton and I live at 6309 Indian Canyon Drive in Lost Creek, near the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through the only entrance to the Lost Creek neighborhood from Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. As a long term Lost Creek resident (>30 years) I that position neither reasonable or acceptable.

The application also ignores several other major development projects on-going or planned in the area. These include the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area and on-going time-frame. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

I have personally witnessed numerous crashes and near crashes at the Loop 360 entrance to Lost Creek as well as along Loop 360 just south of Lost Creek Blvd where commercial traffic merges from the existing building drives. This will only get worse with increased commercial and now, residential density.

Please postpone this hearing until a thorough Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you, Richard Elton

6309 Indian Canyon Dr

Austin, TX. 78746

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Villela, Beverly

From: John Newton [redacted]
Sent: Monday, February 9, 2026 1:33 PM
To: Villela, Beverly
Subject: I respectfully ask that the hearing be postponed

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is John Newton, and I live at 1209 Wilson Heights, adjacent to the property proposed for rezoning under Case C14-2025-0089. I am writing to respectfully request that the February 17 hearing be postponed.

This project would add approximately 475 apartments to Lost Creek Boulevard, which already carries an estimated 8,000–10,000 vehicle trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection within the past year. Despite this, the application indicates that no Traffic Impact Analysis is required for a project that could increase traffic volume by an estimated 30–40%. That raises serious safety concerns.

The application also does not account for other significant nearby developments, including the Marshall project (48 homes), the Stratus project (600+ homes and apartments), and the TxDOT Loop 360 improvements currently underway. Our neighborhood has limited points of entry and exit, which adds additional concern regarding emergency and wildfire evacuation capacity.

For these reasons, I respectfully ask that the hearing be postponed until a full Traffic Impact Analysis is completed and reviewed. Our community deserves that basic level of safety evaluation before moving forward.

Thank you for your consideration.

John Newton
1209 Wilson Heights

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PIM 1 C14-2025-0089-1726

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.

City of Austin Council Meeting Backup: May 21, 2026

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: February 17, 2026, Zoning and Platting Commission

SHEILA HILTS
Your Name (please print)

☐ I am in favor
☒ I object

1207 WILSON HEIGHTS DR
Your address(es) affected by this application (optional)

Sheila Hilts — Feb 7, 2026
Signature — *Date*

Daytime Telephone (Optional): 512-413-3953 the rezoning

Comments: I am requesting that Case C14-2025-0089 scheduled for February 17, 2026 be postponed. I object to the rezoning. There are numerous outstanding issues that need to be addressed. - i.e.: Traffic impact, Educational budget concerns on impact of increased housing, Watershed and environmental issues for Eanes Creek Watershed, Barton Creek Watershed and national recognition of Dark Skys - world type

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

Villela, Beverly

From: Anne Declerck [redacted]
Sent: Friday, February 13, 2026 9:51 AM
To: Villela, Beverly
Cc: Anne Declerck; Steven Declerck
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

SUBJECT: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

Dear Zoning and Platting Commission,

My name is Anne Declerck a I live at 6620 Whitemarsh Valley Walk, Austin TX 78746, in The Lost Creek Neighborhood impacted by the proposed development. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

My two children attend Forest Trail Elementary and a daughter attends Westridge Middle School both apart of EISD. Recently due to budget deficits EISD had to close an elementary school Valley View which replaced those kids into existing elementary schools in EISD namely in Forest Trail Elementary and the class sizes have gotten much larger. They also started school an hour earlier earlier to handle the busing

which has a negative impact on kiddos sleep and makes it impossible to get out of the neighborhood between 7-9am in one of the only exits out of the Lost Creek Development which is adjacent to proposed zoning change and is also adjacent to a 48 house build of homes in Lost Creek. A reckless change in zoning without proper education impact assessment and communication with EISD officials endangers the kids currently in school and the financial security not the district. Also have any safety impact been considered about building this close to an elementary school? The build is directly opposite the elementary school.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD

Anne Declerck
6620 Whitemarsh Valley Walk Austin, Texas

Sent from my iPhone

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Villela, Beverly

From: Anne Declerck [redacted]
Sent: Friday, February 13, 2026 9:39 AM
To: Villela, Beverly
Cc: Anne Declerck; Steven Declerck
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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Dear Zoning and Platting Commission,

My name is Anne Declerck and I live at 6620 Whitemarsh Valley Walk, Austin TX 78746, nearby and within the same development to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

We already have a 48 house development going in across form this site the Milestone Development and it's caused so many issues already with traffic and wildlife have disappeared. I know mitigating run off issues was a huge part of getting this development Ike's and changing the zoning before realistically assess the watershed runoff impact to the watershed seems irresponsible. Further would the site even be able to comply with all necessary COA Permitting requirements for run off and retaining wall etc. environmental impact assessments must be done first.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you

Anne Declerck
6620 Whitemarsh Valley Walk Austin, Texas

Sent from my iPhone

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Villela, Beverly

From: Tim Green [redacted]
Sent: Friday, February 13, 2026 6:19 AM
To: Villela, Beverly
Subject: Postponement request — Case C14-2025–0089

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My name is Tim Green and I live at 1306 Thaddeus Cove, Austin, 78746, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the Feb. 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000-10,000 car trips per day at Loop 360. Several fatalities have occurred at the Loop 360-Lost Creek Boulevard intersection over the years, including one this past year. The application says no traffic impact analysis is needed — for a project that would increase traffic 30 percent to 40 percent. That is not acceptable.

The application also ignores the Marshall Tract development (48 homes), the Stratus Development (more than 600 homes), and the TxDot Loop 360 project — all happening at the same time. Our neighborhood has limited roads in and out, which is a serious wildfire evacuation concern.

The traffic backup at Lost Creek going onto 360 is bad enough as it is, let alone the addition of a major mixed-use development at the intersection.

Please postpone the hearing until a traffic analysis is completed. This basic safety concern should be addressed.

My name is Tim Green and I live at 1306 Thaddeus Cove, Austin, 78746, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the Feb. 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000-10,000 car trips per day at Loop 360. Several fatalities have occurred at the Loop 360-Lost Creek Boulevard intersection over the years, including one this past year. The application says no traffic impact analysis is needed — for a project that would increase traffic 30 percent to 40 percent. That is not acceptable.

The application also ignores the Marshall Tract development (48 homes), the Stratus Development (more than 600 homes), and the TxDot Loop 360 project — all happening at the same time. Our neighborhood has limited roads in and out, which is a serious wildfire evacuation concern.

The traffic backup at Lost Creek going onto 360 is bad enough as it is, let alone the addition of a major mixed-use development at the intersection.

Please postpone the hearing until a traffic analysis is completed. This basic safety concern should be addressed.

Thank you.

Tim Green

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Villela, Beverly

From: Melissa Howitt [redacted]
Sent: Thursday, February 12, 2026 10:30 PM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Please see the following letter from my daughter, Allison Howitt.

Dear Zoning and Platting Commission,

My name is Allison Howitt. I live at 5506 Bay Hill Cove, Austin, TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17, 2026 hearing be postponed until May 19, 2026 to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360/Capital of Texas Highway. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Every Monday-Friday, 7:30 am - 9:00 am and 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Loop 360/Capital of Texas Highway is already quite overly congested with day-to-day commuter traffic. Add in construction of the 48 new homes being built, and/or an event (lockdown, performances, football games, etc.) at Forest Trail Elementary School and/or Westlake High School, and it becomes unreasonably and dangerously slow getting out of Lost Creek. This is already the case.

I lived in Steiner Ranch during the September 2011 wildfire. I know how my family and many others were affected by the slow traffic flow out of this subdivision. Even slower traffic flow than we have now exiting Lost Creek would make conditions less safe for residents and others passing through our neighborhood. This must be considered.

In addition, as a recent Westlake High School graduate who drove to and from school and was involved in many extracurricular activities, I can attest to the significant effect that increased traffic during “rush hour” has on a Lost Creek resident's daily life. We need data on how this project might contribute to the traffic patterns and safety in our neighborhood.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Allison Howitt
Lost Creek Resident

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Villela, Beverly

From: Matthew Howitt [redacted]
Sent: Thursday, February 12, 2026 10:26 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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Dear Zoning and Platting Commission,

My name is Matt Howitt and I live at 5506 Bay Hill Cove, Austin, TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17, 2026 hearing be postponed until May 19, 2026 to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360/Capital of Texas Highway. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Every Monday-Friday, 7:30 am - 9:00 am and 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Loop 360/Capital of Texas Highway is already quite overly congested with day-to-day commuter traffic. Add in construction of the 48 new homes being built, and/or an event (lockdown, performances, football games, etc.) at Forest Trail Elementary School and/or Westlake High School, and it becomes unreasonably and dangerously slow getting out of Lost Creek. This is already the case.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Matt Howitt
Lost Creek Resident

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Villela, Beverly

From: Melissa Howitt [redacted]
Sent: Thursday, February 12, 2026 10:05 PM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

I live at 5506 Bay Hill Cove, Austin, TX 78746, in the Lost Creek subdivision, next to the property proposed for rezoning under this case. I am requesting that the February 17, 2026 hearing for Case C14-2025-0089 be postponed until May 19, 2026.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement (required for any project with 200+ multifamily units). The property is in Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not an optional one.

My husband and I chose to move to this area in large part so that our two children could go to school in this exceptional district. As a former teacher, current substitute teacher, and active parent volunteer in this school district, I have firsthand knowledge of the high quality of the schools here, and of the ingredients that make them excellent. I also know the potential impact to class sizes and current infrastructure that a substantial population increase could have. Again, the district is already dealing with budget challenges and class size and school building challenges. The potential impact this project would have on our schools needs to be explored and made known.

Please postpone the hearing until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Melissa Howitt
Lost Creek Resident

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

Villela, Beverly

From: Thomas Lavigne [redacted]
Sent: Thursday, February 12, 2026 9:30 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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Dear Zoning and Platting Commission,

I am Thomas Lavigne a resident of 1803 plumbrook dr. I am writing to express my strong opposition to proceeding with the hearing for Case C14-2025-0089 on February 17. I request a postponement until May 19 to ensure the Commission has access to an accurate and comprehensive Traffic Impact Analysis.

The proposal to add 475 apartments to Lost Creek Boulevard is being pushed forward without a formal traffic study, despite a projected 30–40% increase in vehicle volume. Currently, 8,000–10,000 cars daily are funneled through a single left-turn lane at Loop 360—a location that saw a tragic fatality just this past year.

It is also concerning that the application ignores the "compounding effect" of three other major projects in this immediate area: the Marshall and Stratus developments and the TxDOT Loop 360 project. With our neighborhood's limited access points, this level of congestion creates a dangerous bottleneck that would severely hinder emergency services or a wildfire evacuation.

Our local infrastructure is already failing to meet current demand during peak commute hours and school events at Westlake High and Forest Trail Elementary. Proceeding without a rigorous safety and traffic review is a risk our community cannot afford.

Please postpone this case until a full Traffic Impact Analysis is completed.

Sincerely,

Thomas

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

Villela, Beverly

From: Caldwell [redacted]
Sent: Thursday, February 12, 2026 9:17 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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Dear Zoning and Platting Commission,

My name is Caldwell Moore and I live at 2006 Trevino Dr. in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

I have a 15 month old son and just moved into the neighborhood 1.5 years ago specifically for the school district. It is of utmost importance to me that the Eanes ISD school district maintain its high reputation and educational standards.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Caldwell Moore

2006 Trevino Dr.

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

Villela, Beverly

From: katie maratta [redacted]
Sent: Thursday, February 12, 2026 4:30 PM
To: Villela, Beverly
Subject: lost creek development

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

i live in the lost creek, and was just informed of a major development that is gearing up for the entrance to our neighborhood.
please take the time to hold open meetings and actually include us in the planning and decision-making.
this neighborhood had horses in the field as you entered the development and that's why we bought our house here.
the horses are long gone, but we would like to keep that vibe.
katie maratta

Sent from my iPhone

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

Villela, Beverly

From: Sam Gwynne [redacted]
Sent: Thursday, February 12, 2026 4:11 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

Hello: I am writing to express concern about the traffic problems that will be caused by development of the property proposed for rezoning under Case C14-2025-0089. I would like to request that the February 17 hearing be postponed until May 19th so that we can better assess the traffic situation. The numbers provided in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), and the Stratus development (600+ homes and apartments), all happening in the same area. We only have 3 ways in and out of the neighborhood for the current 1200+ homes.

Please postpone this hearing until a Traffic Impact Analysis is completed. I would also propose that a balloon be floated to the height that represents the top of the proposed building, as I understand is common practice for such projects, so the community can see for ourselves, from various perspectives, the visual impact it will have. Our community deserves those basic reviews.

Thank you,

Samuel Gwynne

Lost Creek Resident

2108 Point Buff Drive

Austin 78746

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Villela, Beverly

From: Lauren Burris [redacted]
Sent: Thursday, February 12, 2026 4:04 PM
To: Villela, Beverly
Subject: Postpone Meeting for Case c14-2025-0089

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External Email - Exercise Caution

Beverly,

I am a Lost Creek resident and respectfully request that the February 17 hearing for Case C14-2025-0089 be postponed. The community has not had sufficient time to review the proposal, particularly regarding traffic, school impact, environmental concerns, and application completeness. Please allow adequate time for proper review before proceeding.

Thank you,
Lauren Burris

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Villela, Beverly

From: Patti Brennan [redacted]
Sent: Thursday, February 12, 2026 3:57 PM
To: Villela, Beverly
Subject: Postponement Request for Case C14 - 2025-0089

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Patti Brennan and I live at 5909 Cape Coral Dr in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

We raised 3 kids through Eanes ISD and valued the quality of the education and the attention the students receive because the classrooms are not overly crowded. This development has the potential to add an extremely large number of students to Forest Trail Elementary, the school they are most likely to attend.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,
Patti Brennan

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Villela, Beverly

From: Javier Corona [redacted]
Sent: Thursday, February 12, 2026 3:32 PM
To: Villela, Beverly
Subject: re - please postpone hearing

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External Email - Exercise Caution

I attended a recent meeting with concerned Lost Creek residents to discuss pressing traffic and safety issues affecting our neighborhood. With several major developments underway or proposed—including the 48-home Marshall Tract project, the nearly 500-unit CityView proposal with commercial space at our neighborhood's entrance, the Stratus development adding over 600 new residents beyond the country club, and TxDOT's Loop 360 expansion at Lost Creek Boulevard—our community faces significant cumulative impacts. Of particular urgency is the rezoning request for Case C14-2025-0089, which seeks a Density Bonus 90 to permit construction of 475 apartments up to 90 feet tall along the Barton Creek and Eanes Creek watersheds.

Because we only received notice of this hearing on February 6 and it is scheduled for February 17, we respectfully request that the hearing be postponed until a comprehensive Traffic Impact Analysis and safety review can be completed. This delay would enable residents and local agencies to properly assess the implications for traffic flow, pedestrian and emergency access, and watershed protection.

Regards,

Javier Corona

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Villela, Beverly

From: andrew may [redacted]
Sent: Thursday, February 12, 2026 3:25 PM
To: Villela, Beverly
Subject: Case C14-2025-0089 - Proposed Rezoning

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External Email - Exercise Caution

Andrew May
1111 Falcon Ledge Dr.
Austin, TX 78746

Re: Case C14-2025-0089

Good afternoon Beverly,

I am writing as a resident of Lost Creek to respectfully request that the Commission postpone or deny the upcoming rezoning proposal that would allow the construction of a 475-unit apartment complex within our community. This project represents a dramatic and unprecedented shift from the established land-use patterns that have defined our area for decades. I urge the Commission to consider the following concerns, which reflect the views of many residents who value responsible, sustainable growth.

1. Severe Traffic and Infrastructure Impact
Our roadways are already operating near capacity during peak hours. Adding hundreds of new units — potentially introducing 700–900 additional vehicles — would create significant congestion, increase commute times, and strain intersections not designed for high-density housing. The current infrastructure simply cannot support this level of intensification without major upgrades that have not been planned or budgeted.

2. Environmental and Dark-Sky Impacts
Our community is one of the few designated dark-sky areas in Texas, a distinction that residents deeply value. A development of this scale would introduce substantial light pollution, permanently altering the character of the area. Additionally, the environmental impact — including increased runoff, loss of green space, and disruption to local wildlife — has not been adequately addressed.

3. School Capacity and Resource Strain
Our school district is one of the strongest in the state, in large part because growth has been carefully managed. A sudden influx of hundreds of new households would place significant pressure on school capacity, staffing, transportation, and resources. Without a comprehensive impact study and a clear plan for accommodating this growth, the quality of education could be compromised.

4. Inconsistency With the Comprehensive Plan
The proposed rezoning is inconsistent with the long-standing planning vision for this area, which has emphasized low-density residential development, environmental preservation, and infrastructure-aligned growth. Approving this project would set a precedent for future high-density proposals, fundamentally altering the community's character and long-term planning framework.

5. Public Safety and Emergency Services

Police, fire, and EMS services are already stretched across a wide geographic area. A development of this magnitude would increase call volume and response times, potentially impacting public safety for existing residents.

6. Need for Further Study and Community Input
Given the scale of this proposal and its potential long-term consequences, it is essential that the Commission allow more time for impact studies, traffic analyses, environmental reviews, and meaningful community engagement. A postponement would ensure that decisions are made with full information and transparency.

For these reasons, I respectfully request that the Commission postpone or deny the rezoning request until comprehensive studies are completed and the community has had adequate opportunity to participate in the process.

Thank you for your time, your service, and your consideration of the residents who have invested deeply in this community. I appreciate your commitment to thoughtful, responsible planning.

Sincerely,
Andrew May

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Villela, Beverly

From: C L [redacted]
Sent: Thursday, February 12, 2026 3:10 PM
To: Villela, Beverly
Subject: Request for Postponement – Case No. C14-2025-0089

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

As a member of the Lost Creek community, I am writing to respectfully request a postponement to the public hearing for Case No. C14-2024-0089 until May 18th.

Project Location: 1120½ S. Capital of Texas Hwy SB, 1120 S. Capital of Texas Hwy SB, 1122 S. Capital of Texas HWY SB, 1220 S. Capital of Texas Hwy SB

Proposed Zoning Change: LO and LR to LO-V-DB90

Scheduled Hearing: February 17, 2026 – Zoning and Platting Commission

We are not opposed to responsible development of this site; however, the scope and scale of what is being proposed—475 residential units on a currently low-density commercial property—demands meaningful community review for issues such as Traffic Impact that has not yet been possible.

Lost Creek Boulevard currently accommodates approximately 8,000 to 10,000 vehicle trips per day with limited ingress and egress points and a single left-turn lane at the intersection with Loop 360 (Capital of Texas Highway). A 475-unit development could add 2,000 to 3,000 additional daily vehicle trips—a 30 to 40 percent increase. Furthermore, the application fails to account for the cumulative traffic impact of other developments already in progress in the immediate area, including the Marshall development (48 homes), the Stratus development (approximately 300 homes and 300 apartments), and the ongoing TxDOT Loop 360 improvement project. An independent, updated Traffic Impact Analysis must be conducted before any zoning decision is made.

Thank you for your consideration.

Charles Lopez

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Villela, Beverly

From: Ross Leonoudakis [redacted]
Sent: Thursday, February 12, 2026 2:55 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Ross Leonoudakis and I live at 1703 Lost Creek Blvd in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

I have two small children. One is at Forest Trail Elementary, the other one will be soon. We chose this neighborhood because of, among other things, the school district, the class sizes, and the ratio of teachers to students.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you, Ross Leonoudakis 1703 Lost Creek Blvd

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Villela, Beverly

From: Kj Stanley [redacted]
Sent: Thursday, February 12, 2026 2:53 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Kerry Stanley. I live at 6809 Cypress Pt N, in the Lost Creek neighborhood adjoining the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Of even greater concern is the fact that there are two roads for evacuation from the Lost Creek neighborhood in case of an emergency such as a wildfire. This additional number of potential evacuees must be taken into account and planned for.

Please postpone this hearing until a Traffic Impact Analysis has been completed. Our community deserves that basic safety review.

Thank you,

Kerry Stanley

6809 Cypress Pt N

Austin, TX 78746

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Villela, Beverly

From: Andrea Sheridan [redacted]
Sent: Thursday, February 12, 2026 2:19 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Andrea Sheridan and I live at 6905 Crosby Circle in Lost Creek, near the property proposed for rezoning under
Case C14-2025-0089. This development at the entrance to Lost Creek will impact every neighborhood resident, and I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information and impact.

The numbers in the application do not seem to be correct. This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year.

The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%.

THIS IS NOT ACCEPTABLE!

More importantly the application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area.

Our neighborhood has limited roads in and out, and the traffic at peek rush hours is already significant just trying to enter and exit the neighborhood!!

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Andrea Sheridan
6905 Crosby Circle

Villela, Beverly

From: [redacted]
Sent: Thursday, February 12, 2026 2:01 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns
Attachments: February 2 letter re proposed expansion.docx

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Please find the attached letter concerning the referenced postponement request.

Linda Gordon

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February 12, 2026

Zoning and Platting Commission

City of Austin Texas

E-mailed to: [redacted]

SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

My name is Linda Gordon and I live at 5909 Front Royal Drive in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th, 2026.

This project would add up to 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says that no Traffic Impact Analysis is needed, which does not seem right for a project that would increase traffic by 30–40%.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

When I exit the Lost Creek Subdivision, I must constantly wait at the light at the intersection of Lost Creek Blvd and HWY 360. The traffic moves slowly, but many people from Lost Creek wanting to go South on 360, turn “right on red”. Most certainly more north-bound traffic wanting to enter the proposed development would require a U turn at the red light to head south on 360. This would have a big impact on traffic going south on Hwy 360 in addition those trying to turn right from Lost Creek Blvd,

We request that a third-party traffic study be done so that our community can better understand the impact of this development. Our community deserves that basic safety review.

Thank you,

Linda Gordon

5909 Front Royal Drive

Villela, Beverly

From: Jack Spradlin [redacted]
Sent: Thursday, February 12, 2026 1:22 PM
To: Villela, Beverly

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External Email - Exercise Caution

SUBJECT: Postponement pf Zoning Commission Request for – Case C14-2025-0089 – Major Traffic Concerns

Dear Zoning and Platting Commission:

My name is Jack Spradlin and I live at 6210 Indian Canyon Dr, near the property proposed for rezoning under Case C14-2025-0089.
I request that the February 17 rezoning hearing for such Case be postponed until May 19th in order to [provide and fullly assess critical and accurate traffic information relating to this Case.The numbers in the application do not appear to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car
trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year.
The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%.
That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes
and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has
limited roads in and out, which is also a serious wildfire evacuation concern.
I spend a lot of time on Loop 360 and at the Lost Creek Blvd

turnoff. The Texas Department of Transportation has an ongoing Loop 360 Project trying to deal with rthe extremely heavy traffic on Loop 360. Approval of this rezoning application would be contrary to such Loop
360 Project and its purpose and obectives.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Jack Spradlin
6210 Indian Canyon Dr
Austin, TX 78746

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Villela, Beverly

From: Lexie Moore [redacted]
Sent: Thursday, February 12, 2026 1:20 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Lexie Moore and I live at 2006 Trevino Dr. in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

I have a 15 month old son and just moved into the neighborhood 1.5 years ago specifically for the school district. It is of utmost importance to me that the Eanes ISD school district maintain its high reputation and educational standards.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Lexie Moore

2006 Trevino Dr.

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Villela, Beverly

From: Thomas Leath [redacted]
Sent: Thursday, February 12, 2026 10:50 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Thomas Leath and I live at 1601 Falcon Ledge Drive, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
My children are teenage drivers. Like many families in our neighborhood, I'm concerned about their safety at such a busy intersection. There is already significant traffic and congestion for Forest Trail Elementary School and Westlake High School in the immediate vicinity. Additionally, that intersection is one of 3 exit points for the neighborhood in emergency situations such as a wildfire.
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Sincere thanks,
Thomas Leath

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Villela, Beverly

From: Angela D'Andrea [redacted]
Sent: Thursday, February 12, 2026 9:43 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Angela D'Andrea and I live at 2106 Key West Cv, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

I have lived in this neighborhood since 1991 and can recall many fatalities that have occurred at this intersection over the years.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Angela D'Andrea
512-658-5235
angdandrea[redacted]gmail.com

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Villela, Beverly

From: Adam Hafemeister [redacted]
Sent: Thursday, February 12, 2026 9:36 AM
To: Villela, Beverly
Subject: Rezoning C14-2025-0089 request to postpone or deny

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External Email - Exercise Caution

Beverly,

I am submitting this statement in strong opposition to the proposed rezoning of 1120 and 1122 South Capital of Texas Highway ("City View"). The current application is inadequate and premature, with serious unresolved issues related to traffic, safety, environmental protection, and procedural due process.

Inadequate Public Notice and Community Engagement

The surrounding community has not received sufficient notice or opportunity to review and respond to the scope and impact of this large-scale proposal. Given the complexity and potential consequences, meaningful public input has been severely limited. A postponement is warranted to ensure residents have time to assess and provide informed feedback.

Traffic and Safety Impacts

No Traffic Impact Analysis (TIA) has been conducted, despite the project's significant size and the cumulative effects of nearby developments. Lost Creek Boulevard currently carries 8,000–10,000 vehicles per day; this project would add an estimated 2,000–3,000 more, a 30–40% increase. The existing intersection at Loop 360 and Lost Creek already experiences dangerous congestion and multiple fatalities, compounded by the upcoming TxDOT Loop 360 expansion and limited wildfire evacuation routes.

Other pending developments — The Marshall tract (48 homes) and Stratus (approximately 600 total units) — are not included in any existing traffic modeling. Without a full TIA accounting for these projects, it is impossible to accurately gauge the safety or infrastructure implications of this rezoning.

Educational Impact and School Capacity

At 475 multifamily units, this proposal requires an Educational Impact Statement (EIS) for Eanes ISD as mandated by city policy. The application lists Eanes ISD but provides no completed EIS, triggering an automatic delay under city procedures. Eanes ISD is already under budgetary pressure, and the addition of hundreds of potential new students would place further strain on facilities and staffing. No rezoning should proceed without a complete and reviewed EIS.

Environmental and Watershed Concerns

The site lies within a sensitive environmental zone, affecting both the Eanes Creek and Barton Creek watersheds, and within the Hill Country Roadway Scenic Corridor. The current application fails to adequately address water quality protection, erosion control, or habitat preservation. A comprehensive environmental and watershed impact study is essential before approval can be considered.

The proposed 90-foot structure will disrupt the Hill Country skyline, introduce significant light pollution in a dark skies community, and increase impervious cover in a recharge area critical to downstream creeks and reservoirs. These issues speak directly to Austin's environmental stewardship commitments and require a formal review.

Application Deficiencies

Multiple sections of the application are marked "TBD," "Unknown," or left incomplete, including key data on parking, open space, childcare availability, and affordability commitments. Such omissions are unacceptable for a development of this magnitude. Furthermore, the application seeks a density bonus without providing any SMART Housing participation or affordability plan, contradicting City policy objectives.

Safety and Quality of Life

Beyond traffic and environmental hazards, this proposal threatens core aspects of community character and safety. Lost Creek residents face constrained evacuation routes in a wildfire-prone corridor, and the introduction of large-scale high-rise lighting threatens nighttime visibility and safety for residents and wildlife alike.

Requests for Action

Given the significant procedural and substantive deficiencies, I respectfully request that the Planning Commission and City Council:

1. Postpone or deny the rezoning request until a complete Traffic Impact Analysis and Educational Impact Statement are submitted and publicly reviewed.
2. Require a full environmental and watershed assessment to evaluate development impacts on Eanes Creek, Barton Creek, and Hill Country Roadway protections.
3. Ensure public notice and neighborhood engagement requirements are fully met before future hearings.
4. Reject incomplete applications with "TBD" or "Unknown" data fields until all required information is provided and verified.

This community supports thoughtful, responsible growth — but only when it is grounded in data, transparency, and due process. The current proposal fails on all these counts and must not move forward at this stage. Thank you for your consideration and for your continued commitment to protecting Austin's safety, environment, and quality of life.

Sincerely,

Adam Hafemeister

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

Villela, Beverly

From: Angela Bluer [redacted]
Sent: Thursday, February 12, 2026 8:56 AM
To: Villela, Beverly
Subject: Case C14-2025-0089 postponement request: Traffic Concerns Pic attached
Attachments: IMG_4412.HEIC

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Angela Bluer and I live at 1504 Wilson Heights Dr, Austin TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek. (PLEASE SEE PHOTO ATTACHED ON A **CURRENT NORMAL DAY OF TRAFFIC** - you can see from the picture that the line (with a 4 minute wait till at the 360 intersection already cause massive backlog on a NORMAL day CURRENTLY. At certain times, we can't even get out of Wilson Heights Dr to Lost Creek Boulevard as we have to yield to backlog on LC Boulevard. The traffic back up all the way up Lost Creek Boulevard in the morning school run!)

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Kind regards,
Angela Bluer


GMC
TEXAS
SJD-0406
YUKON XL
Austin, TX
Ordinary
30
Hold
R
N
P
D
Standard

Villela, Beverly

From: Kelley Edwards [redacted]
Sent: Thursday, February 12, 2026 8:14 AM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns

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External Email - Exercise Caution

TRAFFIC & SAFETY

Group: Gary, Thomas, Charles, Jeff, Kerri, Mike, Chuck, Ann
SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns
Dear Zoning and Platting Commission,
My name is Kelley Edwards and I live at 1904 Trevino Drive, Austin TX 78746, near the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
Every Monday-Friday, 7:30am - 9:30am and 3:30pm - 6:30pm, the traffic light at Lost Creek Blvd. and 360 is already grossly over congested with day to day commuter traffic. Add in the current construction of the 48 new homes being built, or an event (lockdown, performances, football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek.
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Sincerely,
Kelley Edwards
1904 Trevino Drive
Austin, TX 78746

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

Villela, Beverly

From: Liang Zou [redacted]
Sent: Wednesday, February 11, 2026 10:13 PM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns

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External Email - Exercise Caution

My name is Liang Zou and I live at 1142 Lost Creek Blvd Unit 4, Austin, TX 78746, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I'm requesting that the February 17 hearing be postponed to at least until May 19, 2026.

The project would add 475 apartments to Lost Creek, which already handles 8000-10000 car trips per day through a single left-turn lane at 360. A fatality occurred at an intersection this past year. The application says no Traffic Impact Analysis is needed - for a project that would increase traffic by 30%-40%, that's not acceptable.

The application also ignores the Marshall development and the Stratus development, and TxDOT loop 360 project - all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Personally I've lived here for 10 years and I enjoyed walking around the neighborhood during dinner time. More and more I see traffic backup in the intersection although the current office space at 1120 / 1222 Capital of Tx Hwy is not utilized. I'm concerned that the rezoning without consideration of traffic would be a disastrous situation for the neighborhood, as this piece of land is at the entrance of a one lane road (Lost Creek Blvd).

Please postpone this hearing until a Traffic Impact Analysis in completed, our community deserves that basic safety.

Thank you!

Liang Zou
1142 Lost Creek Blvd Apt 4
Austin, TX 78746

--
Liang Zou

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Villela, Beverly

From: Robert Harvey [redacted]
Sent: Wednesday, February 11, 2026 9:44 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Robert Harvey and I live at 5944 Cape Coral Drive in the Lost Creek Neighborhood. I am requesting that the February 17th hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

Current development has already resulted in increased traffic congestion and a noticeable decline in local wildlife.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you,
Robert Harvey
5944 Cape Coral Drive
Austin, TX 78746

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Villela, Beverly

From: Andrea Harlan [redacted]
Sent: Wednesday, February 11, 2026 7:41 PM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089- Traffic Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission,

My name is Andrea Harlan, and I reside at 1205 Falcon Ledge Drive in the Lost Creek area.

I am respectfully requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19 so that a comprehensive and accurate Traffic Impact Analysis (TIA) can be completed and reviewed.

This proposed project would add 475 apartments along Lost Creek Boulevard, a roadway that already carries approximately 8,000–10,000 vehicle trips per day through a single left-turn lane at Loop 360. There was a fatality at this intersection within the past year, underscoring the serious safety concerns that already exist. The application states that no Traffic Impact Analysis is required, despite projecting a 30–45% increase in traffic. This is not acceptable.

Additionally, the application does not appear to account for the cumulative impact of other nearby developments, including the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project — all occurring in the same area. Evaluating this project in isolation fails to reflect the real-world traffic conditions our community is already experiencing.
Lost Creek has limited points of ingress and egress, which raises significant wildfire evacuation concerns. There is only one direct route out of the neighborhood to access Forest Trail Elementary and Westlake High School. As a result, we already experience severe congestion during peak hours from 7:30–9:00 AM and again from 2:00–5:30 PM.

Before moving forward, our community deserves a basic safety review that fully evaluates traffic volume, intersection capacity, school-related congestion, cumulative development impacts, and emergency evacuation constraints.
For these reasons, I respectfully request that this hearing be postponed until a Traffic Impact Analysis is completed and made available for public review.

Thank you for your time and consideration.

Sincerely,
Andrea Harlan

1205 Falcon Ledge Drive
Austin, TX

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Villela, Beverly

From: Trent Krienke [redacted]
Sent: Wednesday, February 11, 2026 6:22 PM
To: Villela, Beverly
Cc: Ellis, Paige; donna.howard[redacted]house.texas.gov
Subject: Postponement Request - Austin Case #C14-2025-0089

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External Email - Exercise Caution

Ms. Villela,

I live in the Lost Creek neighborhood at 1202 Wilson Heights Drive, which is the street directly adjacent to the proposed development related to the case number above.

I am requesting that the February 17 rezoning hearing for the above case be postponed until at least **May 19, 2026**. This is necessary for a number of reasons, but the major one is the dangerous increase in the neighborhood traffic.

The need for a comprehensive traffic analysis is an imperative. Lost Creek has 1100+ homes that rely on a single two-lane road to enter and exit the subdivision. New developments that have begun in the last 18 months on either end of Lost Creek will add over 600 new residences. The additional traffic will primarily be using this two-lane road. Also, the TxDOT Project will begin a major upgrade (overpass.etc.) to the Loop 360/Lost Creek Blvd intersection in the next few years.

The proposed rezoning plans to add several hundred more residences to an already over-taxed traffic system. Adding any more traffic will have a severe negative impact on the safety of the entire neighborhood. A proper traffic analysis will no doubt show that this situation is obviously unworkable, and I believe the rezoning request could be denied solely for this reason. There are other environmental impact studies that need to be completed also. For example, the subdivision is in a dangerous wildfire area.

Although Lost Creek residents were notified in September 2025 of the rezoning application, we were only given a few days' notice of the fast-tracked hearing along with details of the proposed development. We simply need more time to formulate an appropriate response.

Thank you for your consideration.

Trent Krienke
512-779-8049

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Villela, Beverly

From: James Chatfield [redacted]
Sent: Wednesday, February 11, 2026 5:46 PM
To: Villela, Beverly
Subject: Postponement Request - Austin Case #C14-2025-0089

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Ms. Villela,

I live in the Lost Creek neighborhood at 1204 Wilson Heights Drive, which is the street directly adjacent to the proposed development related to the case number above.

I am requesting that the February 17 rezoning hearing for the above case be postponed until at least **May 19, 2026**. This is necessary for a number of reasons, but the major one is the dangerous increase in the neighborhood traffic.

The need for a comprehensive traffic analysis is an imperative. Lost Creek has 1100+ homes that rely on a single two-lane road to enter and exit the subdivision. New developments that have begun in the last 18 months on either end of Lost Creek will add over 600 new residences. The additional traffic will primarily be using this two-lane road. Also, the TxDOT Project will begin a major upgrade (overpass.etc.) to the Loop 360/Lost Creek Blvd intersection in the next few years.

The proposed rezoning plans to add several hundred more residences to an already over-taxed traffic system. Adding any more traffic will have a severe negative impact on the safety of the entire neighborhood. A proper traffic analysis will no doubt show that this situation is obviously unworkable, and I believe the rezoning request could be denied solely for this reason. There are other environmental impact studies that need to be completed also. For example. the subdivision is in a dangerous wildfire area.

Although Lost Creek residents were notified in September 2025 of the rezoning application, we were only given a few days notice of the fast-tracked hearing along with details of the proposed development. We simply need more time to formulate an appropriate response.

Thank you for your consideration.

James R Chatfield
512-789-4318

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

Villela, Beverly

From: [redacted]
Sent: Wednesday, February 11, 2026 5:46 PM
To: Villela, Beverly
Cc: slade.7207740[redacted]gmail.com
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns

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External Email - Exercise Caution

My name is Kathy Slade and I Live at 1513 Wilson Heights Drive, Austin, Texas 78746, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be **postponed** to **May 19, 2026**.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000-10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The applicant says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30-40%. This is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600 + homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

- I live at the first street off Loop 360. LC BLVD has one lane west and one lane east, with a stop sign and a no left turn sign in the median which is often ignored by drivers entering LC BLVD and trying to enter the business parking lot. I worry about fire evacuation. The greenbelt runs along the entire length of my property, which only increases my anxiety – I have a small “to go bag” just in case. But our community is big and growing faster with the new developments and only one way in/out is via LCB. Lost Creek Boulevard is heavily travelled -- it is common sense (prudent might be a better word) that a Traffic Impact Analysis be conducted, especially with the addition of 48 Marshall Development and 600+Stratus development homes/apartments. It is likely families will have at least 1 car and maybe 2 for travelling east and/or west on LCB.

Thank you, Kathy Slade 1513 Wilson Heights Drive, 78746

-

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Villela, Beverly

From: Teresa Tran Wood [redacted]
Sent: Wednesday, February 11, 2026 4:16 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Teresa Wood and I live at 1603 Bay Hill Dr, Austin TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

-
-
- Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital
- of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can’t get out
- of Lost Creek.
-

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Teresa Wood at 1603 Bay Hill Dr, Austin, TX 78746

--

Teresa Tran Wood, DDS, MS
Board Certified Orthodontist
(408) 712-3069

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

Villela, Beverly

From: Beth Josephs [redacted]
Sent: Wednesday, February 11, 2026 4:10 PM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Beth Josephs and I live at 6202 Olympic Overlook, 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

I have already noticed an increase in traffic, especially from people cutting-through Lost Creek to get to Loop 360 from the Southwest Parkway area. I have also witnessed traffic backup down Lost Creek Blvd from the 360 light, especially when schools are in session. This will definitely increase and become potentially dangerous if the new project is allowed to continue.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you for your time,

Beth Josephs

6202 Olympic Overlook, 78746

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

Villela, Beverly

From: Chris Lickteig [redacted]
Sent: Wednesday, February 11, 2026 3:53 PM
To: Villela, Beverly
Cc: Amy Cadenhead
Subject: Postponement Request to May 19th – Case C14-2025-0089

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Christopher Lickteig, and I live at 1349 Lost Creek Blvd, Austin, TX 78746, as you see directly on Lost Creek Boulevard and near the property proposed for rezoning under Case C14-2025-0089. I am writing to respectfully request that the February 17 hearing be postponed so a comprehensive Traffic Impact Analysis (TIA) and cumulative safety review can be initiated.

This project notes that approximately 475 apartment units would connect to Lost Creek Boulevard, a residential roadway that already carries an estimated 8,000–10,000 vehicle trips per day and relies on a single left-turn lane at Loop 360 for neighborhood access. Lost Creek Boulevard is routinely used as a cut-through route between major arterials, resulting in traffic volumes and speeds far beyond what this roadway was designed to safely accommodate.

Living on Lost Creek Blvd I regularly observe vehicles traveling well above the posted 30 mph speed limit, frequently exceeding over 50 mph on the straight away in front of my house. These speeds are especially dangerous given that this is a residential corridor with homes fronting the street, school bus stops, cyclists, golf carts and pedestrians.

Pedestrian infrastructure along Lost Creek Boulevard is extremely limited. There are only two marked crosswalks along the boulevard, and sidewalks are incomplete or nonexistent in many areas, forcing residents, children, and walkers to travel in the street or along narrow shoulders. Under current conditions, pedestrians already face significant safety risks, which would be substantially worsened by increased traffic volumes and congestion resulting from this development.

Tragically, these safety concerns are not hypothetical. The intersection of Lost Creek Boulevard and Loop 360 experienced a fatal crash in April 2025, resulting in the loss of life and serious injuries. Many residents also remember a previous fatal crash prior to 2025 involving a Tesla and a man who lost his life along this same corridor. Several years earlier, a bicyclist was killed at Lost Creek Blvd and White March Valley Walk. These incidents underscore the real consequences of excessive speed, congestion, and constrained roadway design in a residential setting.

Despite this documented crash history, pedestrian vulnerability, and existing congestion, the rezoning application states that no Traffic Impact Analysis is required, even though the proposed development would likely increase traffic volumes by 30–40 percent. The application also fails to

account for cumulative impacts from other major projects already approved or underway in the same area, including:

- The Marshall development (approximately 48 homes)
- The Stratus development (600+ homes and apartments)
- The ongoing TxDOT Loop 360 improvement project

Lost Creek is a relatively small residential community with a limited number of homes located directly along Lost Creek Boulevard, yet it absorbs a disproportionate amount of non-local cut-through traffic. Many of the vehicles using the boulevard are not accessing neighborhood destinations, but are attempting to bypass congestion on Loop 360 and surrounding arterials, placing residents and pedestrians at increased risk.

In addition to daily traffic and pedestrian safety issues, there are serious emergency access and wildfire evacuation concerns. Lost Creek has limited ingress and egress, and traffic routinely backs up through multiple signal cycles at Loop 360. During peak congestion or an emergency event, delays for fire trucks, ambulances, or evacuating residents could have life-threatening consequences.

On multiple occasions, we often wait through several signal cycles just to exit the neighborhood, and I am deeply concerned about how emergency responders or evacuating residents would safely navigate Lost Creek Boulevard under heavier traffic conditions — particularly given current speeds, limited sidewalks, and minimal crossing infrastructure.

I am not opposed to responsible growth, but growth must be data-driven and prioritize public safety, especially in a neighborhood with documented fatalities, limited pedestrian infrastructure, and constrained access. At a minimum, a full Traffic Impact Analysis and cumulative safety review should be completed and publicly reviewed before this case proceeds.

For these reasons, I respectfully request that the February 17 hearing be postponed until this essential analysis is conducted. Our community deserves a transparent and thorough evaluation of traffic, pedestrian safety, and emergency access impacts before any rezoning decision is made.

Thank you for your time and consideration.

Sincerely,

Christopher Lickteig
1349 Lost Creek Blvd
Austin, TX 78746

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Villela, Beverly

From: Susan Stotzer [redacted]
Sent: Wednesday, February 11, 2026 3:38 PM
To: Villela, Beverly
Subject: Request to postpone Feb 17 hearing of rezoning case C14-2025-0089

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

I'm emailing as a resident of Lost Creek to request that the hearing for rezoning case C14-2025-0089, which is currently scheduled for February 17, be postponed until after a traffic analysis and safety review of the area can be performed.

Thanks,
Susan Stotzer
Resident at 2001 Cypress Point E

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

Villela, Beverly

From: Daniel Wood [redacted]
Sent: Wednesday, February 11, 2026 3:30 PM
To: Villela, Beverly
Subject: Case C14-2025-0089. Traffic, Pedestrian & Safety Concerns and Postponement Request to May 19th

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Daniel Wood. I live at 2002 Cypress Pt W, Austin TX 78746, just off Lost Creek Boulevard near to the planned development.

I have watched our community grow and change over the years. I am writing with a heavy but hopeful heart to respectfully ask that the February 17 hearing regarding Case C14-2025-0089 be postponed until a comprehensive Traffic Impact Analysis and cumulative safety review can be completed.

The proposed rezoning would add approximately 475 apartment homes to Lost Creek Boulevard. This is already a well-traveled residential roadway carrying what I understand to be between 8,000 and 10,000 vehicle trips each day. We rely on a single left-turn lane at Loop 360 for access in and out of our neighborhood. In truth, Lost Creek Boulevard has become a cut-through for drivers trying to avoid congestion on larger roads, and it now bears far more traffic than it was ever designed to handle.

Our neighborhood is lined with homes. Children wait for school buses here. Cyclists ride along it. Neighbors walk their dogs. Additional traffic is simply not safe for a residential corridor. Our pedestrian infrastructure is also limited. There are only two marked crosswalks along the boulevard, and sidewalks are incomplete, or missing entirely, in many stretches. Residents, including children and older neighbors, are often forced to walk along narrow shoulders or in the roadway itself. Under present conditions, crossing or walking along this road already feels risky. An increase in traffic would only magnify those dangers.

Sadly, these concerns are not theoretical. In April 2025, there was a fatal crash at the intersection of Lost Creek Boulevard and Loop 360 that resulted in loss of life and serious injuries. Many of us also remember a prior fatal crash along this same corridor. These tragedies are lasting reminders of what can happen when speed, congestion, and constrained roadway design intersect in a residential setting.

Given this history, along with existing congestion and pedestrian vulnerability, it troubles me deeply that the current application indicates no Traffic Impact Analysis is required, even though traffic volumes could rise by 30 to 40 percent. The application also does not appear to account for the cumulative effects of other nearby developments already approved or underway, including the Marshall project, the Stratus development with its hundreds of homes and apartments, and the ongoing TxDOT improvements along Loop 360.

Lost Creek is a relatively small community. Only a limited number of homes sit directly along Lost Creek Boulevard, yet we absorb a great deal of non-local traffic from drivers using our street to bypass congestion elsewhere. This places an unfair and growing burden on the residents who live, walk, and raise families here.

I am also very worried about emergency access and wildfire evacuation. Our neighborhood has limited points of entry and exit, and traffic at Loop 360 often backs up through multiple signal cycles. I have personally waited through several light changes just to leave the neighborhood. In a true emergency, whether a fire, medical crisis, or evacuation event, such delays could have grave consequences.

Please understand that I am not opposed to thoughtful and responsible growth. But growth should be guided by careful study and a genuine commitment to public safety. In a neighborhood with documented fatalities, limited pedestrian infrastructure, and constrained access, it seems only prudent that a full Traffic Impact Analysis and cumulative safety review be conducted, and publicly shared, before this case proceeds.

For these reasons, I respectfully request that the February 17 hearing be postponed until this essential analysis can be completed. Our community deserves a thorough and transparent evaluation of the traffic, pedestrian safety, and emergency access implications before any rezoning decision is made.

Thank you kindly for your time, your service, and your consideration of this request.

With sincere respect,

Daniel Wood

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

Villela, Beverly

From: [redacted]
Sent: Wednesday, February 11, 2026 3:26 PM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Maggie Amos, and I live at 1505 Wilson Heights Dr, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed and rescheduled for May19,2026 .

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable. I see many illegal “U” turns at Wilson Heights Dr and Lost Creek Blvd when drivers want to enter the current City View Office complex. This already dangerous behavior would increase and intensify the risk of harm for drivers and pedestrians. As a senior citizen, I enjoy daily walks as a form of physical exercise and the traffic in this area is frightening.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

[ADD A PERSONAL SENTENCE – e.g., a time you were stuck at the intersection or worried about emergency access.]

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Maggie S Amos

1505 Wilson Heights Dr

Austin, TX 78746

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

Villela, Beverly

From: Sushmi Kurapati [redacted]
Sent: Wednesday, February 11, 2026 3:22 PM
To: Villela, Beverly
Subject: Request for Postponement – Case C14-2025-0089

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission:

My name is Sushmitha Wood and I reside at 2002 Cypress Pt W in Lost Creek. This is regarding the proposed rezoning under Case C14-2025-0089. I respectfully request that the February 17 hearing be postponed to allow for completion and public review of a comprehensive Traffic Impact Analysis ("TIA") and cumulative safety assessment.

The proposed development of approximately 475 apartment units would substantially increase traffic on Lost Creek Boulevard, a residential corridor already carrying an estimated 8,000–10,000 daily trips and relying on limited access at Loop 360. The roadway routinely functions as a cut-through route, with documented speeding well above the posted 30-mph limit. Pedestrian infrastructure is limited, with only two marked crosswalks and incomplete sidewalks, forcing residents to walk along the roadway in many areas.

These safety concerns are not hypothetical. The intersection of Lost Creek Boulevard and Loop 360 was the site of a fatal crash in April 2025, and prior fatal incidents have occurred along this same corridor. Despite this history, the application indicates that no TIA is required, and it does not meaningfully evaluate cumulative impacts from other significant developments in the area, including the Marshall and Stratus projects and the ongoing TxDOT Loop 360 improvements.

Lost Creek has limited ingress and egress, and traffic frequently backs up through multiple signal cycles. In an emergency event, including wildfire evacuation, increased congestion could materially impair emergency response and resident safety.

Responsible growth requires data-driven decisions. There are numerous documented crashes in the last, constrained access, and limited pedestrian infrastructure. At minimum, a full Traffic Impact Analysis and cumulative safety review should be completed before this case proceeds.

For these reasons, I respectfully request that the February 17 hearing be postponed.

Thank you for your consideration.

Respectfully,

Sushmitha Wood

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

Villela, Beverly

From: Pam Diltz [redacted]
Sent: Wednesday, February 11, 2026 3:21 PM
To: Villela, Beverly
Subject: Postponement Request to May 19th - Cas C14-2025-0089 - Traffic, Pedestrian, Safety Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Pam Diltz, and I reside at 1405 Wilson Heights Blvd which is directly behind the property proposed for rezoning under Case C14-2025-0089. I am formally requesting that the February 17 hearing be postponed until a comprehensive Traffic Impact Analysis (TIA) and cumulative safety review are completed and publicly reviewed.

Advancing a 475-unit apartment development on a constrained residential corridor with a documented history of fatal crashes—without requiring a full Traffic Impact Analysis—raises serious concerns regarding the Commission's duty to protect public safety and to ensure that land use decisions are supported by complete and defensible data.

Lost Creek Boulevard already carries an estimated 8,000–10,000 vehicle trips per day and relies on a single left-turn lane at Loop 360 for primary neighborhood access. It functions as a cut-through route between major arterials, resulting in traffic speeds that routinely exceed the posted 30 mph limit—often surpassing 50 mph. I witness this behavior regularly from my home and am concerned for the children that live here today. These conditions exist today, before any additional density is added.

Pedestrian infrastructure is limited and inadequate for current volumes. There are only two marked crosswalks along the corridor, and sidewalks are incomplete or entirely absent in several stretches. Residents, including children, cyclists, joggers, and school bus riders, are forced into close proximity with fast-moving vehicles. Increasing traffic by an estimated 30–40 percent without first evaluating safety implications would knowingly intensify an already hazardous situation.

The safety risks are not speculative. The intersection of Lost Creek Boulevard and Loop 360 experienced a fatal crash in April 2025 resulting in loss of life and serious injuries. Prior to that, another fatal incident occurred along this same corridor. These events underscore that this roadway has already demonstrated operational and safety limitations under existing conditions.

Despite this crash history and visible pedestrian vulnerability, the application asserts that no Traffic Impact Analysis is required. This position does not adequately address cumulative impacts from other significant projects already approved or underway in the area, including:

1. The Marshall development (approximately 48 homes)
2. The Stratus development (600+ homes and apartments)
3. The ongoing TxDOT Loop 360 improvement project

Lost Creek has limited ingress and egress. Traffic routinely backs up through multiple signal cycles at Loop 360. I have personally experienced extended delays exiting the neighborhood. In the event of a wildfire, medical emergency, or evacuation scenario, these constraints could severely impede first responders and residents attempting to leave. Any land use decision that increases density without fully evaluating emergency access capacity exposes the City to foreseeable risk.

Approving rezoning of this scale without a comprehensive, data-driven safety assessment creates a troubling precedent: that significant increases in density may proceed on constrained residential corridors despite documented crash history, inadequate pedestrian infrastructure, and limited evacuation routes. This raises not only policy concerns but also potential liability exposure should further preventable incidents occur.

The Commission has a responsibility to ensure that rezoning decisions are grounded in complete analysis and do not knowingly exacerbate hazardous conditions. A full Traffic Impact Analysis and cumulative safety review are the minimum necessary steps to fulfill that responsibility.

For these reasons, I strongly request that the February 17 hearing be postponed until a comprehensive evaluation of traffic operations, pedestrian safety, cumulative development impacts, and emergency access capacity is completed and made available to the public. Proceeding without this analysis would be premature and inconsistent with the City's obligation to prioritize public safety.

Sincerely,
Pam Diltz

Pam Diltz | Director, Human Resources
Continuous Improvement
E: [redacted]
Qualcomm

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Villela, Beverly

From: Amy Cadenhead [redacted]
Sent: Wednesday, February 11, 2026 3:07 PM
To: Villela, Beverly
Subject: Postponement Request to May 19th – Case C14-2025-0089

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is **Amy Cadenhead**, and I live at **1349 Lost Creek Blvd**, directly on Lost Creek Boulevard and near the property proposed for rezoning under Case **C14-2025-0089**. I am writing to respectfully request that the **February 17 hearing be postponed** so a comprehensive **Traffic Impact Analysis (TIA)** and cumulative safety review can be initiated.

This project would add approximately **475 apartment units** to Lost Creek Boulevard, a residential roadway that already carries an estimated **8,000–10,000 vehicle trips per day** and relies on a **single left-turn lane at Loop 360** for neighborhood access. Lost Creek Boulevard is routinely used as a **cut-through route** between major arterials, resulting in traffic volumes and speeds far beyond what this roadway was designed to safely accommodate.

I live on Lost Creek Boulevard and regularly observe **vehicles traveling well above the posted 30 mph speed limit**, frequently exceeding over **50 mph**. These speeds are especially dangerous given that this is a residential corridor with homes fronting the street, school bus stops, cyclists, and pedestrians.

Pedestrian infrastructure along Lost Creek Boulevard is extremely limited. There are **only two marked crosswalks along the boulevard**, and sidewalks are **incomplete or nonexistent in many areas**, forcing residents, children, and walkers to **travel in the street or along narrow shoulders**. Under current conditions, pedestrians already face significant safety risks, which would be substantially worsened by increased traffic volumes and congestion resulting from this development.

Tragically, these safety concerns are not hypothetical. The **intersection of Lost Creek Boulevard and Loop 360 experienced a fatal crash in April 2025**, resulting in the loss of life and serious injuries. Many residents also remember a **previous fatal crash prior to 2025 involving a Tesla and a man who lost his life** along this same corridor. These incidents underscore the real consequences of excessive speed, congestion, and constrained roadway design in a residential setting.

Despite this documented crash history, pedestrian vulnerability, and existing congestion, the rezoning application states that **no Traffic Impact Analysis is required**, even though the proposed development would likely increase traffic volumes by **30–40 percent**. The application also fails to account

for **cumulative impacts** from other major projects already approved or underway in the same area, including:

- The **Marshall development** (approximately 48 homes),
- The **Stratus development** (600+ homes and apartments), and
- The ongoing **TxDOT Loop 360 improvement project**.

Lost Creek is a relatively small residential community with a limited number of homes located directly along Lost Creek Boulevard, yet it absorbs a disproportionate amount of **non-local cut-through traffic**. Many of the vehicles using the boulevard are not accessing neighborhood destinations, but are attempting to bypass congestion on Loop 360 and surrounding arterials, placing residents and pedestrians at increased risk.

In addition to daily traffic and pedestrian safety issues, there are **serious emergency access and wildfire evacuation concerns**. Lost Creek has **limited ingress and egress**, and traffic routinely backs up through multiple signal cycles at Loop 360. During peak congestion or an emergency event, delays for fire trucks, ambulances, or evacuating residents could have life-threatening consequences.

On multiple occasions, I have personally waited through **several signal cycles just to exit the neighborhood**, and I am deeply concerned about how emergency responders or evacuating residents would safely navigate Lost Creek Boulevard under heavier traffic conditions — particularly given current speeds, limited sidewalks, and minimal crossing infrastructure.

I am not opposed to responsible growth, but growth must be **data-driven and prioritize public safety**, especially in a neighborhood with documented fatalities, limited pedestrian infrastructure, and constrained access. At a minimum, a full **Traffic Impact Analysis and cumulative safety review** should be completed and publicly reviewed before this case proceeds.

For these reasons, I respectfully request that the **February 17 hearing be postponed** until this essential analysis is conducted. Our community deserves a transparent and thorough evaluation of traffic, pedestrian safety, and emergency access impacts before any rezoning decision is made.

Thank you for your time and consideration.

Sincerely,
Amy Cadenhead
1349 Lost Creek Blvd

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Villela, Beverly

From: Anne Johnson <[redacted]
Sent: Wednesday, February 11, 2026 2:58 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Anne Edwards, and I live at 721 Castle Ridge Road, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year.
The application says no Traffic Impact Analysis is needed for a project that would increase traffic by 30–40%.

That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,
Anne Edwards
721 Castle Ridge Road
Austin, Texas 78746

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Texas Real Estate Commission Consumer Protection Notice



Anne Edwards
REALTOR®, ABR
All City Real Estate – Austin, Texas

📞 **512-917-5260**
📧 [redacted]
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Villela, Beverly

From: Emily Oakes [redacted]
Sent: Wednesday, February 11, 2026 2:03 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Emily Oakes and I live at 1501 Quaker Ridge Dr Austin TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area.

Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can’t get out of Lost Creek.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,
Emily Oakes
1501 Quaker Ridge Dr
Austin, TX 78746

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Villela, Beverly

From: Christina Harvey [redacted]
Sent: Wednesday, February 11, 2026 1:50 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Christina Harvey and I live at 5944 Cape Coral Drive in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Christina Harvey
5944 Cape Coral Dr
Austin, TX 78746

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Villela, Beverly

From: Brandi Loomis [redacted]
Sent: Wednesday, February 11, 2026 1:43 PM
To: Villela, Beverly
Subject: Case C14-2025-0089

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External Email - Exercise Caution

Case C14-2025-0089

I am a Lost Creek resident and respectfully request that the February 17 hearing for Case C14-2025-0089 be postponed. The community has not had sufficient time to review the proposal, particularly regarding traffic, school impact, environmental concerns, and application completeness. Please allow adequate time for proper review before proceeding. (If you have time to personalize it with a sentence about traffic, schools, watershed, dark skies, or neighborhood character — even better.)

Brandi Loomis

6109 Turtle Point Dr, Austin, TX 78746

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Villela, Beverly

From: Tricia Barry [redacted]
Sent: Wednesday, February 11, 2026 1:27 PM
To: Villela, Beverly
Subject: Traffic and safety

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External Email - Exercise Caution

1. TRAFFIC & SAFETY

Group: Gary, Thomas, Charles, Jeff, Kerri, Mike, Chuck, Ann

SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

Dear Zoning and Platting Commission,

My name is Patricia McAnally and I live at 6503 Augusta National Dr, Austin TX 78746 next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

- Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly

congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you, Tricia McAnally 6503 Augusta National Dr, Austin, TX 78746

Sent from my iPhone

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Villela, Beverly

From: Jennifer Craig [redacted]
Sent: Wednesday, February 11, 2026 12:54 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Jennifer Craig] and I live at [6905 Crosby Cir #1, Austin 78746], next to the property proposed for rezoning under
Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain
accurate traffic information. The numbers in the application do not seem to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car
trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year.
The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%.
That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes
and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has
limited roads in and out, which is also a serious wildfire evacuation concern.
[I am very concerned about the increase in traffic.]
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic
safety review.
Thank you, [Jennifer Craig] [6905 Crosby Circle #1, Austin 78746]

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Villela, Beverly

From: Shawn Reddy [redacted]
Sent: Wednesday, February 11, 2026 12:44 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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Dear Zoning and Platting Commission,

My name is Dr. Shawn Reddy and I live at 2006 Plumbrook Dr., Austin TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

We already have a development going in (Overlook at Westlake) which has created a ton of traffic, destruction of natural green areas, leading to death and fleeing of wildlife already. We live on this Earth and are intended to share it with the animals and birds as well. Help us do that by ensuring the develop is following appropriate steps first.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you,

Shawn Reddy, MD
Chair of Pain Management, BSW - Marble Falls

2006 Plumbrook Dr.
Austin, TX 78746

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Villela, Beverly

From: Brianne Gungoll[redacted]
Sent: Wednesday, February 11, 2026 12:42 PM
To: Villela, Beverly
Subject: C14-2025-0089 comment

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External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission,

My name is Brianne Gungoll, and I live at 1519 Ben Crenshaw Way, which is in the Lost Creek neighborhood, along with the property under consideration for rezoning in Case C14-2025-0089. I'm writing today to respectfully request that the February 17 hearing be postponed so that a full Traffic Impact Analysis (TIA) and a cumulative safety review can be completed before this case moves forward.

Living in Lost Creek and driving daily to work meetings, my children's activities, and various appointments, I see the traffic patterns at Lost Creek Blvd and Highway 360 every single day. The proposal to add roughly 475 apartment units to this already overburdened roadway is deeply concerning. Lost Creek Boulevard currently carries an estimated 8,000–10,000 vehicle trips per day, and the entire neighborhood depends on a single left-turn lane at Loop 360 to enter and exit. The street has also become a popular cut-through route between major roadways, resulting in speeds and volumes that this narrow residential road simply wasn't designed to handle. This results in an increased traffic burden, often with cars passing through at a speed much higher than the 30 mph limit. My children, now teens, are often out riding their scooters or walking to see friends, and I already fear for their safety, esepcially long Lost Creek Blvd due to the volume and speed of this pass-through traffic. Adding more residents to this area without a close look at the impact to traffic is a grave misstep.

Another concern is that the pedestrian environment is extremely limited. There are only two marked crosswalks along the entire boulevard, and sidewalks are incomplete or missing altogether. As a result, many of us—including children—are pushed into the street or narrow shoulders just to walk through our own neighborhood. This is already dangerous today; adding hundreds of new units without studying the impact would only make matters worse.

Unfortunately, these safety concerns aren't theoretical. The intersection of Lost Creek Boulevard and Loop 360 saw a fatal crash in April 2025, with multiple serious injuries. There was also a serious crash on Lost Creek Boulevard within the last 5 years, in which a former neighbor of mine was seriously injured and another person died. These incidents are painful reminders of what can happen when speed, congestion, and constrained roadway design intersect in a residential area.

Despite all of this—documented crashes, known pedestrian risks, and existing congestion—the rezoning application states that no Traffic Impact Analysis is required, even though the proposed project could increase traffic by 30–40%. It also does not account for cumulative impacts from nearby developments, including:

- The Marshall (approx. 48 homes)
- The Stratus project (600+ homes and apartments)
- TxDOT's Loop 360 improvement project

Lost Creek is a small and somewhat isolated neighborhood, with homes directly lining Lost Creek Boulevard. Yet we absorb a disproportionate amount of non-local cut-through traffic from drivers avoiding Loop 360 congestion. This puts residents at heightened risk every day.

Emergency access is another serious worry. There are limited ways in and out of Lost Creek, and traffic routinely backs up through multiple signal cycles at Loop 360. I have personally sat through several cycles just trying to leave the neighborhood. In a medical emergency or wildfire evacuation—both real possibilities in this area—those delays could be life-threatening.

I genuinely support responsible growth, but growth must be data-driven and safety-conscious, especially in an area with limited evacuation routes, incomplete pedestrian infrastructure, and a recent history of fatal crashes. At a minimum, a full Traffic Impact Analysis and cumulative safety review are essential before any rezoning decision is made.

For these reasons, I respectfully request that the February 17 hearing be postponed until the necessary analysis is completed and available for public review. Our community deserves a transparent, evidence-based evaluation of traffic, pedestrian safety, and emergency access impacts before this case moves forward.

Thank you very much for your time, and for the work you do on behalf of Austin residents.

--

Best,
Brianne Gungoll
[redacted]
512-804-8858

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Villela, Beverly

From: Matthew Ashley [redacted]
Sent: Wednesday, February 11, 2026 12:30 PM
To: Villela, Beverly
Subject: Postponement Request to May 19th – Case C14-2025-0089 – Traffic, Pedestrian & Safety Concerns

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External Email - Exercise Caution

Zoning and Platting Commission,

My name is Matthew Ashley, and I live at 1205 Glenn CV in the Lost Creek neighborhood and near the property proposed for rezoning under Case C14-2025-0089. I write to respectfully request that the February 17 hearing be postponed allowing for comprehensive Traffic Impact Analysis (TIA) and cumulative safety review can be initiated.

This project would add around 500 apartment units to Lost Creek Boulevard. This is a residential roadway that already carries an estimated 8,000–10,000 vehicle trips per day and relies on a single left-turn lane at Loop 360 for neighborhood access. Lost Creek Boulevard is already heavily trafficked, with drivers frequently exceeding safe speeds as they traverse between major roadways. This residential street has pedestrians, cyclists, driveway entrances, school bus stops, frequent wildlife crossing, and also a steep grade and winding course. Increased traffic volumes and congestion resulting from this development will worsen already existing safety concerns for residents, visitors and travelers alike.

These safety concerns are very real, as evidenced by recent history and events. Sadly, the intersection of Lost Creek Boulevard and Loop 360 experienced a crash in April 2025, resulting in the loss of one life and serious injuries to others. A previous fatal crash prior to 2025 involved a Tesla and a man who lost his life along this same corridor. These incidents underscore the real consequences of excessive speed, congestion, and constrained roadway design in a residential setting.

Despite this documented crash history, pedestrian vulnerability, and existing congestion, the rezoning application states that no Traffic Impact Analysis is required, even though the proposed development would likely increase traffic volumes significantly. The application also fails to account for cumulative impacts from other major projects already approved or underway in the same area, including:

- The Marshall development (approximately 48 homes),
- The Stratus development (600+ homes and apartments), and
- The ongoing TxDOT Loop 360 improvement project.

Lost Creek is a relatively small residential community with a limited number of homes located directly along Lost Creek Boulevard, yet it absorbs a disproportionate amount of non-local cut-through traffic. Many of the vehicles using the boulevard are not accessing neighborhood destinations, but are attempting to bypass congestion on Loop 360 and surrounding arterials, placing residents and pedestrians at increased risk.

In addition to daily traffic and pedestrian safety issues, there are serious emergency access and wildfire evacuation concerns. Lost Creek has limited ingress and egress, and traffic routinely backs up through multiple signal cycles at Loop 360 as well as at the other neighborhood access points at Knollwood/Bee Cave Rd and

Castle Ridge Rd/Bee Cave Rd. During peak congestion or an emergency event, delays for fire trucks, ambulances, or evacuating residents could have life-threatening consequences. On many occasions, I have personally waited through several signal cycles just to exit the neighborhood, and this is with existing traffic patterns. I am deeply concerned about how emergency responders or evacuating residents would safely navigate Lost Creek Boulevard under heavier traffic conditions — particularly given current speeds, limited sidewalks, and minimal crossing infrastructure. Even more dangerous from a traffic perspective, I have waited through multiple signal cycles while attempting to enter the neighborhood using the left turn lane from Loop 360, resulting in traffic backing up into the left through-bound lane on Loop 360. This results in a very dangerous situation wherein traffic continues to move at high speeds of over 60 mph in the right lane, while traffics is stopped in the left lane. It is only a matter of time before this results in additional serious injury or death. Adding significantly to the traffic in this area, without addressing this issue, will only make matters worse.

Growth decisions should be data-driven and account for public safety, especially in a neighborhood with previous and recent documented fatalities, limited pedestrian infrastructure, and constrained access. At a minimum, a full Traffic Impact Analysis and cumulative safety review should be completed and publicly reviewed before this case proceeds.

For these reasons, I respectfully request that the February 17 hearing be postponed until this essential analysis is conducted. Our community deserves a transparent and thorough evaluation of traffic, pedestrian safety, and emergency access impacts before any rezoning decision is made.
Thank you for your time and consideration.

Matthew Ashley

CENTRE FOR NEURO SKILLS
NEUROSKILLS.COM

Matthew Ashley, MD, JD
Chief Medical Officer
Phone: 512.887.3883
Cell: 618.319.0111

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Villela, Beverly

From: Jeff Diltz [redacted]
Sent: Wednesday, February 11, 2026 12:29 PM
To: Villela, Beverly
Subject: Postponement Request to May 19th - Cas C14-2025-0089 - Traffic, Pedestrian, Safety Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Jeff Diltz, and I reside at 1405 Wilson Heights Blvd which is directly behind the property proposed for rezoning under Case C14-2025-0089. I am formally requesting that the February 17 hearing be postponed until a comprehensive Traffic Impact Analysis (TIA) and cumulative safety review are completed and publicly reviewed.

Advancing a 475-unit apartment development on a constrained residential corridor with a documented history of fatal crashes—without requiring a full Traffic Impact Analysis—raises serious concerns regarding the Commission's duty to protect public safety and to ensure that land use decisions are supported by complete and defensible data.

Lost Creek Boulevard already carries an estimated 8,000–10,000 vehicle trips per day and relies on a single left-turn lane at Loop 360 for primary neighborhood access. It functions as a cut-through route between major arterials, resulting in traffic speeds that routinely exceed the posted 30 mph limit—often surpassing 50 mph. I witness this behavior regularly from my home and am concerned for the children that live here today. These conditions exist today, before any additional density is added.

Pedestrian infrastructure is limited and inadequate for current volumes. There are only two marked crosswalks along the corridor, and sidewalks are incomplete or entirely absent in several stretches. Residents, including children, cyclists, joggers, and school bus riders, are forced into close proximity with fast-moving vehicles. Increasing traffic by an estimated 30–40 percent without first evaluating safety implications would knowingly intensify an already hazardous situation.

The safety risks are not speculative. The intersection of Lost Creek Boulevard and Loop 360 experienced a fatal crash in April 2025 resulting in loss of life and serious injuries. Prior to that, another fatal incident occurred along this same corridor. These events underscore that this roadway has already demonstrated operational and safety limitations under existing conditions.

Despite this crash history and visible pedestrian vulnerability, the application asserts that no Traffic Impact Analysis is required. This position does not adequately address cumulative impacts from other significant projects already approved or underway in the area, including:

- The Marshall development (approximately 48 homes)
- The Stratus development (600+ homes and apartments)
- The ongoing TxDOT Loop 360 improvement project

Lost Creek has limited ingress and egress. Traffic routinely backs up through multiple signal cycles at Loop 360. I have personally experienced extended delays exiting the neighborhood. In the event of a wildfire, medical emergency, or evacuation scenario, these constraints could severely impede first responders and residents attempting to leave. Any land use decision that increases density without fully evaluating emergency access capacity exposes the City to foreseeable risk.

Approving rezoning of this scale without a comprehensive, data-driven safety assessment creates a troubling precedent: that significant increases in density may proceed on constrained residential corridors despite documented crash history, inadequate pedestrian infrastructure, and limited evacuation routes. This raises not only policy concerns but also potential liability exposure should further preventable incidents occur.

The Commission has a responsibility to ensure that rezoning decisions are grounded in complete analysis and do not knowingly exacerbate hazardous conditions. A full Traffic Impact Analysis and cumulative safety review are the minimum necessary steps to fulfill that responsibility.

For these reasons, I strongly request that the February 17 hearing be postponed until a comprehensive evaluation of traffic operations, pedestrian safety, cumulative development impacts, and emergency access capacity is completed and made available to the public. Proceeding without this analysis would be premature and inconsistent with the City's obligation to prioritize public safety.

Sincerely,
Jeff Diltz

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For any additional questions or concerns, contact CSIRT at "[redacted]

Villela, Beverly

From: Dee Dee Wood [redacted]
Sent: Wednesday, February 11, 2026 11:56 AM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

-
- Dear Zoning and Platting Commission,
- My name is Danielle Wood and I live at 2003 Lost Creek Blvd, Austin TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.
- This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
- The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
- Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek.
- Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

With regards,

Dee Dee Wood
(512) 431-6898
[redacted]

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Villela, Beverly

From: Roger W Waak [redacted]
Sent: Wednesday, February 11, 2026 11:07 AM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns

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External Email - Exercise Caution

My name is Roger Waak and I live at 1502 Wilson Heights Drive, Austin, TX 78746, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed to May 19, 2026.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000-10,000 car trips per day through a single left turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed - for a project that a would increase traffic by 30-40%. That is not acceptable.

This application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop project - all happening in the same area. Our neighborhood has limited roads in and out, with is also a serious wildfire evacuation concern.

Homes on Wilson Heights Drive have one way to exit during an emergency - Lost Creek Boulevard. Increasing traffic on Lost Creek Boulevard will make egress even more complicated than it is today.

Please postpone this hearing until a Traffic Impact Analysis can be completed. Our community deserves that basic safety review.

Thank you,
Roger Waak
1502 Wilson Heights Drive
Austin, TX 78746

Sent with Proton Mail secure email.

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Villela, Beverly

From: Sarah DeHay [redacted]
Sent: Wednesday, February 11, 2026 11:04 AM
To: Villela, Beverly
Subject: Case C14-2025-0089

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External Email - Exercise Caution

I am a Lost Creek resident and respectfully request that the February 17 hearing for Case C14-2025-0089 be postponed. The community has not had sufficient time to review the proposal, particularly regarding traffic, school impact, environmental concerns, and application completeness. Please allow adequate time for proper review before proceeding. I have been a resident of Lost Creek for 16 years, and I can say that the most recent single family development at the front of the neighborhood has been a nightmare for residents, so I can only imagine what a multifamily development would incur. The intersection at the front of the neighborhood is already fraught with dangerous collisions and confusion. Not to mention, it is a key intersection for transporting hundreds of elementary and secondary school children daily. It would be a grave mistake to allow this development to ruin this neighborhood. The very least you can do is postone what is clearly a rushed hearing.

Best,

Sarah DeHay
6209 Cape Coral Drive

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Villela, Beverly

From: David Cramer [redacted]
Sent: Wednesday, February 11, 2026 10:33 AM
To: Villela, Beverly
Subject: Opposition to Rezoning Case C14-2025-0089

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

I live in lost creek and request postponement on this rezoning case for the following reasons…

1. Inadequate public notice/outreach – community has not had sufficient time to meaningfully review or respond to the scope of the proposal
2. Incomplete Educational Impact Statement (EIS) for 475 multifamily units on Eanes ISD
3. No Traffic Impact Analysis despite project scale and cumulative impact of other pending developments
4. Application deficiencies – multiple TBD/Unknown entries that cannot be accepted at this stage
5. Environmental/watershed concerns requiring study (Barton Creek, Eanes Creek, Hill Country Corridor)
6. Safety, Night Skies

Concerned citizen and registered voter
David Cramer

Sent from my iPhone

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Villela, Beverly

From: Molly MacNeil [redacted]
Sent: Wednesday, February 11, 2026 10:31 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Molly MacNeil and I live at 6303 Indian Canyon Dr, Austin TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application are incorrect.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable. I wait at this intersection up to 5 minutes a day in the morning.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Molly MacNeil 6303 Indian Canyon

--

Thanks,

Molly MacNeil
832.661.7707

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Villela, Beverly

From: Allan Miller [redacted]
Sent: Wednesday, February 11, 2026 10:01 AM
To: Villela, Beverly
Subject: C14-2025-0089 City View Apartments
Attachments: Postpone City View.docx.pdf

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

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Please see attached..thanks AllanMiller

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SUBJECT: Postponement Request – Case C14-2025-0089 – Incomplete Application

Dear Zoning and Platting Commission,

My name is Allan Miller and I live at 2007 Port Royal DR. Austin, TX 78746 in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th.

I have reviewed the application and it is incomplete. Multiple fields are marked “TBD” or “Unknown” – including bedrooms per unit, childcare, open space, and amenities. Most importantly, the applicant requests a Density Bonus 90, which allows a 90-foot building in exchange for affordable housing commitments – but specifies zero affordability commitments. No SMART Housing participation. No income thresholds. No commitment period. The TIA is also marked “No” for a 475-unit project. This application should not go to hearing in this state.

Our neighborhood is already facing heavy congestion due to 40 new homes being developed on Marshall Tract and HWY construction on Capital of TX HWY in front of our neighborhood. “I support affordable housing, but the density bonus only works if developers actually commit to it.”

Please postpone until the applicant submits a complete application with defined affordability commitments.

Thank you,

DocuSigned by:
Allan Miller
C4F18BBE6CE8412...

Allan Miller

2007 Port Royal Dr.

Austin, TX 78746

Villela, Beverly

From: Randy Sims [redacted]
Sent: Wednesday, February 11, 2026 9:59 AM
To: Villela, Beverly
Subject: Concerns and Zoning Delay Request

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

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External Email - Exercise Caution

Dear Zoning and Planning Commission,

My name is Randy Sims, and I have lived in the Lost Creek neighborhood for over fifteen years. I reside adjacent to the property associated with Case C14-2025-0089. I respectfully request that the February 17 hearing be postponed until May 19 to allow time for the submission and review of information necessary for the Commission to fully evaluate watershed, environmental, traffic, and compatibility impacts required prior to any zoning action.

The subject site drains into the Eanes Creek Watershed and is adjacent to the Barton Creek Watershed—both of which are subject to long-standing City protections and adopted environmental policies. The current application does not include quantified impervious cover calculations (before or after rezoning), stormwater detention and water quality treatment assumptions, or pollutant loading analysis associated with a 90-foot, 475-unit structure. Without this information, the Commission cannot meaningfully assess downstream watershed impacts. Because zoning entitlements establish development rights that cannot be meaningfully undone at the site plan stage, it is critical that these impacts be fully analyzed before any recommendation is made.

Additionally, the site lies within the Hill Country Roadway Scenic Corridor, a protected wildlife habitat area, and a designated dark skies community. Although the applicant acknowledges that this is a “wildlife and scenic roadway,” the application does not identify compliance measures, mitigation strategies, or steps to address these restrictions. I respectfully request postponement until a comprehensive environmental review addressing watershed impacts, the Hill Country Corridor requirements, and wildlife habitat protections is completed.

Finally, the application lacks a traffic impact analysis evaluating peak-hour conditions, cut-through traffic, and emergency access constraints related to 475 residential units and substantial office and commercial square footage. The absence of intersection-level Level of Service data, mitigation commitments, and construction-phase traffic management prevents the Commission from understanding how existing neighborhood streets and arterial roadways would safely accommodate this level of intensity. These issues are directly tied to public safety and cannot be meaningfully deferred to a later site plan stage.

This concern is particularly significant given the documented history of serious and fatal collisions at the primary neighborhood access intersection. The application does not evaluate how increased traffic volumes and turning movements would affect an intersection with known safety challenges. Without this analysis, the Commission cannot determine whether the proposed development intensity would exacerbate existing risks.

Thank you for your consideration.

Sincerely,

Randy Sims
Lost Creek Resident (15+ years)

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Villela, Beverly

From: Richard Hackney [redacted]
Sent: Wednesday, February 11, 2026 9:54 AM
To: Villela, Beverly; Ellis, Paige
Subject: Request for Postponement – Rezoning 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 and Council Member Ellis,

I am writing regarding Rezoning Case C14-2025-0089 for the proposed development at 1120–1220 S. Capital of Texas Highway. I only recently became aware of this case and understand that it is scheduled for consideration on February 17.

Given the scope of the proposal — including 475 residential units and a request for LO-V-DB90 zoning with increased height and density — I respectfully request that the hearing be postponed to allow additional time for community review and confirmation that all required analyses have been completed.

As this is the first time many residents are learning of the full scale of the project, additional time would allow for meaningful engagement and clarification of several important items, including:

- Whether a Traffic Impact Analysis (TIA) has been completed, particularly considering existing traffic volumes and cumulative impacts of nearby developments;
- Confirmation of the status of any required Educational Impact Statement (EIS) related to Eanes ISD;
- Review of watershed, environmental, and scenic corridor considerations;
- Clarification of application components currently marked “TBD” or “Unknown.”

My request is not intended to halt the project, but rather to ensure that the appropriate studies, documentation, and review processes are completed and made transparent before the Commission proceeds. A development of this scale merits careful evaluation and sufficient opportunity for stakeholders to understand its implications.

I would appreciate confirmation regarding the status of the above items and whether a postponement may be granted to allow for a more informed and constructive review.

Thank you for your time and consideration.

Sincerely,

Richard Hackney

6300 Augusta National Cv
Austin, TX 78746

Thanks,

RH

Richard Hackney

512-808-6908

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For any additional questions or concerns, contact CSIRT at "[redacted]

Villela, Beverly

From: Christian Casey [redacted]
Sent: Wednesday, February 11, 2026 9:54 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Application

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Christian Casey and I live at 5911 Front Royal Drive, Austin TX 78746 in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th.

I have reviewed the application and it is incomplete. Multiple fields are marked “TBD” or “Unknown” – including bedrooms per unit, childcare, open space, and amenities. Most importantly, the applicant requests a Density Bonus 90, which allows a 90-foot building in exchange for affordable housing commitments – but specifies zero affordability commitments. No SMART Housing participation. No income thresholds. No commitment period. The TIA is also marked “No” for a 475-unit project. This application should not go to hearing in this state.

I support affordable housing but these gigantic corporations that stand to make substantial profit from providing it—or claiming they will—should beheld fully accountable and be able to provide firm commitments in writing prior to an approval.

Please postpone until the applicant submits a complete application with defined affordability commitments.

Thank you,

Christian Casey
512-497-7052
5911 Front Royal Dr
Austin, TX 78746

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Villela, Beverly

From: Paul Harrington [redacted]
Sent: Wednesday, February 11, 2026 9:44 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic & Safety Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is **Paul Harrington**, and I live at **2325 Cypress Pt E, Austin, TX 78746**, directly off Lost Creek Boulevard and close to the property proposed for rezoning under Case C14-2025-0089.

I am respectfully requesting that the February 17 hearing be postponed until May 19th so that accurate traffic data and a full Traffic Impact Analysis can be completed.

Lost Creek Boulevard is not a commercial corridor — it is a residential street. My home sits directly on the boulevard, and we already experience constant speeding, heavy cut-through traffic, and daily congestion. Despite the volume of vehicles, there is no meaningful enforcement, no traffic calming, and no infrastructure improvements to slow vehicles or protect residents, cyclists, and children. Every time my children leave the house to cycle to a friend, I fear for their safety.

The current estimates in the application do not reflect the lived reality on this road. The boulevard already carries an estimated 8,000–10,000 vehicle trips per day, funneled through a single left-turn lane at Loop 360. There was a fatality at that intersection within the past year. Adding 475 apartments would significantly increase traffic on an already strained residential roadway. A 30–40% increase in traffic without a Traffic Impact Analysis is not reasonable or responsible.

In addition, the application does not account for cumulative impacts from nearby developments, including:

- The Marshall development (48 homes)
- The Stratus development (600+ homes and apartments)
- The ongoing TxDOT Loop 360 project

Our neighborhood has limited ingress and egress points, which also presents a serious concern for wildfire evacuation and emergency access. As a homeowner on the boulevard, I regularly experience delays just exiting my neighborhood and have real concerns about what would happen in an emergency situation.

Before moving forward with a rezoning of this magnitude, our community deserves a comprehensive and transparent traffic and safety review.

I respectfully ask that this case be postponed until a full Traffic Impact Analysis is completed and cumulative impacts are properly evaluated.

Thank you for your consideration.

Sincerely,

Paul Harrington

2325 Cypress Pt E

Austin, TX 78746

--
Paul Harrington
512 214 0455

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Villela, Beverly

From: Sarah Casey [redacted]
Sent: Wednesday, February 11, 2026 9:37 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Sarah Casey and I live at 5911 Front Royal Dr, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
I don't know how many close calls I've had at this intersection with people trying to make it through this light from all directions. My children have to take the bus through this intersection every day and I'm highly concerned about the safety risks it will pose for the bus transportation. Additionally, the location of this building has the potential to cause traffic to back up onto the highway with high speeds.
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Sarah Casey
5911 Front Royal Dr.
Austin, TX 78746

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Villela, Beverly

From: Michael Blue [redacted]
Sent: Wednesday, February 11, 2026 8:00 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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

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Dear Zoning and Platting Commission,

My name is Michael Blue and I live at 6501 Huckleberry cove, Austin TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

We already have a developing going in and it's cause so many issues already with traffic and wildlife have disappeared.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you,

Michael Blue

6501 Huckleberry Cove

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

Villela, Beverly

From: Stephanie Whitaker [redacted]
Sent: Wednesday, February 11, 2026 6:22 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Stephanie Whitaker and I live at 5604 Sedgefield, Austin TX 78746 in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th
This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.
If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.
We chose ESNES ISD for the exceptional public education our children receive made possible by smaller classes and relationships in our community.
Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.
Thank you,
Stephanie Whitaker
5604 Sedgefield
Austin, TX 78746
Sent from my iPhone

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

Villela, Beverly

From: Kimberly Derrick [redacted]
Sent: Wednesday, February 11, 2026 12:19 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission,

My name is Kimberly Derrick, and I reside at 5802 Fox Chapel Drive in the Lost Creek area. I am respectfully requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19.

This proposed development includes 475 multifamily units, which exceeds the 200-unit threshold that triggers a mandatory Educational Impact Statement (EIS). The property is located within Eanes ISD, a district that is already facing significant budget constraints. Notably, the application's EIS form lists the number of bedrooms per unit as "TBD," and it is unclear whether a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS has not been properly completed and reviewed, the hearing should not move forward. This requirement is regulatory, not discretionary, and exists to ensure that school districts can adequately plan for growth and allocate resources responsibly.

I currently have a child attending Forest Trail Elementary, directly across the street from this proposed development site. Following a recent elementary school closure in the district, class sizes have increased to unsustainable levels. Several classrooms, including my child's, required special approval to exceed state class size limits.

While traffic concerns are often discussed, the impact on our schools is equally critical. Increased density directly affects students, teachers, classroom capacity, and district resources. These impacts must be thoroughly evaluated before proceeding.

For these reasons, I respectfully request that this hearing be postponed until a complete Educational Impact Statement has been submitted and formally reviewed by Eanes ISD.

Thank you for your time and consideration.

Sincerely,
Kimberly Derrick
5802 Fox Chapel Drive

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

Villela, Beverly

From: Meredith Mann [redacted]
Sent: Tuesday, February 10, 2026 11:19 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Meredith Mann and I live at 2006 Plumbrook Drive, Austin TX 78746, near the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.
This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways. Austin and the hill country have been very clear with their intent to protect our water and this would send a completely different signal.
We already have a developing going in and it's caused so many issues already with traffic and wildlife have disappeared.
Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.
Thank you,
Meredith Mann
2006 Plumbrook Drive

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

Villela, Beverly

From: Lisa Becker [redacted]
Sent: Tuesday, February 10, 2026 11:07 PM
To: Villela, Beverly
Subject: Case C14-2025-0089

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Lisa Becker and I live at 1903 Ringtail Ridge, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

My husband and I have lived here for 38 years and have seen a lot of changes. The traffic at the intersection of Lost Creek Blvd & Loop 360 has always been a congested and dangerous intersection. Moving forward without a Traffic Impact Analysis seems irresponsible to me.

I am also concerned about the environmental impact of this project. This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a “wildlife and scenic roadway,” they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

Please postpone this hearing until a Traffic Impact Analysis and an Environmental Impact Assessment are completed. Our community deserves that basic safety review.

Thank you,

Lisa Becker

1903 Ringtail Ridge, Austin, TX

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Villela, Beverly

From: Jase Burner [redacted]
Sent: Tuesday, February 10, 2026 11:01 PM
To: Villela, Beverly
Subject: Case C14-2025-0089 - Statement AGAINST Proposed Rezoning

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Jason Burner and I live at 1205 Arronimink Circle, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate and complete traffic information as required by law. The numbers in the application do not seem to be correct and merit additional scrutiny.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year and there are accidents on a regular basis. The application says no Traffic Impact Analysis is needed even though this project would increase traffic by 30–40%. That is not acceptable and shows a blatant disregard for other developments that are currently in process and properly approved that are already adding 1000s of car trips per day, including the Marshall Tract development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project which will take several years to complete. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern given that the entire neighborhood backs up to a greenbelt.

As someone who has sat at the light at Loop 360 for years now waiting to take my children to school or to come home to see them, not taking the time to conduct a full safety review, especially in light of the other approved developments, is tantamount to negligence and shows a blatant disregard for those who currently live in Lost Creek.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves at least a basic safety review.

Thank you, Jason Burner, Esq. (1205 Arronimink Circle, 78746)

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For any additional questions or concerns, contact CSIRT at "[redacted]

Villela, Beverly

From: Glynis Burner [redacted]
Sent: Tuesday, February 10, 2026 10:56 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Glynis Burner and I live at 1205 Arronimink Circle, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19, 2026 to obtain accurate traffic information. The numbers in the application do not seem to be correct, along with myriad of additional missing information throughout the application.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the incoming TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
This section of 360 is already home to major traffic during the school year, as the entrance to Westlake High and Forest Trail Elementary are nearby. The current infrastructure is not at all equipped to handle the amount of traffic or people that would result if this project were to move forward.
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Glynis Burner
1205 Arronimink Circle

Glynis Ewing Burner
Statistician
Cell (443) 786-2878

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Villela, Beverly

From: Thao Lien [redacted]
Sent: Tuesday, February 10, 2026 10:15 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Thao Lien and I live at 6213 Augusta National Dr, Austin TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.
This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.
We already have a developing going in and it's caused so many issues already with traffic and wildlife have disappeared.
Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.
Thank you,
Thao Lien
6213 Augusta National Dr 78746

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

Villela, Beverly

From: Dennis Nowstrup [redacted]
Sent: Tuesday, February 10, 2026 9:26 PM
To: Villela, Beverly
Subject: Fwd: Postponement Request - Case C14-2025-0089

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Dennis Nowstrup and I live at 1305 Sawgrass Cove, Austin, TX, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

We only have 3 ways in and out of the neighborhood for the current 1200+ homes. Those same roads are shared by several other neighborhoods as well. I am only counting Lost Creek. The traffic impact of this project will be huge to our neighborhood. We are already dealing with the 650 additional dwellings mentioned above. We simply do not have what is required to handle another 475. When wildfires are an issue, we already have evacuation concerns.

Lost Creek also has a dark skies designation, one of only 3 in the state and 6 in the nation. A 10 story building in a neighborhood where even businesses are so much lower would completely change the character of the neighborhood and the home we have enjoyed for 36 years. A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

Finally, the view of downtown was a major factor in the purchase of our home 36 years ago. This project would obliterate that view and probably reduce the value of our home, in which we intend to live until our deaths, by half. Many of us purchased our homes for this reason.

Please postpone this hearing until a Traffic Impact Analysis is completed and until the impact on our dark skies community can be assessed. We also propose that a balloon be floated to the height that represents the top of the proposed building, as I understand is common practice for such projects, so the community can see for ourselves, from various perspectives, the visual impact it will have. Our community deserves those basic reviews.

Thank you,

Dennis Nowstrup
1305 Sawgrass Cv
Austin, TX. 78746

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Villela, Beverly

From: Shoupeng Tang [redacted]
Sent: Tuesday, February 10, 2026 8:49 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic and Safety Concerns

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External Email - Exercise Caution

My name is Shoupeng Tang, and I live at 1211 Lost Creek Blvd, Austin, TX, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the hearing be postponed to May 19, 2026.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The applicant also states that no Traffic Impact Analysis is needed for a project that could increase traffic by 30–40%. That is not acceptable.

As a transportation professional with 20 years of experience, I know for sure that this project requires a Traffic Impact Analysis. It will generate a tremendous number of additional trips and will cause major delays on both Lost Creek Blvd and Loop 360, especially during peak hours.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project, all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until May 19, 2026, so a proper Traffic Impact Analysis can be completed and reviewed. Our community deserves that basic safety review.

Thank you,
Shoupeng Tang
1211 Lost Creek Blvd
Austin, TX

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Villela, Beverly

From: Gina Miller [redacted]
Sent: Tuesday, February 10, 2026 8:46 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Gina Miller and I live at 2007 Port Royal Dr., Austin Tx 78746 next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Gina Miller

2007 Port Royal Dr.

Lost Creek

Gina Miller

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Villela, Beverly

From: [redacted]
Sent: Tuesday, February 10, 2026 8:16 PM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns and More

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Katherine Nowstrup and I live at 1305 Sawgrass Cove, Austin, TX, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

We only have 3 ways in and out of the neighborhood for the current 1200+ homes. Those same roads are shared by several other neighborhoods as well. I am only counting Lost Creek. The traffic impact of this project will be huge to our neighborhood. We are already dealing with the 650 additional dwellings mentioned above. We simply do not have what is required to handle another 475. When wildfires are an issue, we already have evacuation concerns.

Lost Creek also has a dark skies designation, one of only 3 in the state and 6 in the nation. A 10 story building in a neighborhood where even businesses are so much lower would completely change the character of the neighborhood and the home we have enjoyed for 36 years. A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

Please postpone this hearing until a Traffic Impact Analysis is completed and until the impact on our dark skies community can be assessed. We also propose that a balloon be floated to the height that represents the top of the proposed building, as I understand is common practice for such projects, so the community can see for ourselves, from various perspectives, the visual impact it will have. Our community deserves those basic reviews.

Thank you,

Katherine Nowstrup

Villela, Beverly

From: Karen Ege [redacted]
Sent: Tuesday, February 10, 2026 8:12 PM
To: Villela, Beverly
Subject: Lost Creek

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Karen Ege and I live at 6214 Cape Coral drive, Austin TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

We already have a developing going in and it's caused so many issues already with traffic and wildlife have disappeared.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Please allow this postponement and until better informed decisions can be made.

Thank you,

Karen Ege

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Villela, Beverly

From: Charles Sheehan [redacted]
Sent: Tuesday, February 10, 2026 8:03 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Charles Sheehan and I live at 1712 Ben Crenshaw Way, Austin, TX, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

The infrastructure for this suburban neighborhood is not designed for this many cars. Lost Creek Blvd and the 360 intersection have had 2 deadly accidents in recent history. My friend Mendi Leggett (2025) and Arlen Jameson (2021). The infrastructure and traffic light at 360 and Lost Creek Blvd is already over-capacity at morning and evening rush hour. Currently, the office tenants at City View have a reverse commute from the residents, allowing great use of density and existing buildings without overloading our infrastructure. The addition of 475 apartments +

48 Marshall Tract homes + 600+ Stratus apartments and homes = 1,123 new dwelling units utilizing Lost Creek Blvd. The new dwelling units on Lost Creek Blvd and 360 will almost double the current size of Lost Creek units (1,200 homes). The infrastructure was developed with 1,200 single family units, and double the amount of dwelling units is reckless. In the event of an emergency, such as a wildfire, Lost Creek Blvd will not be able to handle the evacuation of twice as many people as the subdivision intended.

Please postpone this hearing until a Traffic Impact Analysis is completed. My family and my community deserve a basic safety review.

Thank you,

Charles Sheehan

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Villela, Beverly

From: Kayci Sheehan [redacted]
Sent: Tuesday, February 10, 2026 8:02 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Kayci Sheehan and I live at 1712 Ben Crenshaw Way, Austin, TX, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

The infrastructure for this suburban neighborhood is not designed for this many cars. Lost Creek Blvd and the 360 intersection have had 2 deadly accidents in recent history. My friend Mendi Leggett (2025) and Arlen Jameson (2021). The infrastructure and traffic light at 360 and Lost Creek Blvd is already over-capacity at morning and evening rush hour. Currently, the office tenants at City View have a reverse commute from the residents, allowing great use of density and existing buildings without overloading our infrastructure. The addition of 475 apartments +

48 Marshall Tract homes + 600+ Stratus apartments and homes = 1,123 new dwelling units utilizing Lost Creek Blvd. The new dwelling units on Lost Creek Blvd and 360 will almost double the current size of Lost Creek units (1,200 homes). The infrastructure was developed with 1,200 single family units, and double the amount of dwelling units is reckless. In the event of an emergency, such as a wildfire, Lost Creek Blvd will not be able to handle the evacuation of twice as many people as the subdivision intended.

Please postpone this hearing until a Traffic Impact Analysis is completed. My family and my community deserve a basic safety review.

Thank you,

Kayci Sheehan

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

Villela, Beverly

From: Jim Lux [redacted]
Sent: Tuesday, February 10, 2026 7:48 PM
To: Villela, Beverly
Subject: Request a delay for a Public Hearing on the rezoning of 1120 & 1122 Capital of Texas Hwy.

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External Email - Exercise Caution

This is a request that the public hearing to fast-track the rezoning of 1120 & 1122 Capital of Texas Highway be moved to May 19, 2026.

The property currently has access to Capital of Texas Hwy and Lost Creek Blvd. The No-U-Turn sign at Wilson Heights Drive and Lost Creek Blvd. is ignored by drivers who access the property from Lost Creek Blvd. With a multi-use complex including up to 475 apartments and school buses stopping on Lost Creek Blvd., traffic in the morning will be backed up for a half mile or more. The Boulevard is already being used by residents of Oak Hill and others west of Lost Creek to avoid traffic on Hwy 71. Traffic on the boulevard is going to get much worse when the huge developments between Lost Creek Blvd. and Southwest Parkway, and the Overlook development with its lone access to Lost Creek Blvd. are completed. The intersection of Lost Creek Blvd. and Capital of Texas Hwy is also one of the most dangerous intersections in Austin.

Residents whose homes back up to the property don't deserve to have a high-rise building in their backyard and will almost certainly affect property values.

Thank you for your consideration.

James C. Lux
1409 Thaddeus Cove
Austin, TX
78746
C: 512-731-8024
--

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Villela, Beverly

From: Zack Holloway [redacted]
Sent: Tuesday, February 10, 2026 7:33 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Zack Holloway and I live at 6110 Cape Coral Dr. in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

I'm deeply concerned and invested in my schools and education - and am very concerned about my children's school experience and class sizes.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you

Zack Holloway, 6110 Cape Coral dr Austin tx

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Villela, Beverly

From: Susan Nowstrup [redacted]
Sent: Tuesday, February 10, 2026 7:30 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Susan Nowstrup and I live at 1305 Sawgrass Cove, Austin, TX, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

We only have 3 ways in and out of the neighborhood for the current 1200+ homes. Those same roads are shared by several other neighborhoods as well. I am only counting Lost Creek. The traffic impact of this project will be huge to our neighborhood. We are already dealing with the 650 additional dwellings mentioned above. We simply do not have what is required to handle another 475. When wildfires are an issue, we already have evacuation concerns.

Lost Creek also has a dark skies designation, one of only 3 in the state and 6 in the nation. A 10 story building in a neighborhood where even businesses are so much lower would completely change the character of the neighborhood and the home we have enjoyed for 36 years. A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

Finally, the view of downtown was a major factor in the purchase of our home 36 years ago. This project would obliterate that view and probably reduce the value of our home, in which we intend to live until our deaths, by half. Many of us purchased our homes for this reason.

Please postpone this hearing until a Traffic Impact Analysis is completed and until the impact on our dark skies community can be assessed. We also propose that a balloon be floated to the height that represents the top of the proposed building, as I understand is common practice for such projects, so the community can see for ourselves, from various perspectives, the visual impact it will have. Our community deserves those basic reviews.

Thank you,

Susan Nowstrup

Villela, Beverly

From: Mercedes Smith [redacted]
Sent: Tuesday, February 10, 2026 6:46 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Mercedes Smith and I live at 6601 Torrey Pines Cove, Austin TX 78746 , next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

There have been multiple times when I have tried to leave our neighborhood during rush hour and have been stuck in long lines that require sitting thru multiple lights before being able to turn onto 360. Adding more people into the neighborhood will only make egress more challenging and dangerous.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Mercedes smith

6601 Torrey Pines Cove

Austin, Texas 78746

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

Villela, Beverly

From: Chris Cranis [redacted]
Sent: Tuesday, February 10, 2026 6:40 PM
To: Villela, Beverly
Subject: URGENT: Public Safety & Traffic Concerns – Postponement Request for Case C14-2025-0089

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Planning Commission,

My name is **Chris Cranis**, and I reside at **1609 Bay Hill Drive, Austin, TX 78746**. As a resident directly adjacent to the proposed rezoning site for Case C14-2025-0089, **I am writing to formally request a postponement of the February 17 hearing until May 19.**

My request is based on significant discrepancies regarding the projected traffic data. The current application suggests that a Traffic Impact Analysis (TIA) is unnecessary; however, the addition of 475 apartments would likely increase local traffic by 30–40%. Given that Lost Creek Boulevard already manages up to 10,000 daily trips through a single left-turn lane at Loop 360—the site of a recent fatality—omitting a TIA presents a serious safety risk.

Furthermore, the application fails to account for the cumulative impact of the Marshall and Stratus developments, alongside the TxDOT Loop 360 project. For a community with limited ingress and egress points, these oversights also create critical wildfire evacuation concerns.

I ask that the Commission prioritize community safety by delaying the hearing until a comprehensive Traffic Impact Analysis is conducted.

Sincerely,

Chris Cranis

512-240-2380

1609 Bay HIll Drive

Austin, TX 78746

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Villela, Beverly

From: Shelly Kilpatrick <[redacted]
Sent: Tuesday, February 10, 2026 6:37 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Shelly Kilpatrick and I live at 6010 Cape Coral Dr, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Shelly Kilpatrick

6010 Cape Coral Dr

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Villela, Beverly

From: Melissa Blue [redacted]
Sent: Tuesday, February 10, 2026 5:59 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Melissa Blue and I live at 6501 Huckleberry cove, Austin TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a “wildlife and scenic roadway,” they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

We already have a developing going in and it’s cause so many issues already with traffic and wildlife have disappeared.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you,

Melissa Blue

6501 Huckleberry Cove

Villela, Beverly

From: Jenna Berend [redacted]
Sent: Tuesday, February 10, 2026 5:02 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility

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External Email - Exercise Caution

Dear Ms Villela and the Zoning and Platting Commission,

My name is Jenna Berend and I live at 1904 Ringtail Ridge in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 (City View Rezoning) be postponed.

Our neighborhood is a Dark Skies Development of Distinction – one of only two in Austin, only three in the state of Texas, only six in the U.S. to successfully achieve this designation.

This designation is one of Lost Creek's most precious assets. The City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with October Night Skies proclamations.

The City View application includes no lighting plan and no acknowledgement that this is a Dark Skies area. The property is currently low-rise office space that blends into the landscape.

A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

The Dark Skies designation in Lost Creek is very important as although our neighborhood is in the Austin area we feel like it's in the country due to the peaceful nature of being Dark Skies.

Please postpone until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you, Jenna Berend, 1904 Ringtail Ridge

Villela, Beverly

From: robert blohm [redacted]
Sent: Tuesday, February 10, 2026 4:48 PM
To: Villela, Beverly
Subject: Austin Case # C14-2025-0089

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External Email - Exercise Caution

Beverly,

I would like to request that the hearing be moved back to May to give us time to complete a traffic analysis of Lost Creek.

thanks,
Rob

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

Villela, Beverly

From: Julia Berend [redacted]
Sent: Tuesday, February 10, 2026 4:43 PM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Julia Berend and I live at 1904 Ringtail Ridge, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

During the severe rainstorms, we have extensive run-off in the neighborhood thus my concern is that if this large development of 475 apartments are built there will be little impervious cover to soak up the rainwater.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you Julia Berend at 1904 Ringtail Ridge.

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Villela, Beverly

From: Becky Berend [redacted]
Sent: Tuesday, February 10, 2026 4:37 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic and Safety Concerns

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External Email - Exercise Caution

Hello Mrs. Villela and the Zoning and Platting Commission~

My name is Becky Berend and I am resident of Lost Creek over here in West Austin. It has recently come to my attention that there is a proposed development at the corner of Lost Creek / 360 at the front of our neighborhood. I am requesting that the February 17th hearing be postponed until May 19th to obtain accurate traffic and safety data. Lost Creek, which has 1200 single family homes, currently has very poor egress. We currently only have 3 ways to exit our neighborhood (Lost Creek to 360, Lost Creek to Barton Creek, or Lost Creek to 2244). Being from Houston and having to evacuate several times due to hurricanes and flooding, I am very aware of how quickly the roads gridlock and become deadly. While flooding may not be a current concern for Lost Creek, being a greenbelt community, wildfires and safe evacuation are a grave concern, especially because of our poor egress.

As noted, Lost Creek is a 1200 single family home community, where kids ride around on bikes regularly. The City View application ignores the Marshall Development, a 48 home new community at the front of the neighborhood, as well as the Stratus development, a 600 home and apartment community, at the back of the neighborhood. Adding a 475 apartment community at our main egress is a huge concern for traffic and safety. The intersection at 360 / Lost Creek consistently has accidents, including a recent fatality. The project greatly increases traffic on our already burdened road. It is already painful trying to enter and exit our neighborhood some days and none of these developments technically exist yet. Additionally, I am not aware if this development has taken into consideration the TxDOT Loop 360 expansion project, which is also right at the front of our neighborhood as well as this proposed development.

Please postpone this hearing until a Traffic Impact Analysis is completed and as well as an analysis of our safety in the event of an emergency. Lost Creek is a special community of families, who care about our environment, our safety, dark skies and character.

Thank you so much,

Becky Berend
1904 Ringtail Ridge
Austin, TX 78746

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Villela, Beverly

From: Whitney Hamnett Pirkle [redacted]
Sent: Tuesday, February 10, 2026 4:25 PM
To: Villela, Beverly; Galan Pirkle
Subject: Postponement request: Case C14-2025-0089 Safety and Impact Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Whitney Pirkle. I live at 1333 Lost Creek Blvd., next to the property proposed for rezoning under Case C14-2025-0089. **I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information for assessment as well as an Educational Impact Assessment**.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality of a friend and neighbor occurred at this intersection this past year. I was almost hit going through the intersection with my two small children in the car yesterday.

The application says no 'Traffic Impact Analysis' is needed – for a project that would increase traffic by 40%. That makes zero sense and lends itself to blatant disregard for safety in favor of profit.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area with direct impact on the entrance/exit to our neighborhood. All being routed through the 4-way stop in front of my house. All using the one lane main road, Lost Creek Blvd. The impact on bussing and school/extra-curricular schedules are another concern.

As I understand, developments with 200+ multifamily units require an Educational Impact Analysis. The property is in Eanes ISD, which is already facing budget challenges, some of which have already impacted bussing schedules, particularly for the Forest Trail Elementary school directly across 360. The application's own EIS form leaves the number of bedrooms per unit as "TBD."- has a completed EIS been submitted to or reviewed by Eanes ISD?

Our neighborhood has limited roads in and out, which is also a serious wildfire and emergency evacuation concern.

Please postpone this hearing until the Safety,Traffic and Educational Impact Analyses are completed. Our community deserves a safety review. Our kids deserve it.

Thank you,

Whitney Pirkle

1333 Lost Creek Blvd.

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Villela, Beverly

From: Jordan Cain [redacted]
Sent: Tuesday, February 10, 2026 3:48 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Jordan Cain and I live at 1705 Ben Crenshaw in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th
This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.
If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.
The school experience for Eanes has been tough enough this year with rezoning and budget cuts. We don't need to make a plan to add new families **without having a plan.**
Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.
Thank you,
Jordan Cain
1705 Ben Crenshaw

--
Jordan Cain
[redacted]
940.642.1474

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Villela, Beverly

From: [redacted]
Sent: Tuesday, February 10, 2026 3:29 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Matthew Berend and I live at 1904 Ringtail Ridge, Austin, TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Over the past year, our neighborhood has been impacted by the Stratus development between Westlake Country Club and Southwest Parkway along with the Milestone Development (Overlook at Westlake). It takes 10 minutes to get out of the neighborhood and I am very concerned about the ability for Law Enforcement, Fire and Ambulance to get into and out of the neighborhood if there's an issue. Additionally, the time to evacuate if there is a Wildfire could be deadly!

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Let me know if you have any questions or want to discuss my concerns/comments.

Thank you, Matthew Berend

Matthew Berend
1904 Ringtail Ridge, Austin, TX 78746
713-742-3144
[redacted]

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Villela, Beverly

From: Katie Ruback [redacted]
Sent: Tuesday, February 10, 2026 3:03 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Katie Ruback and I live at 1716 Ben Crenshaw Way, Austin, TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct. This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
With limited entrances and exits it's not safe for the residents to get out in a timely manner if needed in an emergency.
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Katie Ruback
1716 Ben Crenshaw Way
Austin, TX 78746

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Villela, Beverly

From: Mike Mahaffey [redacted]
Sent: Tuesday, February 10, 2026 2:51 PM
To: Villela, Beverly
Subject: Rezoning near Lost Creek (case # C14-2025-0089)

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External Email - Exercise Caution

Dear Zoning and Planning Commission,

My name is Michael Mahaffey and I live at 1316 Wilson Heights Dr, Austin TX 78746 in Lost Creek. I am requesting that the February 17 hearing on the subject case (City View Rezoning) be postponed to May 19, 2026.

Lost Creek is a Dark Skies Development of Distinction - one of only two in Austin, only three in Texas, and only six in the U.S. to successfully achieve this honored designation.

Dark Skies areas are most helpful to migratory birds, and this designation is one of Lost Creek's proudest achievements. Both the City of Austin and Travis County honored our Dark Skies designation in 2021, 2022, and 2023 with October Night Skies proclamations.

The City View application does not include a lighting plan nor any acknowledgment that this is a Dark Skies area. The current low-rise office space blends into the neighborhood without excessive light pollution.

A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting and is fundamentally incompatible with the character of the area.

My grandsons live 4 houses down from us on Wilson Heights. We take them outside at night to view stars, planets, and other celestial phenomena - visually, with binoculars, and with their telescope. The massive light pollution from this type of development would seriously jeopardize and degrade their viewing of the magnificent sights they can now see - all because we are an effective Dark Skies neighborhood.

Please postpone this hearing until the impact on our Dark Skies community and neighborhood compatibility has been adequately studied.

Thank you very much,

Michel Mahaffey
1316 Wilson Heights Dr.
Austin, TX 78746

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For any additional questions or concerns, contact CSIRT at "[redacted]

Villela, Beverly

From: Andrew Guinn [redacted]
Sent: Tuesday, February 10, 2026 2:27 PM
To: Villela, Beverly
Subject: Postponement Request Case C14-2025-0089

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External Email - Exercise Caution

Ms. Villela,
My name is Andrew Guinn and I reside at 1509 Wilson Heights Dr, Austin, TX 78746 in the Lost Creek neighborhood. My home is very near the property referenced above. I am requesting that the February 17th hearing be postponed to May 19th 2026.

I am concerned about the traffic that this development may cause on Lost Creek Blvd and Hwy 360. The signalized intersections of Hwy 360 are already a traffic issue. I've personally been stuck at this intersection through multiple light changes more times than I can count. To my knowledge, a traffic impact analysis has not been conducted and I believe this step is crucial. It seems like this would be a safety concern that the city would want to be fully aware of.

I believe Hwy 360 is currently a part of the Hill Country Roadway Overlay. I don't mind a multifamily use on 360 but I don't believe a 70-90 ft tall structure would be congruent to the other commercial development along 360.

I'm also concerned about the impervious coverage/density. Everything in this area is designed in order to protect the long term viability of the Edwards Aquifer and Barton Springs watershed. It seems like this developer is trying to put as much on a very small parcel as possible.

Thank you for your consideration in postponing this hearing until a proper traffic analysis has been completed and the developer can (hopefully) provide more details about the development.

--
Andrew Guinn
903-780-2728

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

Villela, Beverly

From: Hall, Evan [redacted]
Sent: Tuesday, February 10, 2026 2:27 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission:

My name is Evan K. Hall and I live at 1801 Georgia Landing Cove, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not appear to be correct or complete.

This project proposes to add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year, and many serious accidents have occurred in the past and continue to occur. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by at least 30–40%. That is not acceptable, nor is it rational or reasonable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area over the next several years (which will already increase traffic and the risk of serious accidents). Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation and safety concern.

Traffic continues to increase at the intersection of Lost Creek Boulevard and Loop 360, and has gotten much worse each year due to the developments already in progress – as noted above. This proposed rezoning is completely unreasonable and exponentially increases traffic and fatality risks on Lost Creek Boulevard. There is no conceivable way that Lost Creek Boulevard can handle the substantially increased traffic that this proposed development would result in – and it would be unreasonable and unconscionable for the city to approve this development without much more information and analysis.

Please postpone this hearing until a Traffic Impact Analysis is completed (together with other applicable diligence and analysis). Our community deserves that basic safety review.

Thank you,
Evan Hall
1801 Georgia Landing Cv

HAYNES BOONE

Evan Hall

He/Him/His
Partner
[redacted]

Haynes and Boone, LLP
98 San Jacinto Boulevard
Suite 1500
Austin, TX 78701

(t) +1 214.651.5831
(f) +1 214.200.0456

vCard | Bio | Website

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Villela, Beverly

From: Nina Hess Hsu [redacted]
Sent: Tuesday, February 10, 2026 2:12 PM
To: Villela, Beverly
Cc: James Hsu
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concern

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Nina Hess-Hsu, and I live at 1900 Key West Cv, Austin TX 78746, near the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17th hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be well-researched or correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality of an acquaintance of mine occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30-40% in a residential neighborhood. That is not acceptable to me or my family.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out of it, which is also a serious wildfire evacuation concern.
The intersection is already a problem during school commuting hours and when accidents occur. I have a sixteen year old son, who is learning to drive with his permit, and the intersection at Lost Creek Boulevard and 360 is already my biggest fear, at present.
Please postpone this hearing until a full Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Nina Hess-Hsu
1900 Key West Cv

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

Villela, Beverly

From: Kathie R [redacted]
Sent: Tuesday, February 10, 2026 1:36 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

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External Email - Exercise Caution

SUBJE

Dear Zoning and Platting Commission,
My name is Kathie Reeslund and I live at 1314 Falcon Ledge Dr, Austin TX 78746 near to the property proposed for
rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application
do not seem to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at
this intersection this past year. The application says no Traffic Impact Analysis is needed – for a
project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development
(600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same
area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation
concern.
It already backs up and can take 3-5 signals to get thru the intersection
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Kathie Reeslund
1314 Falcon Ledge Dr #112
Sent from my iPhone

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Villela, Beverly

From: Sherri Sims[redacted]
Sent: Tuesday, February 10, 2026 12:45 PM
To: Villela, Beverly
Subject: Concerns and Zoning Delay Request

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Sherri Sims, and I have lived in the Lost Creek neighborhood for over fifteen years. I reside adjacent to the property associated with Case C14-2025-0089. I respectfully request that the February 17 hearing be postponed until May 19 to allow time for the submission and review of information necessary for the Commission to fully evaluate watershed, environmental, traffic, and compatibility impacts required prior to any zoning action.

The subject site drains into the Eanes Creek Watershed and is adjacent to the Barton Creek Watershed—both of which are subject to long-standing City protections and adopted environmental policies. The current application does not include quantified impervious cover calculations (before or after rezoning), stormwater detention and water quality treatment assumptions, or pollutant loading analysis associated with a 90-foot, 475-unit structure. Without this information, the Commission cannot meaningfully assess downstream watershed impacts. Because zoning entitlements establish development rights that cannot be meaningfully undone at the site plan stage, it is critical that these impacts be fully analyzed before any recommendation is made.

Additionally, the site lies within the Hill Country Roadway Scenic Corridor, a protected wildlife habitat area, and a designated dark skies community. Although the applicant acknowledges that this is a "wildlife and scenic roadway," the application does not identify compliance measures, mitigation strategies, or steps to address these restrictions. I respectfully request postponement until a comprehensive environmental review addressing watershed impacts, the Hill Country Corridor requirements, and wildlife habitat protections is completed.

Finally, the application lacks a traffic impact analysis evaluating peak-hour conditions, cut-through traffic, and emergency access constraints related to 475 residential units and substantial office and commercial square footage. The absence of intersection-level Level of Service data, mitigation commitments, and construction-phase traffic management prevents the Commission from understanding how existing neighborhood streets and arterial roadways would safely accommodate this level of intensity. These issues are directly tied to public safety and cannot be meaningfully deferred to a later site plan stage.

This concern is particularly significant given the documented history of serious and fatal collisions at the primary neighborhood access intersection. The application does not evaluate how increased traffic volumes and turning movements would affect an intersection with known safety challenges. Without this analysis, the Commission cannot determine whether the proposed development intensity would exacerbate existing risks.

Thank you for your consideration.

Sincerely,
Sherri Sims
Lost Creek Resident (15+ years)
Sent from my iPhone

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For any additional questions or concerns, contact CSIRT at "[redacted]

Villela, Beverly

From: Gerald Byington [redacted]
Sent: Tuesday, February 10, 2026 12:31 PM
To: Villela, Beverly
Subject: Request to postpone hearing for Case C14-2025-0089

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

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External Email - Exercise Caution

Beverly,
I would like to request that the hearing on the above matter be rescheduled from February 17 to May 19, 2026 or later.
According to the information provided this project could add the traffic of the residents of 475 apartments plus an untold number/type of commercial/office/retail businesses. Depending on the actual (but unknown) layout of the structures this zoning modification could also have a significant impact on the value of the adjacent properties like mine.
I believe that a traffic study is needed to assess traffic impact on Hwy 360 and Lost Creek Blvd. I also believe that additional information which is currently not provided on the application is needed in order to assess the impact on property values.
Thank you for your prompt attention to this matter.

Garald Byington
1307 Wilson Heights Dr.
Austin, TX 78746-6348
Phone: (512) 694-7997

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Villela, Beverly

From: Jessica Qunibi [redacted]
Sent: Tuesday, February 10, 2026 11:58 AM
To: Villela, Beverly
Subject: Request to Postpone Hearing – Case C14-2025-0089 Due to Incomplete Educational Impact Statement

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission,

My name is Jessica Qunibi, and I am a resident of the Lost Creek area at 2102 Ringtail Ridge, Austin, Texas 78746. I am writing to formally request that the February 17 hearing for Case C14-2025-0089 be postponed and rescheduled for May 19, 2025.

The proposed development includes approximately 475 multifamily residential units, which exceeds the threshold that requires a completed Educational Impact Statement for projects with more than 200 units. This site lies within Eanes Independent School District, a district that is already under significant enrollment and budgetary pressure.

At this time, it is unclear whether a complete Educational Impact Statement has been finalized and reviewed by Eanes ISD. The application materials themselves list key data—such as the number of bedrooms per unit—as “to be determined.” Without this information, the district cannot reasonably assess enrollment impacts, staffing needs, or facility capacity. Proceeding without a completed and reviewed EIS would be inconsistent with established requirements.

I am particularly concerned as a parent currently experiencing the effects of overcapacity firsthand. My kindergartener is in a class of 25 students, a number that required special permission because it exceeds the maximum class size. The classroom is so crowded that there are not enough hooks for students’ backpacks—my child places his backpack on the floor beside his desk each day because all available hooks are already taken. This level of overcrowding places an unreasonable burden on

teachers who are responsible for 25 five-year-olds and diminishes the quality of the learning environment.

Eanes ISD is consistently recognized as one of the top school districts in the country. Approving high-density development without a full understanding of its educational impact—and without corresponding resources—puts that standard at risk.

For these reasons, I respectfully request that the Commission postpone the hearing until the Educational Impact Statement is fully completed and formally reviewed by Eanes ISD, as required.

Thank you for your time and consideration.

Sincerely,

Jessica Qunibi

2102 Ringtail Ridge

Austin, TX 78746

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

Villela, Beverly

From: Jane Peddicord [redacted]
Sent: Tuesday, February 10, 2026 11:23 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility Dear Zoning and Platting Commission,

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

My name is Jane Peddicord and I live at 1318 Thaddeus Cove in the Lost Creek area.

I am requesting that the February 17 hearing for Case C14-2025-0089 (City View Rezoning) be postponed.

Our neighborhood is a Dark Skies Development of Distinction – one of only two in Austin, only three in the state of Texas, only six in the U.S. to successfully achieve this designation. This designation is one of Lost Creek's most precious assets. The City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with October Night Skies proclamations.

The City View application includes no lighting plan and no acknowledgement that this is a Dark Skies area. The property is currently low-rise office space that blends into the landscape. A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

I am an avid backyard astronomer and author of the book NIGHT WONDERS [Charlesbridge, 2005] that introduces children to the beauty and expanse of the universe visible to us all through the night sky. I believe strongly in the importance of preserving this resource for generations to come.

Please postpone until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you, Jane Peddicord, 1318 Thaddeus Cove, Austin, TX 78746

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Villela, Beverly

From: Stacey Gilmore [redacted]
Sent: Tuesday, February 10, 2026 9:58 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Stacey Gilmore and I live at 6412 Five Acre Wood Street, Austin TX 78746 next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct. This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
The traffic at this intersection is already too much and delays myself and my daughter from getting to school at a reasonable amount of time. I also feel like it's a dangerous intersection as several people have died at this intersection. I do not want more chaos and more traffic in and out of this neighborhood
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you,
Stacey Gilmore
6412 Five Acre Wood st. ATX 78746

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Villela, Beverly

From: Marvin Hecker <[redacted]
Sent: Tuesday, February 10, 2026 9:45 AM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089 - Dark Skies & Compatibility

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Marvin Hecker and I live at 1319 Wilson Heights Drive in the Lost Creek area.

I am requesting that the February 17 hearing for Case C14-2025-0089 (City View Rezoning) be postponed until at least May 19.

Our neighborhood is a Dark Skies Development of Distinction – one of only two in Austin, only three in the state of Texas, only six in the U.S. to successfully achieve this designation.

This designation is one of Lost Creek's most precious assets. The City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with October Night Skies proclamations.

The City View application includes no lighting plan and no acknowledgement that this is a Dark Skies area. The property is currently low-rise office space that blends into the landscape.

A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

Having a Dark Skies community not only brings much joy to the residents, and directly impacts the value of our properties, but it also benefits the wildlife in the area. We have worked hard to develop and maintain this designation, and it is a key factor in the value of the community.

Please postpone until at least May 19, or until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you,

Marvin Hecker
1319 Wilson Heights Drive
Austin, TX 78746
512-217-3162

Villela, Beverly

From: Richard Smith [redacted]
Sent: Tuesday, February 10, 2026 9:35 AM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Richard Smith and I live at 5927 Cape Coral Dr., next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed to at least May 19, 2026.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out (only one for Loop 360), which is also a serious wildfire evacuation concern.

My wife (Kathleen) and I are in our 70s, and observe the constant traffic (including large commercial trucks) on Lost Creek Blvd. (not just at rush hour). Moreover, there is no mass transit (such as bus service) in the area of the subject property, and residents are forced to use automobiles. Many cars and trucks use Lost Creek Blvd. as a shortcut between Loop 360 and Barton Creek Blvd. (in both directions). As residents that frequent doctors for medical needs, and are fully aware of the wildfire risk from the adjacent green belt, the need for ready egress from the neighborhood is critical.

Please postpone this hearing until May 19, 2026, and a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Richard Smith

5927 Cape Coral Dr.

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

Villela, Beverly

From: Richard Smith[redacted]
Sent: Tuesday, February 10, 2026 9:00 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Kathleen Smith and I live at 5927 Cape Coral Dr. in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

I was a teacher in Texas public schools for thirty years, and I am concerned about the ability of Eanes ISD to service the increased student population that would result from the project. For Eanes ISD to absorb those students, it would need to hire more teachers and support staff, purchase additional books, desks, and other equipment, and possibly need to build more classrooms.

Please postpone until May 19, 2026, and the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Kathleen Smith

5927 Cape Coral Dr.

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Villela, Beverly

From: [redacted]
Sent: Tuesday, February 10, 2026 8:44 AM
To: Villela, Beverly
Subject: Request postponement of February 17, 2026 Public hearing Case Number: C14-2025-0089

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

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

I am Sheila Hilts and I live at 1207 Wilson Heights Dr., Austin, Tx 78746 in the Lost Creek area. I am requesting that the February 17, 2026 hearing for case C14-2025-0089 be postponed until May 19, 2026.

There are a number of issues and concerns that have not been addressed. In addition, we (the residents) have not had reasonable notice or information regarding the hearing. Below are a number of my concerns and I am sure there are more:

1. The traffic impact is incorrect. The new Marshall Tract of 48 homes and the Stratus development of 300 homes and 300 apartments are also income but not accounted for in traffic model. Also, there is the Loop 360 expansion and fire evacuation – egress and ingress points.
2. Environmentally you need to consider the protected watershed. You did not consider that we border Barton Creek and in addition it falls within the Hill Country Roadway Scenic Corridor.
3. Then there is the Dark Skies Designation Lost Creek is part of. That is a unique designation. Only four (4) are in the state and only 11 nation wide. The request for 90' builds with 475 units will cause excessive light pollution not to mention the wildlife protection and water protection.
4. Other impacted areas would be the Education Impact with the increased student population.

I feel that this study seems to be incomplete and am requestion a postponement of the public hearing until May 19, 2026 after all the outstanding issues have been resolved.

Thank you for your consideration. Please feel free to call or email me if you have any questions.

Sincerely,

Sheila T. Hilts
Resident of Lost Creek since 1984

TREC Consumer Protection Notice
TREC Information About Brokerage Services

Sheila T. Hilts, Broker
Sheila T. Hilts Real Estate Co., Inc.

GRI, ABR, CRS, Broker and 5 Star Professional
1207 Wilson Heights DR.
Austin, TX 78746
512-413-3953 – mobile
[redacted]- email

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

Villela, Beverly

From: Doug Burns [redacted]
Sent: Tuesday, February 10, 2026 6:02 AM
To: Villela, Beverly
Subject: Case c14-2025-0089 (Rezoning fast track)- Postponement request

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

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External Email - Exercise Caution

Hello,

I have lived in the front part of Lost Creek for the last 15 years, very close to the property proposed for rezoning under c14-2025-0089. Please consider postponing the February 17th hearing, so that all aspects of the case may be appropriately considered by all stakeholders.

As it is, the neighborhood entrance is experiencing a concerning amount of traffic, including a recent fatality. The application's statement that no traffic impact analysis is needed is simply unwarranted and incorrect, especially for:
- a project that would introduce a significant amount of new traffic (large multi-use complex)
- a neighborhood with significant current development projects and wild-fire exit concerns

Thank you for your consideration to please appropriately postpone the rezoning hearing.

-Doug Burns

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

Villela, Beverly

From: Elaine Salazar [redacted]
Sent: Monday, February 9, 2026 8:52 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Elaine Salazar and I live at 1413 Thaddeus Cove in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.
I have reviewed the application and it is incomplete. Multiple fields are marked “TBD” or“Unknown” – including bedrooms per unit, childcare, open space, and amenities. Most importantly, the applicant requests a Density Bonus 90, which allows a 90-foot building in exchange for affordable housing commitments – but specifies zero affordability commitments. No SMART Housing participation. No income thresholds. No commitment period. The TIA is also marked “No” for a 475-unit project. This application should not go to hearing in this state. I support affordable housing, but the density bonus only works if developers actually commit to it.
Please postpone until the applicant submits a complete application with defined affordability commitments.

Thank you,
Elaine Salazar
1413 Thaddeus Cv
Austin, Texas 78746

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

Villela, Beverly

From: Tomasz Pietka [redacted]
Sent: Monday, February 9, 2026 8:36 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Tomasz Pietka and I live at 1526 Ben Crenshaw Way, not far from the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

Everyday when I'm rushing to drop off kids at school I'm often waiting at the intersection 2 lights cycles just to get out of the neighborhood. I cant imagine what the situation will look like during construction and after 500 additional families will get on the road. There is no public transportation offered in this neighborhood or infrastructure to support pedestrian traffic. It is irresponsible to simply give way to developers without proper evaluation of traffic impact, safety and diminished quality of life for existing and new residents.

Please postpone this hearing until a Traffic Impact Analysis is completed and addressed. Our community deserves that basic safety review.

Thank you,

Tomasz Pietka , 1526 Ben Crenshaw Way, 78746

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

Villela, Beverly

From: Anna Balthazar [redacted]
Sent: Monday, February 9, 2026 8:00 PM
To: Villela, Beverly
Subject: Postpone 2/17 Hearing

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Anna Balthazar and I live at 2003 Cypress Point West next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

I have grave concerns over the potential impact it would have on safety and convenience of neighbors entering and exiting Lost Creek. I have personally witnessed TWO devastating house fires in lost creek in the last 18 months and cannot imagine having even more roadblocks from exiting the neighborhood.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Anna Balthazar

2003 cypress point west

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

Villela, Beverly

From: Marsha Ratliff [redacted]
Sent: Monday, February 9, 2026 7:56 PM
To: Villela, Beverly
Subject: Postponement of C14-2025-0089

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela-

My name is Marsha Ratliff and I live at 1319 Thaddeus Cove, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19, 2026.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Marsha Ratliff

1319 Thaddeus Cove

Austin 78746

Sent from my iPad

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

Villela, Beverly

From: Jo Thornton <[redacted]
Sent: Monday, February 9, 2026 4:43 PM
To: Villela, Beverly
Subject: Case C14-2025-0089

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

To the Zoning and Planning Commission:

My name is Jo Thornton and I live in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. The application says that no Traffic Impact Analysis is needed. I am requesting that the Commission postpone the February 17 hearing until a Traffic Impact Analysis can be completed.

As of now, Lost Creek Boulevard which is the main access to Loop 360 for all Lost Creek Residents handles 8,000 to 10,000 car trips per day. During the morning and afternoon rush hour, traffic is so stacked up that there is a long delay in getting turned from Lost Creek Blvd to Loop 360. The Marshall Tract at the entrance to Lost Creek is currently being developed. 48 homes are being built in that development which is going to greatly complicate traffic flow in and out of Lost Creek. I cannot imagine what the impact of 475 apartment units will do to the traffic flow on Lost Creek Blvd. as well as Loop 360.

Since there is basically one entrance and exit to Lost Creek(Lost Creek Blvd.) I am very concerned about the impact that additional traffic will have on emergency vehicles entering and exiting Lost Creek. A delay for the fire department and/or EMS could literally result in the loss of life when response time is critical.

I am requesting and urging the Commission to order a Traffic Impact Study before any decision is made on this zoning request. It would be useful for the commission to visit the Lost Creek Neighborhood and see our situation.

Thank you for your consideration.
Jo Thornton
6004 Front Royal Drive
Austin, TX 78746

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

Villela, Beverly

From: Mark Didlake [redacted]
Sent: Monday, February 9, 2026 4:21 PM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Application

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Mark Didlake and I live at 1513 Ben Crenshaw Way in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

I have reviewed the application and it is incomplete. There are multiple fields marked “TBD” or “Unknown” – including bedrooms per unit, childcare, open space, and amenities.

Most importantly, the applicant requests a Density Bonus 90, which allows a 90-foot building in exchange for affordable housing commitments – but specifies zero affordability commitments.

No SMART Housing participation. No income thresholds. No commitment period. The TIA is also marked “No” for a 475-unit project. This application should not go to hearing in this state.

To be clear, I am ok with affordable housing, but the density bonus
only works if developers actually commit to it.

This should be postponed until the applicant submits a complete application with defined affordability commitments.

Thank you,

Mark Didlake
1513 Ben Crenshaw Way
Austin, TX 78746

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

Villela, Beverly

From: [redacted]
Sent: Monday, February 9, 2026 4:02 PM
To: Villela, Beverly
Subject: Postponement Request - Case C14-2025-0089-Incomplete Educational Impact Statement

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Good afternoon, Beverly,

My name is Susan Tipton and I live at 1304 Wilson Heights Dr in the Lost Creek neighborhood.

I live within 200 feet of the proposed development and our street is the first residential street right next to the City View Office Buildings.

I received the notice of Public Hearing for Rezoning on Friday, 2-6-2026.

I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until **May 19, 2026** to allow time needed for the necessary studies on traffic and the environmental impact. February 17th gives us no time to adequately review and study this high density rezoning for something within a stone's throw from our houses.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

I have reached out to the Eanes ISD Superintendent's Office and they have not received any documentation regarding an Educational Impact Statement.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

My child attends Westlake High School and there is only 1 high school for the entire area. The school is already very full at almost 2,900 students just for 1 high school.

There are so many other issues to consider in addition to the school impact such as this property is located in the environmentally protected Eanes Creek Watershed and Barton Creek Watershed. There have been many fatalities at the intersection at 360 and Lost Creek. In addition, we have the upcoming TXDOT 360 overpass/underpass project coming to this exact location soon making traffic a huge issue.

I am begging you for a postponement until May 19, 2026 until the Educational Impact Statement is completed and reviewed by Eanes ISD, an environmental impact study on the protected watersheds, and the impact on traffic at this extremely busy intersection of 360 and Lost Creek.

Thank you.

Sincerely,

Susan Tipton

1304 Wilson Heights Dr.

Austin, TX 78746

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

Villela, Beverly

From: Ashley Flueckiger [redacted]
Sent: Monday, February 9, 2026 10:04 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Ashley Flueckiger and I live at 1405 Lost Creek Blvd in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.
This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.
If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.
As a former teacher (12 years), EISD Substitute and involved parent, who serves on the District Leadership Team, Forest Trail Campus Leadership Team and Booster Club I am growing increasingly worried about current budget constraints and the impact this would have on already overwhelmed school system. Our particular campus, Forest Trail Elementary, is already at max capacity, which is negatively impacting our children's education as teachers are stretched too thin with overcrowded classrooms. As the #1 district in the United States, this will directly impact our ratings, and ultimately, our children's futures.
Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.
Thank you,

Ashley Flueckiger
1405 Lost Creek Blvd
ATX 78746

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Villela, Beverly

From: Kristen Dharamsi [redacted]
Sent: Monday, February 9, 2026 10:32 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Kristen Dharamsi and I live at 6602 Torrey Pines Cove in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

My two children at Forest Trail Elementary have the maximum number of children allowed in their classrooms and the school is at max capacity.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you,

Kristen Dharamsi

6602 Torrey Pines Cove

Villela, Beverly

From: Julia Keenan [redacted]
Sent: Monday, February 9, 2026 10:00 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Schools & Educational Impact

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

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External Email - Exercise Caution

Dear Beverly,

Julia Keenan here again, of 2001 Port Royal Dr., Austin, TX 78746 near the City View property. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed for another reason.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

As a former teacher in the Eanes District and Westlake High School, I am concerned about how this housing development will impact education. Valley View School, located across Loop 360 where the new students would logically attend, was shut down during the 2025-2026 school year (and was slated for sale) due to declining enrollment in the Eanes District. This housing project will focus on dwellings for families, which will dramatically increase enrollment in Eanes. Classroom size will undoubtedly be an issue that needs consideration when permitting an apartment development of this size.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you again,

Julia Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Kendall Guinn [redacted]
Sent: Monday, February 9, 2026 9:58 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Safety Concerns

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

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External Email - Exercise Caution

Dear Members of the Zoning and Platting Commission,

My name is Kendall Guinn, and I live at 1509 Wilson Heights Drive in Austin, next to the property proposed for rezoning under Case C14-2025-0089. I am writing to respectfully request that the February 17 hearing be postponed.

This proposed development would add 475 apartments along Lost Creek Boulevard, a roadway that already feels over capacity. Daily traffic funnels through a single left-turn lane at Loop 360, where drivers regularly experience long backups and dangerous turning conditions. There was a fatal accident at this intersection within the past year, which underscores how serious the safety issues already are.

Despite this, the application indicates that no Traffic Impact Analysis is required, even though the project is expected to increase traffic in the area by an estimated 30 to 40 percent. That level of added volume without a formal traffic study is deeply concerning.

The application also fails to account for other major nearby developments, including the Marshall development (48 homes), the Stratus project (more than 600 homes and apartments), and the upcoming improvements by the Texas Department of Transportation to Loop 360. All of these projects will add traffic to the same limited road network. Our neighborhood has very few points of entry and exit, which is not only a congestion issue but also a serious concern for emergency response and potential wildfire evacuation.

On a daily basis, simply waiting in line to get to Forest Trail Elementary adds roughly 30 extra minutes to my commute just to cross Loop 360. Traffic is already stretched beyond what the roads can reasonably handle. In addition, one of my children has sensory processing disorder, and prolonged nearby construction noise would be especially disruptive and distressing for them in our own home.

For these reasons, I strongly urge the Commission to postpone this hearing until a full Traffic Impact Analysis is completed and reviewed. Our community deserves a thorough evaluation of the safety and infrastructure impacts before this case moves forward.

Thank you for your time and consideration,
Kendall Guinn

1509 Wilson Heights Drive
Austin, TX 78746

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Villela, Beverly

From: Maki Miller [redacted]
Sent: Monday, February 9, 2026 9:44 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Maria A Miller and I live at 1900 Big Canyon Dr in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

As a parent in Eanes ISD, I am already seeing the effects of overcrowding. The district has closed one elementary school, and Forest Trail Elementary is currently over capacity with full classrooms. Moving forward with this project without a complete Educational Impact Statement risks further straining an already impacted school system.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you, **Maria A Miller** 1900 Big Canyon Dr Austin TX 78746

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

Villela, Beverly

From: Felipe Ribeiro [redacted]
Sent: Monday, February 9, 2026 9:35 AM
To: Villela, Beverly
Subject: Request to Postpone Hearing for Case C14-2025-0089 Due to Serious Safety Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Felipe Ribeiro, and I live at 1806 Big Canyon Dr, directly adjacent to the property proposed for rezoning under Case C14-2025-0089. I am formally requesting that the February 17 hearing be postponed.

This proposal would add 475 apartment units onto Lost Creek Boulevard, a road that already carries an estimated 8,000 to 10,000 vehicle trips per day and feeds into Loop 360 through a single, already overburdened left-turn lane. There was a fatal accident at this intersection within the past year. Despite this, the application claims that no Traffic Impact Analysis is required for a project that would clearly increase traffic by an estimated 30 to 40 percent. That assertion is irresponsible and unacceptable.

Even more concerning, the application completely ignores other major developments already approved or underway in the same corridor, including the Marshall development with 48 homes, the Stratus development with more than 600 homes and apartments, and the ongoing TxDOT Loop 360 project. These projects compound each other. Treating this rezoning as if it exists in isolation is misleading and fails to reflect real-world conditions.

Lost Creek has limited points of entry and exit. This is not just an inconvenience; it is a public safety issue. In the event of a wildfire or other emergency, evacuation capacity is already strained. Adding hundreds of new units without a comprehensive traffic and safety analysis puts current residents at real risk.

As someone who lives here, I regularly experience very long delays trying to exit LC and have serious concerns about emergency vehicle access during peak traffic hours. These are not hypothetical issues. They are daily realities.

At a minimum, this hearing should not proceed until a full Traffic Impact Analysis is completed and shared with the community. Anything less is a failure to meet basic standards of safety and due diligence.

I strongly urge the Commission to postpone the February 17 hearing and require proper analysis before

moving forward.

Sincerely,
Felipe Ribeiro
1806 Big Canyon Dr

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Villela, Beverly

From: Peter Emerson [redacted]
Sent: Monday, February 9, 2026 9:25 AM
To: Villela, Beverly
Subject: Request Postponement for Case C14-2025-0089 – Major Traffic Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Peter Emerson, and I reside at 2003 Trevino Drive, immediately adjacent to the property proposed for rezoning under Case C14-2025-0089. I am writing to respectfully request that the February 17 hearing be postponed.

The proposed project would introduce 475 additional apartments onto Lost Creek Boulevard, a corridor that already carries an estimated 8,000–10,000 vehicle trips per day through a single left-turn lane at Loop 360. Tragically, a fatal accident occurred at this intersection within the past year. Despite this, the application indicates that no Traffic Impact Analysis is required—even though the project is expected to increase traffic volumes by roughly 30–40%. That conclusion raises serious safety concerns.

In addition, the application does not account for other major developments already underway or planned in the area, including the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project. Our neighborhood has very limited points of access, which is not only a daily congestion issue but also a significant concern in the event of a wildfire or other emergency evacuation.

With the traffic between Lost Creek Boulevard and Westlake Drive already being one of the most congested areas of the 360 loop, I find it irresponsible to proceed without further study. Our family already feels that the intersection of 360 and Lost Creek Boulevard is the most perilous part of our journey to and from our home.

For these reasons, I respectfully ask that the Commission postpone this hearing until a Traffic Impact Analysis can be completed and reviewed. Our community deserves the opportunity to evaluate this proposal with a clear understanding of its safety and traffic implications.

Thank you for your time and consideration.

Sincerely,

Peter Emerson

2003 Trevino Drive

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Villela, Beverly

From: Rosa Yupari [redacted]
Sent: Monday, February 9, 2026 8:38 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Rosa Yupari and I live at 1313 Wilson Heights in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges, lack of teachers, and space in the classrooms.

The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.
There has already been a school closure and the existing elementary school and highschool create incredible traffic at the corner of wilson heights and lost creek blvd.
My daughte gets picked up righ there at the Blvd and there are too many cars doingillegal uturns so I am not sure if that was taken into consideration.
Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.
Thank you,
Rosa Yupari
1313 Wilson Heights

[redacted]

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Villela, Beverly

From: Doug Keenan [redacted]
Sent: Monday, February 9, 2026 7:39 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

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

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External Email - Exercise Caution

Dear Beverly,

Douglas Keenan here again, from 2001 Port Royal Dr., Austin, TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed for a different reason.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife protection area, and a dark skies community. Yet the application barely addresses any of this. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutant loading into protected waterways.

I have seen what wildfires can do, as I have driven through Bastrop County many times in our travels here in Central Texas. The **Bastrop County Complex fire** was a conflagration that engulfed parts of Bastrop County, Texas, in September and October 2011. The wildfire was the costliest and most destructive wildfire in Texas history and among the costliest in U.S. history, destroying 1,696 structures and causing an estimated $350 million in insured property damage. An exceptional drought, accompanied by record-high temperatures, affected Texas for much of 2011. We are now in record drought conditions again right next to the Barton Creek Wilderness. We have to be careful for our safety, let alone the preservation of a Central Texas treasure of wildlife and natural beauty that is unique.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you again, Douglas Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Lisa Almgren [redacted]
Sent: Sunday, February 8, 2026 6:49 PM
To: Villela, Beverly
Subject: Case C14-2025-0089 - Request for Traffic Impact Studies Prior to Rezoning Approval

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

I am writing to request that this rezoning request not be approved until thorough traffic impact studies are completed and reviewed.

Lost Creek Boulevard already has a single signalized exit onto Capital of Texas Highway (Loop 360), and that intersection is heavily taxed by existing daily Lost Creek resident traffic. Congestion is routine, and there have been numerous accidents at this intersection, many caused by high-speed traffic on Loop 360. Adding a residential apartment complex with over 450 apartments will significantly increase daily vehicle traffic and further strain this intersection.

Because of the congestion, many drivers routinely ignore the clearly posted “NO U-TURN” sign at Lost Creek Boulevard and Wilson Heights Drive. These illegal U-turns are used to avoid long southbound traffic lines on Capital of Texas Highway and create daily traffic hazards. With apartment residents attempting to access the complex just past the Lost Creek traffic light, these unsafe driving behaviors will only increase.

When drivers do not make illegal U-turns, many instead turn left from Lost Creek Boulevard onto Wilson Heights Drive and then use private driveways to turn around. I experience this firsthand at my home at 1203 Wilson Heights Drive daily. I work from home and have personally observed and counted approximately 10–15 vehicles per day using my driveway as a turnaround point before driving back to Lost Creek Boulevard, only to turn right and enter the existing office complex or continue traveling south on Capital of Texas Highway. This behavior is not only disruptive but also raises serious safety and liability concerns for homeowners. This type of shortcutting behavior will only increase with apartment residents attempting to access their homes more quickly by avoiding the congested traffic light at Lost Creek Boulevard and Capital of Texas Highway. Wilson Heights is a residential street with many families and young, school-aged children, and drivers who disregard posted traffic signs and rules cannot be relied upon to operate safely on neighborhood streets.

Approving this rezoning without comprehensive traffic impact studies places existing residents at risk and ignores real, observable problems that already occur daily. Our neighborhood has limited access

points, and increased congestion also raises concerns about emergency vehicle access and evacuation safety.

I respectfully request that the Commission require full traffic impact studies before considering approval of this rezoning request. Our community deserves a careful, data-driven evaluation of safety, infrastructure, and quality-of-life impacts before such a significant change is made.

Thank you for your time and consideration.

Sincerely,

Lisa Almgren
1203 Wilson Heights Drive

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Villela, Beverly

From: Kerri Green [redacted]
Sent: Sunday, February 8, 2026 4:14 PM
To: Villela, Beverly
Cc: Kerri Baldwin
Subject: Postponement Request – Case C14-2025-0089 – Traffic, Pedestrian & Safety Concerns

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is **Kerri Baldwin**, and I live at **1343 Lost Creek Blvd**, directly on Lost Creek Boulevard and immediately adjacent to the property proposed for rezoning under Case **C14-2025-0089**. I am writing to respectfully request that the **February 17 hearing be postponed** until a comprehensive **Traffic Impact Analysis (TIA)** and cumulative safety review are completed.

This project would add approximately **475 apartment units** to Lost Creek Boulevard, a residential roadway that already carries an estimated **8,000–10,000 vehicle trips per day** and relies on a **single left-turn lane at Loop 360** for neighborhood access. Lost Creek Boulevard is routinely used as a **cut-through route** between major arterials, resulting in traffic volumes and speeds far beyond what this roadway was designed to safely accommodate.

I live on Lost Creek Boulevard and regularly observe **vehicles traveling well above the posted 30 mph speed limit**, frequently exceeding over **50 mph**. These speeds are especially dangerous given that this is a residential corridor with homes fronting the street, school bus stops, cyclists, and pedestrians.

Pedestrian infrastructure along Lost Creek Boulevard is extremely limited. There are **only two marked crosswalks along the boulevard**, and sidewalks are **incomplete or nonexistent in many areas**, forcing residents, children, and walkers to **travel in the street or along narrow shoulders**. Under current conditions, pedestrians already face significant safety risks, which would be substantially worsened by increased traffic volumes and congestion resulting from this development.

Tragically, these safety concerns are not hypothetical. The **intersection of Lost Creek Boulevard and Loop 360 experienced a fatal crash in April 2025**, resulting in the loss of life and serious injuries. Many residents also remember a **previous fatal crash prior to 2025 involving a Tesla and a man who lost his life** along this same corridor. These incidents underscore the real consequences of excessive speed, congestion, and constrained roadway design in a residential setting.

Despite this documented crash history, pedestrian vulnerability, and existing congestion, the rezoning application states that **no Traffic Impact Analysis is required**, even though the proposed development

would likely increase traffic volumes by **30–40 percent**. The application also fails to account for **cumulative impacts** from other major projects already approved or underway in the same area, including:

- The **Marshall development** (approximately 48 homes),
- The **Stratus development** (600+ homes and apartments), and
- The ongoing **TxDOT Loop 360 improvement project**.

Lost Creek is a relatively small residential community with a limited number of homes located directly along Lost Creek Boulevard, yet it absorbs a disproportionate amount of **non-local cut-through traffic**. Many of the vehicles using the boulevard are not accessing neighborhood destinations, but are attempting to bypass congestion on Loop 360 and surrounding arterials, placing residents and pedestrians at increased risk.

In addition to daily traffic and pedestrian safety issues, there are **serious emergency access and wildfire evacuation concerns**. Lost Creek has **limited ingress and egress**, and traffic routinely backs up through multiple signal cycles at Loop 360. During peak congestion or an emergency event, delays for fire trucks, ambulances, or evacuating residents could have life-threatening consequences.

On multiple occasions, I have personally waited through **several signal cycles just to exit the neighborhood**, and I am deeply concerned about how emergency responders or evacuating residents would safely navigate Lost Creek Boulevard under heavier traffic conditions — particularly given current speeds, limited sidewalks, and minimal crossing infrastructure.

I am not opposed to responsible growth, but growth must be **data-driven and prioritize public safety**, especially in a neighborhood with documented fatalities, limited pedestrian infrastructure, and constrained access. At a minimum, a full **Traffic Impact Analysis and cumulative safety review** should be completed and publicly reviewed before this case proceeds.

For these reasons, I respectfully request that the **February 17 hearing be postponed** until this essential analysis is conducted. Our community deserves a transparent and thorough evaluation of traffic, pedestrian safety, and emergency access impacts before any rezoning decision is made.

Thank you for your time and consideration.

Sincerely,
Kerri Baldwin
1343 Lost Creek Blvd

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Villela, Beverly

From: Deborah Castro [redacted]
Sent: Sunday, February 8, 2026 3:24 PM
To: Villela, Beverly
Subject: SUBJECT: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility

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

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Deborah Castro and I live at 5800 Sedgefield in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

Our neighborhood is a designated Dark Skies Development of Distinction (formerly known as International Dark Skies Development of Distinction) achieved in 2015. We are one of only two neighborhoods in Austin, one of three in the state of Texas and one of six in the United States who have successfully achieved this designation. This project involved not only the Lost Creek neighborhood but the surrounding office buildings. Many chose to discontinue bright outdoor lighting to help with our Dark Skies designation.

The City View application includes no detailed outdoor lighting plan and no acknowledgment or mention of our Lost Creek Dark Skies Development of Distinction. This property is currently low-rise office space that blends into the Hill Country landscape. A 90-foot tower is fundamentally incompatible with the character of this area and would cast light pollution below, above and beyond the perimeter.

The starry night sky is one of Lost Creek's most precious assets and the City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with the October Night Skies proclamations.

Please postpone until the impact on our Dark Skies Development of Distinction and neighborhood compatibility has been studied and discussed with our neighborhood association and the residents.

Thank you,

Deborah Castro

5800 Sedgefield Dr.

Austin, TX 78746

Villela, Beverly

From: ReAnn Boss [redacted]
Sent: Sunday, February 8, 2026 3:10 PM
To: Villela, Beverly
Subject: Comments for Consideration Case Number C14-2025-0089
Attachments: Public Hearing Information Sheet.pdf; Opposition to Rezoning.pdf

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

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Case Number C14-2025-0089
Contact: Beverly Villela
Public Hearing: February 17, 2026 Zoning and Platting Commission

Please see the attached comments for consideration by the Commission.

Respectfully,

ReAnn Boss

Case Number: C14-2025-0089

Contact: Beverly Villela, 512-978-0740

Public Hearing: February 17, 2026 Zoning and Platting Commission

Subject: Opposition to Proposed Redistricting and Development Access

Dear Members of the Zoning Commission,

I am writing to formally oppose the proposed redistricting and development plan as currently presented, due to significant safety, environmental, and property value concerns that directly impact my family and our home.

Our residence is the first house in the neighborhood and sits at a particularly vulnerable location. We already experience frequent illegal U-turns, vehicles pulling into our driveway to turn around, and unsafe traffic behavior. Alarmingly, we have already had one vehicle leave the roadway and crash into our fence. These are not hypothetical risks—they are existing, documented safety issues that will only be intensified by additional development.

From a safety and community welfare standpoint, I strongly urge the Commission to consider the following:

1. **Traffic Study Required**
   A comprehensive traffic impact study must be conducted before any approval. The proposed development could introduce an estimated additional 1,000 vehicles with access to Lost Creek Boulevard. This increase would place our home—and more importantly, our young children—at heightened and unacceptable risk.

2. **No Access to Lost Creek Boulevard**
   The development should not be permitted access to Lost Creek Boulevard. All access should be limited to Highway 360 to prevent increased traffic, dangerous turning movements, and cut-through driving directly in front of our property.

3. **Reduction in Number of Residences**
   The density of the proposed development should be significantly reduced to lessen traffic volume, noise, and overall impact on the existing neighborhood.

4. **Environmental Impact Study**
   An environmental study is necessary to identify what substances, dust, chemicals, or pollutants may be released during construction. We have toddlers who spend time outdoors, and the potential health impacts during prolonged construction must be fully disclosed and mitigated.

5. **Physical Safety Barrier**
   If the development proceeds in any form, a minimum 10-foot concrete block wall should be required to separate our property from the development to provide a critical safety buffer, noise reduction, and privacy.

6. **Loss of Property Value and Compensation**
   The construction and resulting traffic will negatively impact our property value. The Commission should address what compensation or remediation will be provided to homeowners whose property values are diminished as a direct result of this development.

We respectfully ask the Commission to prioritize the safety of existing residents—especially families with young children—over development convenience. As currently proposed, this redistricting creates serious and foreseeable risks that should not be ignored.

Thank you for your time, consideration, and commitment to public safety and responsible planning.

Sincerely,

ReAnn Boss

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Villela, Beverly

From: Julia Keenan [redacted]
Sent: Sunday, February 8, 2026 7:55 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility

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

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External Email - Exercise Caution

Dear Beverly,

My name is Julia Keenan, and I live at 2001 Port Royal Dr., Austin, TX 78746 in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed.

The Dark Skies movement throughout Central Texas is important to us. Ever since we moved to Texas and Lost Creek in 1987, we have enjoyed not having street lights. This makes the skies themselves light up with the natural beauty of the moon and the stars when we go outside at night. It is a beauty that we and our neighbors cherish. We are also careful with our home's lighting for safety using Dark Skies compliant fixturing.

Our neighborhood is a dark skies community – one of the few left near Austin. A 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting. The application includes no lighting plan and no acknowledgment that this is a dark skies area. This property is currently low-rise office space that blends into the Hill Country landscape. A 90-foot tower is fundamentally incompatible with the character of this area.

Please postpone until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you, Julia Keenan, 2001 Port Royal Dr., Austin, TX 78746

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

Villela, Beverly

From: Doug Keenan [redacted]
Sent: Sunday, February 8, 2026 7:42 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Beverly,

My name is Douglas Keenan, and I live at 2001 Port Royal Dr., Austin, TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

Even today we are experiencing heavy traffic at this intersection at a variety of times throughout the day, particularly early in the morning when I travel to get in my recreation at the gym or the City's golf course facilities. It often takes multiple traffic light changes for me to get on the road instead of being stuck at the intersection of Loop 360 and Lost Creek Boulevard.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Thank you,

Douglas Keenan, 2001 Port Royal Dr., Austin, TX 78746

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Villela, Beverly

From: Tom Pae [redacted]
Sent: Friday, February 13, 2026 11:22 AM
To: Villela, Beverly
Subject: Rezoning Case C14-2025-0089

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External Email - Exercise Caution

This email will also go to Paige Ellis, Donna Howard, and Vikki Goodwin's Office

Hi Beverly

My name is Tom Pae, and I live in Lost Creek at 6616 Whitemarsh Valley Walk. I'm reaching out regarding the rezoning request for the City View property (Case C14-2025-0089).

Our neighborhood only learned about this a few days ago, and the size and scope of the project make it difficult for residents to understand everything on such short notice. Because of that, I'm asking that the February 17 hearing be postponed so there's enough time for the community to review the proposal and for the outstanding studies to be completed. A few things stood out to me that seem important to get clarity on before this moves forward:

- *With 475 units planned, an Educational Impact Statement for Eanes ISD should be required. It's not clear whether this has been completed or reviewed.*
- *Lost Creek Blvd is already heavily used, and this project would add a significant amount of traffic on top of the Marshall and Stratus developments and the Loop 360 project. A TIA feels necessary to understand the full picture.*
- *The area touches Barton Creek, Eanes Creek, and the scenic corridor. These impacts don't seem fully addressed yet. How are residents in Barton Creek able access 360 if construction of this nature begins?!*
- *Application gaps: A number of fields in the application are still listed as TBD or unknown, which makes it hard for residents to understand the actual plan.*

I'm not trying to stop the project outright. I'm simply asking for more time so the neighborhood can understand what's being proposed and so the required assessments are completed and available to everyone.

Thanks for taking the time to read this and for the work you both do. I'd appreciate confirmation that my request for postponement has been received.

Best,
Tom Pae

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Villela, Beverly

From: Masoud Toloue [redacted]
Sent: Friday, February 13, 2026 10:18 AM
To: Villela, Beverly
Subject: Postponement Request – Case gC14-2025-0089 – Dark Skies & Compatibility

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Masoud Toloue and I live at 1304 Sawgrass Cv in the Lost Creek area. I am requesting that the February 17 hearing for Case
C14-2025-0089 (City View Rezoning) be postponed until May 19th.

Our neighborhood is a Dark Skies Development of Distinction – one of only two in Austin, only three in the state of Texas, only six in the U.S. to successfully achieve this designation.

This designation is one of Lost Creek's most precious assets. The City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with October Night Skies proclamations.

The City View application includes no lighting plan and no acknowledgement that this is a Dark Skies area. The property is currently low-rise office space that blends into the landscape.

A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

The dark skies, wildlife, trails, underground utilities and the feeling of being in the country have always been a reason why Lost Creek felt like home. Please don't destroy it.

Please postpone until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you,
Masoud Toloue

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Villela, Beverly

From: mari jackson[redacted]
Sent: Wednesday, February 11, 2026 5:32 PM
To: Villela, Beverly
Subject: Lost Creek

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External Email - Exercise Caution

HELP US POSTPONE THE CITY VIEW REZONING

Case C14-2025-0089 – 475 apartments, 90 feet tall, behind our neighborhood

WHAT TO DO (takes 5 minutes):
1. Pick ONE template below that matters most to you
2. Fill in your name and address. Add a personal sentence if you can.
3. Submit it ONE of two ways:

EMAIL: Beverly.Villela@austintexas.gov
ONLINE FORM: bit.ly/ATXZoningComment
DEADLINE: Before Friday, February 13

1. TRAFFIC & SAFETY

Group: Gary, Thomas, Charles, Jeff, Kerri, Mike, Chuck, Ann

SUBJECT: Postponement Request – Case C14-2025-0089 – Traffic Concerns

Dear Zoning and Platting Commission,

My name is Mari Jackson and I live at 1601 Lost Creek Blvd, Austin TX 78746, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.

This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn

lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.

The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.

- Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Mari Jackson 1701 Lost Creek Blvd, Austin, TX 78746

2. SCHOOLS & EDUCATIONAL IMPACT

Group: Susan, KJ

SUBJECT: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

Dear Zoning and Platting Commission,

My name is Mari Jackson and I live at 1701 Lost Creek Blvd] in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

[ADD A PERSONAL SENTENCE – e.g., your children's school experience, class sizes, or why you chose this area for its schools.]

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Thank you, Mari Jackson 1701 Lost Creek Blvd

3. ENVIRONMENTAL & WATERSHED

Group: Phyllis, Devlin

SUBJECT: Postponement Request – Case C14-2025-0089 – Watershed & Environmental Concerns

Dear Zoning and Platting Commission,

My name is Mari Jackson and I live at 1701 Lost Creek, Austin TX 78746, adjacent to the property in Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th.

This site drains into the Eanes Creek Watershed and is adjacent to Barton Creek Watershed – waterways Austin has spent decades protecting. It is in the Hill Country Roadway Scenic Corridor, a wildlife habitat protected area, and a dark skies community. And, even though the developer states clearly that this is a "wildlife and scenic roadway," they are providing none of the compliance requirements, notices, or steps for addressing these restrictions on the property. A 90-foot, 475-unit building will massively increase impervious cover, stormwater runoff, and pollutants loading into protected waterways.

We already have a developing going in and it's caused so many issues already with traffic and wildlife have disappeared.

Please postpone until an environmental review addressing watershed impact, the Hill Country Corridor, and wildlife habitat is completed.

Thank you,

Mari Jackson

1701 Lost Creek Blvd.

4. DARK SKIES & NEIGHBORHOOD CHARACTER

Group: Marvin, Scott

SUBJECT: Postponement Request – Case C14-2025-0089 – Dark Skies & Compatibility

Dear Zoning and Platting Commission,

My name is Mari Jackson and I live at 1701 Lost Crrek Blvd.] in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 (City View Rezoning) be postponed until May 19th.

Our neighborhood is a Dark Skies Development of Distinction – one of only two in Austin, only three in the state of Texas, only six in the U.S. to successfully achieve this designation.

This designation is one of Lost Creek's most precious assets. The City of Austin and Travis County honored our Dark Skies designation in 2021, 2022 and 2023 with October Night Skies proclamations.

The City View application includes no lighting plan and no acknowledgement that this is a Dark Skies area. The property is currently low-rise office space that blends into the landscape.

A proposed 90-foot building with 475 apartments would introduce massive light pollution from hundreds of windows, parking areas, and exterior lighting, and is fundamentally incompatible with the character of this area.

The dark skies, wildlife, trails, underground utilities and the feeling of being in the country have always been a reason why Lost Creek felt like home. Please don't destroy it.

Please postpone until the impact on our dark skies community and neighborhood compatibility has been studied.

Thank you, Mari Jackson 1701 Lost Creek Blvd

5. INCOMPLETE APPLICATION & AFFORDABILITY

Group: To be assigned

SUBJECT: Postponement Request – Case C14-2025-0089 – Incomplete Application

Dear Zoning and Platting Commission,

My name is Mari Jackson in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th.

I have reviewed the application and it is incomplete. Multiple fields are marked “TBD” or “Unknown” – including bedrooms per unit, childcare, open space, and amenities. Most importantly, the applicant requests a Density Bonus 90, which allows a 90-foot building in exchange for affordable housing commitments – but specifies zero affordability commitments. No SMART Housing participation. No income thresholds. No commitment period. The TIA is also marked “No” for a 475-unit project. This application should not go to hearing in this state.

“I support affordable housing, but the density bonus only works if developers actually commit to it.”]

Please postpone until the applicant submits a complete application with defined affordability commitments.

Thank you, Mari Jackson 1701 Lost Creek Blvd. Austin, 78746]

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

Villela, Beverly

From: Andrea Stepan [redacted]
Sent: Friday, February 13, 2026 3:58 PM
To: Villela, Beverly
Subject: : Postponement Request – Case C14-2025-0089 – Traffic Concerns SAFETY

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Andrea Stepan and I live at 600 Canyon Rim Dr, Austin TX 78746, near the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year along with several accidents. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable or SAFE for current or future drivers(teenagers). My child will be driving age in four years and the amount of traffic this will bring to the area is concerning if no safety study has been conducted. The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. The Lost Creek neighborhood has limited roads in and out, which is a serious wildfire concern. My neighborhood only has one exit and should this new development impact Bee Cave, which already does have severe back ups on the south 360 on-ramp right at the Bee Cave intersection, this would likely get worse and cause life threatening implications if a wildfire evacuation occurs in our area.

- Every Monday-Friday, 7:30 am - 9:00 am, 3:30 pm - 6:30 pm, the traffic light at Lost Creek and Capital of TX is already grossly overly congested with day to day commuter traffic. Add in construction of the 48 new homes being built, or an event (lockdown, performances, Football games) at Forest Trail Elementary School/Westlake High School and you can't get out of Lost Creek or through 360 in a timely or relatively safe manner.

Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.

Concerned resident,
Andrea Stepan

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

Villela, Beverly

From: Peg Dusza [redacted]
Sent: Friday, February 13, 2026 4:25 PM
To: Villela, Beverly
Cc: Peg Dusza
Subject: Postponement Request - Case C14-2025-0089 - Traffic Concerns

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External Email - Exercise Caution

My name is Peggy Dusza and I live at 5925 Cape Coral Drive - Austin, Tx 78746, in the neighborhood next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19, 2026.
This project would add up to 475 apartments to Lost Creek Boulevard, which already handles 8,000-10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed, which does not seem right for a project that would increase traffic by 30-40%.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxOT Loop 360 project - all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
Getting in and out of Lost Creek with the current construction and work needed to be done on the boulevard is very taxing anytime, but especially with the school buses coming and going and at rush hour at this intersection.
We request that a third-party traffic study be done so that our community can better understand the impact of this development. Our community deserves that basic safety review.
Thank you,
Peggy Dusza
5925 Cape Coral Drive
Austin, TX 78746
Sent from my iPhone

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

Villela, Beverly

From: Stan Scott [redacted]
Sent: Thursday, February 12, 2026 2:38 PM
To: Villela, Beverly
Subject: Request for Postponement - Case No. C14-2025-0089

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External Email - Exercise Caution

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

RE: **Request for Postponement – Case No. C14-2025-0089**
Proposed Zoning Change: **LO and LR to LO-V-DB89**
Scheduled Hearing: **February 17, 2026 – Zoning and Platting Commission**

Dear Ms. Villela,

I am a long term resident of the Lost Creek Neighborhood and am respectively requesting an immediate postponement of the public hearing for Case No. C14-2025-0089. My community is directly impacted by this proposed zoning change and development. The scope and scale of what is being proposed would fundamentally alter the character, density, traffic patterns, and environment profile of our area. This proposed zoning change and development demands a meaningful community review of potential impacts to our area and such review has not yet been possible.

The Lost Creek Neighborhood Association has formally requested this action and cited specific grounds for postponement in their request. I concur with their request.

I appreciate your consideration of this request to postpone the February 17, 2026 public hearing for Case No. C14-2025-0089.

Sincerely,

Stanley Scott
6705 Cypress Point North
Austin, Texas 78746
512.656.2074
[redacted]

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Villela, Beverly

From: Andres Ochoa-Bünsow [redacted]
Sent: Wednesday, February 11, 2026 11:46 AM
To: Villela, Beverly
Cc: [redacted] Andrea S. Ochoa Garcia
Subject: Postponement Request – Case C14-2025-0089 – Incomplete Educational Impact Statement

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External Email - Exercise Caution

Dear Zoning and Platting Commission,

My name is Andres Ochoa-Bünsow I live at 6505 Augusta National Dr, in the Lost Creek area. I am requesting that the February 17 hearing for Case C14-2025-0089 be postponed until May 19th

This project proposes 475 multifamily units, which triggers a mandatory Educational Impact Statement for any project with 200+ multifamily units. The property is in the Eanes ISD, which is already facing budget challenges. The application's own EIS form leaves the number of bedrooms per unit as "TBD." We cannot confirm that a completed EIS has been submitted to or reviewed by Eanes ISD.

If the EIS is incomplete, the hearing should not proceed. This is a regulatory requirement, not optional.

We chose to live in the Lost Creek area principally to assure that my two grandchildren receive the high level of education that the Eanes ISD is known for. We paid a substantial premium for our house precisely for that reason. The project proposed under Case C14-2025-0089 will undoubtedly seriously stress the resources available to the Eanes ISD and deteriorate its ability to maintain the level of education that it is known for.

Please postpone until the Educational Impact Statement is completed and reviewed by Eanes ISD.

Respectfully yours,

Andres Ochoa-Bünsow
6505 Augusta National Dr.
Austin, TX 78746
Cel. +1 (917) 327 2020
[redacted]

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Villela, Beverly

From: Sophia O'Neal [redacted]
Sent: Wednesday, February 11, 2026 8:01 AM
To: Villela, Beverly
Subject: Postponement Request – Case C14-2025-0089 – Traffic Concerns

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External Email - Exercise Caution

Dear Zoning and Platting Commission,
My name is Sophia Guilbeau and I live at 2009 Plum Brook Dr, next to the property proposed for rezoning under Case C14-2025-0089. I am requesting that the February 17 hearing be postponed until May 19th to obtain accurate traffic information. The numbers in the application do not seem to be correct.
This project would add 475 apartments to Lost Creek Boulevard, which already handles 8,000–10,000 car trips per day through a single left-turn lane at Loop 360. A fatality occurred at this intersection this past year. The application says no Traffic Impact Analysis is needed – for a project that would increase traffic by 30–40%. That is not acceptable.
The application also ignores the Marshall development (48 homes), the Stratus development (600+ homes and apartments), and the TxDOT Loop 360 project – all happening in the same area. Our neighborhood has limited roads in and out, which is also a serious wildfire evacuation concern.
With ongoing construction and new developments added in the area, we have been constantly stuck at the intersection. There are very few entry points as is.
Please postpone this hearing until a Traffic Impact Analysis is completed. Our community deserves that basic safety review.
Thank you, Sophia Guilbeau, 2009 Plumbrook Drive.

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Villela, Beverly

From: erupprath omega.net [redacted]
Sent: Tuesday, February 10, 2026 2:34 PM
To: Villela, Beverly
Cc: Boudreaux, Marcelle
Subject: Hearing postponement for C14-2025-0089 requested

Some people who received this message don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

I live at 1503 Wilson Heights drive and this development requires a traffic assessment as the proposed development is directly across from Forest Trail Elementary School, very near Westlake High School and there are other residential developments already happening in the area.

Our homes are also adjacent to the Barton Creek Greenbelt which is a significant wildfire risk if an evacuation is required.

A traffic assessment needs to be available to the public prior to any hearing with sufficient time for review.

Can you please send a reply that this request was received.

Thanks,

Eric Rupprath
1503 Wilson Heights Dr.

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

Villela, Beverly

From: Peyton McKnight [redacted]
Sent: Friday, February 13, 2026 12:49 PM
To: Villela, Beverly; Boudreaux, Marcelle
Subject: Postponement Request, Case C14-2025-0089, Traffic Concerns

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External Email - Exercise Caution

To Whom It May Concern:

I am a resident in Lost Creek residing at 1304 Thaddeus Cv., in the neighborhood directly next to the property proposed for rezoning under Case C14-2025-0089. **I request that the hearing date be moved to May 19, 2026.**

The proposed project is scheduled to add almost 500 apartments at Lost Creek Boulevard and Loop 360. The project's application states that no Traffic Impact Analysis is needed, which is absurd. Lost Creek Boulevard already handles 8,000-10,000 car trips per day through a single left-turn lane at Loop 360. Numerous fatalities have occurred at this intersection, including one this past year. The project would increase traffic by at least 30-40%, which is completely unacceptable and at a minimum should require a Traffic Impact Analysis.

Furthermore, the application ignores the Marshall development (48 homes),the Stratus development (over 600 homes and apartments), and the TxDOT Loop 360 project, all happening at the same time. Our neighborhood has limited roads in and out, which is also a wildfire evacuation concern due to the greenbelts in the neighborhood.

I have personally witnessed numerous accidents at this busy intersection and have almost been hit myself. A more thorough investigation into recent accidents and traffic at the intersection is a must.

Please postpone this hearing until May 19, 2026 and require a Traffic Impact Analysis. The public hearing is only 11 days from the date the notice was published, which is simply too short. The residents of our community at least deserve that basic safety review.

Sincerely,

Peyton McKnight
1304 Thaddeus Cv.
Austin, Texas 78746

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

Villela, Beverly

From: [redacted]
Sent: Friday, April 3, 2026 4:36 PM
To: Villela, Beverly
Subject: Case C14-2025-0089-Conditional Overlay Request

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External Email - Exercise Caution

Hello Ms. Villela,
I live in Lost Creek on Wilson Heights Dr. I am very concerned about the rezoning and development plans for City View Case C14-2025-0089.
This will negatively impact me and my neighbors if approved. This site is in one of the most environmentally protected areas of Austin. The rezoning ignores nearly every applicable protection.
Where is the up-to-date Traffic Analysis (NTA)?
There should be a Traffic Analysis before this massive project is approved. This is going to make Lost Creek Blvd and 360 even more dangerous. Also, we have only 1 entrance and exit on my street. This will massive traffic congestion and safety concerns with wildfire evacuations and emergency delays. Many people in the office complex already make illegal U-Turns in front of the entrance to my street.
I am asking for a Safety and Traffic Study and a Conditional Overlay with these requirements:

1. Height Cap: Max 50 feet (3 residential floors over commercial)
2. Unit Cap: Limit to 400 units, or the max supported by a real evacuation study.
3. No Neighborhood Access: No vehicular access to or from Lost Creek Blvd
4. Traffic Calming: Developer-funded crossings and sidewalks
5. Dark Sky Lighting: Low-intensity, shielded lighting to preserve neighborhood character.

Thank you for your consideration.
Regards,
Susan Tipton
1304 Wilson Heights Dr.
Austin, TX 78746

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

Villela, Beverly

From: James Chatfield [redacted]
Sent: Friday, April 3, 2026 2:00 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Request for Neighborhood Traffic Analysis — Case C14-2025-0089
Attachments: Request traffic analysis and overlay.docx

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

The residents of Lost Creek are formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089. We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety. Our request is based on the clear precedent set in **Case C14-2025-0094 (Rosedale Multifamily)**, where the City performed a rigorous technical analysis for a project of similar density.

A comparative audit of the two cases reveals significant deviations that must be addressed:

1. Discrepancy in ITE Trip Generation Methodology in the TIA Worksheet

- How are we to reconcile the use of ITE Code 222 (High-Rise) for a mid-rise project? The Rosedale project (75 – 90 feet) correctly utilized **ITE Code 221 (Midrise Multifamily)**.

- **What is the basis for bypassing the 2,000-trip threshold?** Applying the Rosedale standard of **4.54 trips per unit** to our 475 units results in **2,157 unadjusted daily trips**.

- Per the **Transportation Criteria Manual (TCM)**, exceeding 2,000 trips triggers a mandatory Transportation Assessment and TDM plan. Using Code 222 artificially defers these requirements.

2. Verification of Existing Traffic Credits in TIA Worksheet

- **What was the methodology for a 3,000-trip credit for vacant facilities?** Office buildings that are substantially vacant, our field counts show only **113 actual vehicle trips**. How does this align with the Rosedale precedent? City verified only 489 trips in an actively occupied area.

3. Critical Life-Safety and Evacuation Constraints

- **How does the current waiver account for the unique constraints of a WUI Zone?** Lost Creek Boulevard is the **sole ingress and egress** for over 1,200 households in a designated **Wildfire Urban Interface (WUI) Zone A/B**.

- **What is the City's plan for ensuring evacuation safety?** No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

1. **Correct the ITE Code to 221 (Midrise)** to ensure mathematical consistency with the Rosedale project and the TCM. This will demonstrate the need for NTA, with **a Wildfire Evacuation Analysis** as a formal component of the NTA.

We look forward to your guidance on aligning the City View analysis with the professional standards demonstrated in the Rosedale case. This analysis is an essential prerequisite for zoning approval with the correct overlays to protect the long-term livability and safety of the Lost Creek community.

Thank you for your consideration.

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: _EXTREME TRAFFIC CONGESTION, DANGEROUS WILDFIRE/EMERGENCY EVACUATION, BARTON CREEK WATERSHED POLLUTION, TXDOT LOOP 360 FUTURE CONSTRUCTION ISSUES, OBVIOUS VIOLATION OF SEVERAL ORDINANCES

The Save Our Springs Alliance has formally opposed this rezoning, calling it "inconsistent with the Imagine Austin Comprehensive Plan" and "car-dependent sprawl." The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City's reviewer said DB90 relief "does not appear to apply." The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

- **Height cap: 50 feet** (commercial ground floor + 3 residential stories)
- **Unit cap: 400, or the number supported by the TIA and Evacuation Study, whichever is less**
- **No vehicular access from Lost Creek Blvd** — no driveways or connections, current or future
- **Full TIA & Evacuation Study** required before site plan
- **Family-sized units** — minimum 30% must be 2-bedroom or larger
- **Stepped massing** — no structure above 40 ft within 100 ft of residential
- **Dark sky lighting** — below 3000K, fully shielded

Why are these conditions reasonable?

The developer told our community "maximum 400 units" at "52–53 feet, four stories." The application says 475 units at 90 feet. We're asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..

The Hill Country Roadway Corridor limits height to 28–40 feet. The City's own reviewer said DB90 relief "does not appear to apply" to these standards. 50 feet is generous relative to the 40-foot code limit.

Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer's own promises.

Thank you for your consideration.

Respectfully,

Name: JAMES R CHATFIELD_____

Address: ___1204 WILSON HEIGHTS DR 78746

Villela, Beverly

From: Martha Gimbut [redacted]
Sent: Friday, April 3, 2026 12:37 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 conditional overlay request

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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I support housing with affordable units and neighborhood retail. **I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer's own promises.**

Thank you for your consideration

Sincerely, Martha L. Gimbut

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

Villela, Beverly

From: Liang Z [redacted]
Sent: Friday, April 3, 2026 8:33 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Liang Zou, and I am a resident of the Lost Creek neighborhood at 1142 Lost Creek Blvd.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

-
-
- The true baseline traffic conditions at the largely vacant CityView
- office site
-
-
-
- The net new traffic generated by the proposed residential development
-
-

-
- The impact on Lost Creek Boulevard and the Loop 360 intersection
-
-
-
- Any necessary roadway improvements or mitigation measures to ensure
- safety and mobility
-

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Liang Zou

1142 Lost Creek Blvd

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

Villela, Beverly

From: [redacted]
Sent: Thursday, April 2, 2026 4:04 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 - Conditional overlay request

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,
I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.
Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.
The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

- **Height cap: 50 feet** (commercial ground floor + 3 residential stories)
- **Unit cap: 400, or the number supported by the TIA and Evacuation Study, whichever is less**
- **No vehicular access from Lost Creek Blvd** — no driveways or connections, current or future
- **Full TIA & Evacuation Study** required before site plan
- **Family-sized units** — minimum 30% must be 2-bedroom or larger
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- **Dark sky lighting** — below 3000K, fully shielded

Why are these conditions reasonable?
The developer told our community “maximum 400 units” at “52–53 feet, four stories.” The application says 475 units at 90 feet. We’re asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..
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Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.
I support housing with affordable units and neighborhood retail. **I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises.**
Thank you for your consideration.
David and Amy Rapozo

1304 Canoe Brook Dr Austin TX 78746
Lost Creek neighborhood resident

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

Villela, Beverly

From: Kevin Wright [redacted]
Sent: Thursday, April 2, 2026 3:49 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

I support housing with affordable units and neighborhood retail. **I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises.**

Thank you for your consideration.

Kevin Wright
6301 Plum Hollow Overlook, Austin, Texas 78746
Lost Creek neighborhood resident of over 14 years.

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

Villela, Beverly

From: Nicole Barragan Fabiano [redacted]
Sent: Thursday, April 2, 2026 2:43 PM
To: Villela, Beverly
Subject: Traffic Impact Analysis Request – Zoning Case C14-2025-0089 (CityView / Loop 360)

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Nicole Fabiano, and I have lived in the Lost Creek neighborhood since 2015.

I am writing to share my concerns regarding Zoning Case C14-2025-0089, involving the proposed rezoning of the CityView property located near Lost Creek Boulevard and Loop 360. While I recognize the potential for redevelopment at this site, I respectfully urge the Commission and staff to mandate a comprehensive Traffic Impact Analysis (TIA) before moving forward with any zoning changes.

The traffic worksheet currently on file seems to be based on assumptions that do not align with the current reality of the site. Because the existing office buildings at CityView are largely vacant, the baseline traffic figures used in the worksheet are significantly inflated. This results in an analysis that likely overestimates current usage, creating a misleading starting point for evaluating the project's impact.

If this site is transformed into approximately 475 residential units, neighbors estimate the project could add more than 2,000 daily trips. This would be a **massive** increase for the Lost Creek Boulevard corridor, which already handles between 8,000 and 10,000 daily trips as the primary access point for roughly 1,200 homes.

Considering our limited neighborhood access and the specifics of our roads, a development of this magnitude requires a transparent, updated study to clarify:

- The true baseline traffic conditions at the largely vacant CityView office site
- The net new traffic generated by the proposed residential development
- The impact on Lost Creek Boulevard and the Loop 360 intersection
- Any necessary roadway improvements or mitigation measures to ensure safety and mobility

A formal TIA is essential for the City to make a decision rooted in factual, real-world data rather than theoretical projections. I respectfully request that you require this analysis prior to any further advancement of the rezoning request.

Thank you for your time and for your dedication to our community's safety.

Sincerely,

Nicole Fabiano

Lost Creek Resident

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

Villela, Beverly

From: Debbie Bick [redacted]
Sent: Thursday, April 2, 2026 1:50 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

We are Lost Creek residents writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Greenbelt. This development could have a big negative impact on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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- **Full TIA & Evacuation Study**
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Why are these conditions reasonable?

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Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

We support housing with affordable units and neighborhood retail. **We are requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises.**

Thank you for your consideration.

Respectfully submitted,
Debbie Bick & Frank Raffaeli
1402 Quaker Ridge Dr
Austin, TX 78746

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Villela, Beverly

From: Jill Gaskins [redacted]
Sent: Thursday, April 2, 2026 1:48 PM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,
My name is Megan Gaskins, and I am a resident of the Lost Creek neighborhood.

I am writing regarding **Zoning Case C14-2025-0089**, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360.

While I understand that redevelopment of this property is being considered, I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

-
-
- The true baseline traffic conditions at the largely vacant CityView office
- site
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- The net new traffic generated by the proposed residential development
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- The impact on Lost Creek Boulevard and the Loop 360 intersection
-
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-
- Any necessary roadway improvements or mitigation measures to ensure safety
- and mobility
-

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,
Megan Gaskins
Falcon Ledge Drive
Austin, TX 78746

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

Villela, Beverly

From: Debbie Andries [redacted]
Sent: Thursday, April 2, 2026 11:33 AM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

Follow Up Flag: Follow up
Flag Status: Flagged

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External Email - Exercise Caution

EMAIL TO: [redacted]
CC: [redacted];
SUBJECT: Request for Neighborhood Traffic Analysis — Case C14-2025-0089 -Rosedale?

Dear Ms. Villela,

The residents of Lost Creek are formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089. We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety. Our request is based on the clear precedent set in **Case C14-2025-0094 (Rosedale Multi□amily)**, where the City performed a rigorous technical analysis for a project of similar density.

A comparative audit of the two cases reveals significant deviations that must be addressed:

1. Discrepancy in ITE Trip Generation Methodology in the TIA Worksheet

- How are we to reconcile the use of ITE Code 222 (High-Rise) for a mid-rise project? The Rosedale project (75–90 feet) correctly utilized **ITE Code 221 (Midrise Multi□amily)**.
- **What is the basis □or bypassing the 2,000-trip threshold?** Applying the Rosedale standard of **4.54 trips per unit** to our 475 units results in **2,157 unadjusted daily trips**.
- Per the **Transportation Criteria Manual (TCM)**, exceeding 2,000 trips triggers a mandatory Transportation Assessment and TDM plan. Using Code 222 artificially defers these requirements.

2. Verification o□Existing Traffic Credits in TIA Worksheet

- **What was the methodology □or a 3,000-trip credit □or vacant □acilities?** Office buildings that are substantially vacant, our field counts show only **113 actual vehicle trips**. How does this align with the Rosedale precedent? City verified only 489 trips in an actively occupied area.

3. Critical Li□e-Sa□ety and Evacuation Constraints

- **How does the current waiver account □or the unique constraints o□a WUI Zone?** Lost Creek Boulevard is the **sole ingress and egress** for over 1,200 households in a designated **Wildfire Urban Inter□ace (WUI) Zone A/B**.
- **What is the City's plan □or ensuring evacuation sa□ety?** No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

1. **Correct the ITE Code to 221 (Midrise)** to ensure mathematical consistency with the Rosedale project and the TCM. This will demonstrate the need for NTA, with **a Wildfire Evacuation Analysis** as a formal component of the NTA.

We look forward to your guidance on aligning the City View analysis with the professional standards demonstrated in the Rosedale case. This analysis is an essential prerequisite for zoning approval with the correct overlays to protect the long-term livability and safety of the Lost Creek community.
Thank you for your consideration.

EMAIL TO: [redacted]
CC: [redacted]
SUBJECT: Case C14-2025-0089 — Conditional Overlay Request

Dear Ms. Villela and Members of the Zoning and Platting Commission,
I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: __this development is being pushed through too quickly by developers with no concern for the Lost Creek neighborhood, only money _____

The Save Our Springs Alliance has formally opposed this rezoning, calling it "inconsistent with the Imagine Austin Comprehensive Plan" and "car-dependent sprawl." The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City's reviewer said DB90 relief "does not appear to apply." The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.
I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer's own promises.
Thank you for your consideration.
Respectfully,

Name: _____Debbie Andries_____

Address: _6004 Diamond Head Drive, Austin, TX 78746_____

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

Villela, Beverly

From: Marvin Hecker <[redacted]>
Sent: Thursday, April 2, 2026 9:53 AM
To: Villela, Beverly
Cc: [redacted]
Subject: Request for Neighborhood Traffic Analysis ? Case C14-2025-0089

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela,

As a resident of Lost Creek, I am formally requesting that the Planning Department conduct a **Neighborhood Traffic Analysis (NTA)** for Case C14-2025-0089.

We require this professional analysis to be completed now so that the zoning case may be approved with the necessary Conditional Overlays to ensure public safety.

Our request is based on the clear precedent set in Case C14-2025-0094 (Rosedale Multifamily), where the City performed a rigorous technical analysis for a project of similar density. A comparative audit of the two cases reveals significant deviations that must be addressed:

1. Discrepancy in ITE Trip Generation Methodology in the TIA Worksheet

- How are we to reconcile the use of ITE Code 222 (High-Rise) for a mid-rise project? The Rosedale project (75–90 feet) correctly utilized ITE Code 221 (Midrise Multifamily).
- What is the basis for bypassing the 2,000-trip threshold? Applying the Rosedale standard of 4.54 trips per unit to our 475 units results in 2,157 unadjusted daily trips.
- Per the Transportation Criteria Manual (TCM), exceeding 2,000 trips triggers a mandatory Transportation Assessment and TDM plan. Using Code 222 artificially defers these requirements.

2. Verification of Existing Traffic Credits in TIA Worksheet

- What was the methodology for a 3,000-trip credit for vacant facilities? Office buildings that are substantially vacant, our field counts show only 113 actual vehicle trips. How does this align with the Rosedale precedent? City verified only 489 trips in an actively occupied area.

3. Critical Life-Safety and Evacuation Constraints

- How does the current waiver account for the unique constraints of a WUI Zone? Lost Creek Boulevard is the sole ingress and egress for over 1,200 households in a designated Wildfire Urban Interface (WUI) Zone A/B.
- What is the City's plan for ensuring evacuation safety? No field traffic data has been collected for Lost Creek, despite a fatal crash at our primary access point on April 6, 2025.

Our Request –

To ensure the equitable application of City standards and the protection of public safety, we respectfully ask the Planning Department to do a Neighborhood Traffic Analysis :

Correct the ITE Code to 221 (Midrise) to ensure mathematical consistency with the Rosedale project and the TCM. This will demonstrate the need for NTA, with a **Wildfire Evacuation Analysis** as a formal component of the NTA.

We look forward to your guidance on aligning the City View analysis with the professional standards demonstrated in the Rosedale case. This analysis is an essential prerequisite for zoning approval with the correct overlays to protect the long-term livability and safety of the Lost Creek community.

Respectfully,

Marvin Hecker
1319 Wilson Heights Drive
Austin, Texas 78746
512-217-3162

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

Villela, Beverly

From: Randy Denbow [redacted]
Sent: Thursday, April 2, 2026 9:25 AM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,
I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

- **Height cap: 50 feet**
- (commercial ground floor + 3 residential stories)
- **Unit cap: 400, or the number supported by the TIA and Evacuation Study,**
- **whichever is less**
- **No vehicular access from Lost Creek Blvd**
- — no driveways or connections, current or future

- **Full TIA & Evacuation Study**
- required before site plan
- **Family-sized units**
- — minimum 30% must be 2-bedroom or larger
- **Stepped massing**
- — no structure above 40 ft within 100 ft of residential
- **Dark sky lighting**
- — below 3000K, fully shielded

Why are these conditions reasonable?

The developer told our community “maximum 400 units” at “52–53 feet, four stories.” The application says 475 units at 90 feet. We’re asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..

The Hill Country Roadway Corridor limits height to 28–40 feet. The City’s own reviewer said DB90 relief “does not appear to apply” to these standards. 50 feet is generous relative to the 40-foot code limit.

Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises.

Thank you for your consideration.

Respectfully,

Randy and Virginia Denbow
1906 Georgia Landing Cove
Austin, TX 78746

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

Villela, Beverly

From: BUDISELICH & ASSOC. [redacted]
Sent: Thursday, April 2, 2026 6:57 AM
To: Villela, Beverly
Subject: Re: Zoning Re: Lost Creek resident writing about Case C14-2025-0089

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Ivan Budiselich
Tel. 562-230-9505
baainvestigations.com

Dear Ms. Villela/Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site and the proposed rezoning ignores nearly every applicable protection. Lost Creek sits above Barton Creek and the Barton Creek Green Belt, and this development will have a negative impact on this area.

The site is in the Eanes Creek Watershed and the Hill Country Roadway Corridor, which limits height to 28–40 feet and requires 40% natural state - the 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

The developer told our community “maximum 400 units” at “52–53 feet, four stories.” The application says 475 units at 90 feet. We’re asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity.

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Thank you for your consideration.

Respectfully,

Ivan Budiselich
6803 Saint Andrews Way
Austin, TX 78746

Villela, Beverly

From: Philomena Blees [redacted]
Sent: Wednesday, April 1, 2026 8:06 PM
To: Villela, Beverly
Cc: Zoning
Subject: Re: Lost Creek resident writing about Case C14-2025-0089

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

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Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.

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Thank you for your consideration.

Respectfully,

Philomena T. Blees
1510 Falcon Ledge Dr.
Austin, TX 78746

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Villela, Beverly

From: Hall, Evan [redacted]
Sent: Wednesday, April 1, 2026 4:53 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission:

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection. There is absolutely no reason for you to approve a rezoning request like this that essentially provides a real estate developer with a complete "blank check" that will materially adversely affect the daily lives of thousands of Lost Creek residents. This proposed rezoning request is beyond the pale in many respects, and should not be approved without reasonable and appropriate guardrails to ensure that the developer does not take actions or engage in activities that materially harm existing residents.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.
The Save Our Springs Alliance has formally opposed this rezoning, calling it "inconsistent with the Imagine Austin Comprehensive Plan" and "car-dependent sprawl." The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City's reviewer said DB90 relief "does not appear to apply." The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises (which they are unlikely to live up to without the City holding their feet to the fire).

Thank you for your consideration.

Respectfully,

Kate and Evan Hall
1801 Georgia Landing Cv
Austin, TX 78746

HAYNES BOONE

Evan Hall
He/Him/His
Partner
[redacted]

Haynes and Boone, LLP
98 San Jacinto Boulevard
Suite 1500
Austin, TX 78701

(t) +1 214.651.5831
(f) +1 214.200.0456

vCard | Bio | Website

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

Villela, Beverly

From: Christian Casey [redacted]
Sent: Wednesday, April 1, 2026 12:31 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

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I support housing with affordable units and neighborhood retail. I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises.

Thank you for your consideration.

Christian Casey
5911 Front Royal Drive
Austin, Tx 78746
512-497-7052

Villela, Beverly

From: Angela D'Andrea [redacted]
Sent: Wednesday, April 1, 2026 12:11 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

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Thank you for your consideration.
Respectfully,

Angela and Al D'Andrea
2106 Key West Cv.
Austin, TX 78746

Villela, Beverly

From: Brent Baker [redacted]
Sent: Wednesday, April 1, 2026 11:47 AM
To: Villela, Beverly; [redacted]
Cc: Alison Baker
Subject: Case C14-2025-0089 — Conditional Overlay Request

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you for your consideration.

Respectfully,

Alison and Brent Baker
1206 Wilson Heights Drive

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

Villela, Beverly

From: Chris Lickteig [redacted]
Sent: Wednesday, April 1, 2026 11:40 AM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

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Thank you for your consideration.

Respectfully,

Amy and Chris Lickteig
1349 Lost Creek Blvd.
Austin, TX 78746

Villela, Beverly

From: Doug Keenan [redacted]
Sent: Tuesday, April 7, 2026 8:46 AM
To: Villela, Beverly; LandUseLiaison
Cc: Rosa Yupari; Scott Smith
Subject: URGENT: Formal Record of Technical Opposition – Case C14-2025-0089 (April 7 Hearing)

External Email - Exercise Caution

Beverly and Ella,

Regarding tonight's Zoning and Platting Commission hearing for **Case C14-2025-0089 (1120 and 1122 S. Capital of Texas Hwy)**, I am writing to ensure my technical opposition is fully represented in the official record.

While I understand from our previous correspondence that I am unable to donate my 3 minutes of speaking time to Rosa Yupari or Scott Smith while attending virtually, I want to ensure the Commission is aware of the specific technical data I have submitted.

I request that the following be explicitly noted for the Commissioners today:

1. **Written Opposition:** My wife and I maintain our formal opposition to this rezoning.
2. **Technical Data:** Please ensure that all previous correspondences regarding my technical "Reality Check" and traffic impact analysis for this specific site are included in the backup materials provided to the Commissioners.
3. **Representative Testimony:** As I cannot donate time virtually, I have coordinated with Rosa Yupari and Scott Smith to ensure our neighborhood's technical concerns are voiced during her allotted time.

Thank you for ensuring these materials are part of the permanent case file and are available for the Commission's review prior to any action.

Sincerely,

Douglas P. Keenan 2001 Port Royal Dr.

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

Villela, Beverly

From: Katie Mayo [redacted]
Sent: Sunday, April 5, 2026 9:25 AM
To: Villela, Beverly
Subject: Request for Traffic Impact Analysis – Zoning Case C14-2025-0089 (CityView / Loop 360)

You don't often get email from [redacted] Learn why this is important

External Email - Exercise Caution

Dear Zoning and Platting Commission Members and Planning Staff,

My name is Katie Mayo, and I am a resident of the Lost Creek neighborhood. My husband and I have lived at 1603 Mill Springs Dr since 2015.

I am writing regarding Zoning Case C14-2025-0089, the proposed rezoning of the CityView property near the intersection of Lost Creek Boulevard and Loop 360. I respectfully ask the Commission and staff to require a full Traffic Impact Analysis (TIA) before any zoning decision is made.

The current traffic worksheet appears to rely on assumptions that do not reflect real-world conditions at the site today. The existing office buildings within the CityView complex are largely unoccupied, meaning the baseline traffic used in the worksheet significantly overstates current traffic volumes. As a result, the analysis may incorrectly assume that a large amount of existing traffic already occurs at the site.

Even in this largely unoccupied state, the intersection already has confusing and dangerous traffic patterns for cars that are trying to turn into the CityView office complex. Cars whip around the intersection and try to quickly merge across several lanes of traffic on 360. At the same time, there is a lane of traffic turning right on red that frequently merges with the traffic turning into CityView. There is also not a way to exit CityView going into Lost Creek, which results in many unexpected and dangerous U-Turns on Lost Creek Blvd. **I have personally been rear-ended at this intersection and had a baby in the car at the time of the accident.**

If the property is redeveloped with approximately 475 residential units, residents estimate that the project could generate well over 2,000 additional daily trips, which would represent a substantial increase in traffic through the Lost Creek Boulevard corridor.

Lost Creek Boulevard already serves ~8000 – 10,000 daily trips and functions as the primary ingress and egress route for roughly 1,200 homes in the Lost Creek neighborhood.

Given the existing traffic patterns, the constrained roadway geometry, and the lack of alternative neighborhood access points, a development of this scale warrants a comprehensive and updated traffic study so that the City and the public can understand:

-
-
- The true baseline traffic conditions

- at the largely vacant CityView office site
-
-
-
- The net new traffic generated by the
- proposed residential development
-
-
-
- The impact on Lost Creek Boulevard
- and the Loop 360 intersection
-
-
-
- Any necessary roadway improvements
- or mitigation measures to ensure safety and mobility
-

A Traffic Impact Analysis would allow the City to make an informed decision based on accurate data rather than outdated or theoretical assumptions.

I respectfully request that the Commission require a full Traffic Impact Analysis prior to advancing this rezoning request.

Thank you for your time and consideration.

Sincerely,

Katie Wolters Mayo
Lost Creek Resident - 1603 Mill Springs Dr
Austin, TX

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Villela, Beverly

From: Carla Doyne [redacted]
Sent: Saturday, April 4, 2026 11:54 PM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

I care because, among other reasons, Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This proposed development could have a significant negative effect on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it "inconsistent with the Imagine Austin Comprehensive Plan" and "car-dependent sprawl." The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City's reviewer said DB90 relief "does not appear to apply." The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and - perhaps most importantly - wildfire zone.

I join the request of the Lost Creek Neighborhood Association and individual Lost Creek residents for LO-V-DB90 with Conditional Overlay:

- Height cap: 50 feet (commercial ground floor + 3 residential stories)
- Unit cap: 400, or the number supported by the TIA and Evacuation Study, whichever is less
- No vehicular access from Lost Creek Blvd — no driveways or connections, current or future

- Full TIA & Evacuation Study required before site plan
- Family-sized units — minimum 30% must be 2-bedroom or larger
- Stepped massing — no structure above 40 ft within 100 ft of residential
- Dark Sky lighting — below 3000K, fully shielded

All of these conditions are reasonable because:

- The developer told our community “maximum 400 units” at “52–53 feet, four stories.” The application says 475 units at 90 feet. The Commission should hold the developer to its own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..

- The Hill Country Roadway Corridor limits height to 28–40 feet. The City’s own reviewer said DB90 relief “does not appear to apply” to these standards. 50 feet is generous relative to the 40-foot code limit.

- Staff claimed 3,000 daily trips from vacant buildings. Lost Creek representatives counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no or limited sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for approximately 1,200 families.

Although I would prefer that this proposed redevelopment not occur at all, given the wide range of negative effects, I understand the City’s interest in providing housing and encourage the City to proceed in a responsible manner that promotes safety, aligns with the developer's own promises, and protects the overall public interest.

Respectfully submitted,

Carla Doyne
1313 Thaddeus Cove
Austin, Texas 78746
Lost Creek neighborhood resident for over 40 years

Villela, Beverly

From: Damon Williams [redacted]
Sent: Saturday, April 4, 2026 4:28 PM
To: Office of the Mayor; Ellis, Paige; [redacted] Pool, Leslie; [redacted]; Alter, Alison; Villela, Beverly
Cc: [redacted]
Subject: Opposition to C14 2025 0089 (1120 & 1122 S. Capital of Texas Hwy) – Request for LO V DB90 Zoning

Some people who received this message don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Mayor, and Council Members,

I am writing to respectfully oppose the rezoning request in Case C14-2025-0089 for 1120 ½, 1120, 1122, and 1220 S. Capital of Texas Highway from LO and LR to LO-V-DB90. While I support adding housing and affordability in appropriate locations, this proposal raises serious concerns regarding traffic and safety, school capacity, compatibility, environmental impacts, and the adequacy of the proposed affordability benefits.

1. Affordability benefits are modest and do not justify the scale of the up-zoning

The applicant seeks significant entitlements under DB90, including height up to 70 feet and relaxed development standards, in exchange for an "affordable component." However, DB90 typically results in:

- A small percentage of units at shallow affordability levels (60–80% MFI)
- Primarily studio and 1-bedroom units, not family-sized units
- Time-limited affordability, while the impacts of height, traffic, and intensity are permanent

For a project of this size in a sensitive corridor, the public benefit is not proportional to the entitlements requested.

2. Traffic and ASMP concerns on a high-speed, car-dependent corridor

Loop 360 is designated a Level 5 corridor under the Austin Strategic Mobility Plan — a high-speed, high-volume regional roadway with limited multimodal options. Adding ~475 units plus commercial space will:

- Increase vehicle trips and turning movements on and off 360
- Heighten crash risk on an already dangerous corridor
- Encourage cut-through traffic through Lost Creek and nearby neighborhoods
- Undermine ASMP goals to reduce car dependence and vehicle miles traveled

Without a robust, enforceable transportation mitigation plan, the burden will fall on existing residents and the traveling public.

3. Incompatibility with adjacent neighborhoods and the scenic Loop 360 corridor

The proposed 70-foot height is incompatible with the surrounding context of single-family homes, townhomes, and low-rise offices. The project would:

- Alter the scenic hill country views that define the Loop 360 corridor
- Introduce late-night lighting, noise, and commercial activity
- Set a precedent for similar DB90 up-zonings along 360, transforming a scenic gateway into a mid-rise corridor without a comprehensive plan

This is a dramatic and premature intensification of a sensitive area.

4. Environmental, wildfire, and infrastructure concerns

The 15.5-acre site sits in a Hill Country environment with steep terrain and sensitive drainage patterns. Intensifying development here raises concerns about:

- Increased impervious cover, runoff, and erosion
- Wildfire evacuation challenges on a limited-access corridor
- Additional strain on utilities, emergency services, and public infrastructure

These issues require deeper analysis before granting such entitlements.

5. Significant and unmitigated impacts on Eanes ISD schools

This site lies within Eanes ISD, one of the most capacity-constrained districts in Texas.

Valley View Elementary has already been closed

Valley View Elementary — directly across Loop 360 — was closed beginning in the 2025–26 school year due to declining enrollment (down to 275 students) and facility limitations. Its closure reduced the number of elementary campuses serving this area.

Forest Trail Elementary is already growing

Forest Trail is projected to grow from 501 → 550 students next year — nearly a 10% increase — even before accounting for new development.

Districtwide enrollment declines do not equal available capacity

Eanes ISD's total enrollment is projected to drop from 7,598 → 7,295, but this is due to graduating classes being twice the size of incoming kindergarten cohorts (728 vs. 350). This does not create usable capacity in the Forest Trail attendance zone.

Eanes ISD cannot expand capacity

The district has:

- No land for new schools
- Severe topographic and environmental constraints
- Limited road access
- Political and financial barriers to new construction

Eanes are closing schools, not opening them.

Rezoning decisions in Austin directly impact a district with no zoning authority

Eanes ISD has no vote in Austin's zoning decisions yet must absorb the consequences.

6. School-related traffic and safety impacts

Adding hundreds of units near Forest Trail Elementary will worsen:

Drop-off/pick-up congestion

- Loop 360 is not designed for school-zone traffic patterns.
- Backups already occur during peak times.
- Additional residents will increase delays and unsafe maneuvers.

Pedestrian and student safety

- There are no continuous sidewalks or safe crossings.
- Students cannot safely walk or bike to school.
- More cars = more risk.

Neighborhood cut-through traffic

- Lost Creek Blvd will see increased traffic diversion from parents and residents avoiding 360 congestions.

Emergency response delays

- Congestion during school peaks can slow emergency vehicles — a serious safety concern.

7. A more appropriate path forward

I am not arguing that the site should remain frozen in time. A rezoning here should be more modest, better aligned with the corridor's constraints, and tied to:

- Deeper, more durable affordability
- Specific transportation and safety improvements
- Environmental and wildfire mitigation
- A school capacity analysis and mitigation plan

Until these issues are addressed, I urge you to deny the requested LO-V-DB90 zoning for Case C14-2025-0089 or significantly scale back the entitlements.

Thank you for your consideration and for your service to our community.

Sincerely,

Damon Williams

2006 Port Royal Drive, Austin, Texas 78746

Lost Creek

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Villela, Beverly

From: Marsha Spears <[redacted]>
Sent: Saturday, April 4, 2026 8:38 AM
To: Villela, Beverly
Cc: [redacted]
Subject: Case C14-2025-0089 — Conditional Overlay Request

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Ms. Villela and Members of the Zoning and Platting Commission,

I am a Lost Creek resident writing about Case C14-2025-0089. This site is in one of the most environmentally protected areas of Austin, and the proposed rezoning ignores nearly every applicable protection.

Why I care: Lost Creek sits above Barton Creek and the Barton Creek Green Belt. This development could have a big negative impact on this area.

The Save Our Springs Alliance has formally opposed this rezoning, calling it “inconsistent with the Imagine Austin Comprehensive Plan” and “car-dependent sprawl.” The site is in the Eanes Creek Watershed — a Water Supply Suburban Watershed in the Drinking Water Protection Zone. The Hill Country Roadway Corridor limits height to 28–40 feet and requires 40% natural state. The City’s reviewer said DB90 relief “does not appear to apply.” The 90-foot request is 225% of the code limit. This is a scenic roadway, protected watershed, dark skies community, and wildfire zone.

OUR ASK — LO-V-DB90 with Conditional Overlay:

- **Height cap: 50 feet**
- (commercial ground floor + 3 residential stories)
- **Unit cap: 400, or the number supported by the TIA and Evacuation Study,**
- **whichever is less**
- **No vehicular access from Lost Creek Blvd**
- — no driveways or connections, current or future
- **Full TIA & Evacuation Study**
- required before site plan

- **Family-sized units**
- — minimum 30% must be 2-bedroom or larger
- **Stepped massing**
- — no structure above 40 ft within 100 ft of residential
- **Dark sky lighting**
- — below 3000K, fully shielded

Why are these conditions reasonable?

The developer told our community “maximum 400 units” at “52–53 feet, four stories.” The application says 475 units at 90 feet. We’re asking the Commission to hold them to their own words. The unit cap of 400 — or the number supported by the TIA and Evacuation Study, whichever is less — ensures density is based on real infrastructure capacity..

The Hill Country Roadway Corridor limits height to 28–40 feet. The City’s own reviewer said DB90 relief “does not appear to apply” to these standards. 50 feet is generous relative to the 40-foot code limit.

Staff claimed 3,000 daily trips from vacant buildings. We counted 113 cars. The corrected number is 4,300+ net new trips on a 32-foot street with no sidewalks, no transit (nearest stop: 2.6 miles), and no alternative route for 1,200 families.

I support housing with affordable units and neighborhood retail. **I am requesting an NTA so we can add the appropriate Conditional Overlay that protects our safety and aligns with the developer’s own promises.**

Thank you for your consideration.

Marsha Spears
6405 Indian Canyon Dr. Austin, Texas 78746
Lost Creek neighborhood resident of over 30 years.

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