



ENVIRONMENTAL COMMISSION MEETING MINUTES

Wednesday, January 20, 2021

The Environmental Commission convened in a public meeting on Wednesday, January 20, 2020 with Social Distancing Modifications via remote video conferencing.

Commissioners in Attendance:

**Andrew Creel
Pam Thompson
Kevin Ramberg
Linda Guerrero
Perry Bedford
Katie Coyne
Wendy Gordon
Peggy Maceo
Audrey Barrett Bixler**

Commissioners Absent:

None

Staff in Attendance:

**Pamela Abee-Taulli
Kaela Champlin
Chris Herrington
Liz Johnston
Jorge Morales
Mike McDougal
Kristy Nguyen
Radmon Rice**

CALL TO ORDER

Chair Guerrero called the meeting to order at 6:05 P.M.

CITIZEN COMMUNICATION: GENERAL

The first ten speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Speakers

Katie Lee

1. APPROVAL OF MINUTES AND ACTION

- a. Approval of the December 2, 2020 Environmental Commission Meeting Minutes
A motion to approve the December 2, 2020 Environmental Commission Meeting Minutes were approved on Commissioner Ramberg's motion, Commissioner Coyne's second on an 8-0 vote. Commissioner Creel was off the dais.

A motion to close the public hearing was approved on Commissioner Ramberg's motion, Commissioner Guerrero's second on a 9-0 vote. A motion to recommend the variance with conditions was approved on Commissioner Ramberg's motion, Commissioner Creel's second on a 9-0 vote.

- c. **Name:** Goodnight Ranch Planned Unit Development (PUD) – 2nd Amendment, C814-04-0187.02.SH

Applicant: Austin Goodnight Ranch, L.P. (Myra Goepp); Alice Glasco, Alice Glasco Consulting, representing the owner

Location: East of Old Lockhart Road between Nuckols Crossing Road and Capitol View Drive

Staff: Wendy Rhoades, Case Manager, Planning and Zoning and Atha Phillips, Environmental Program Coordinator, Watershed Protection

Watershed: Onion Creek and Marble Creek

Request: To amend an existing PUD

Staff Recommendation: Staff recommends the PUD amendment with conditions

Speakers

Myra Goepp

A motion to close the public hearing was approved on Chair Guerrero's motion, Commissioner Ramberg's second on a 9-0 vote. A motion to recommend the Goodnight Ranch PUD 2nd Amendment with conditions was approved on Commissioner Ramberg's motion, Commissioner Coyne's second on a 9-0 vote.

- d. **Name:** Blue Bluff at Wildhorse Ranch, C8-2020-0033

Applicant: Kevin Burks, P.E., Kimley-Horn

Location: 10621 Blue Bluff Rd, Austin, TX, 78653 (District 1)

Staff: Pamela Abee-Taulli, Environmental Review Specialist Senior, Development Services Department (DSD)

Watershed: Gilleland Creek Watershed, Suburban Classification, Desired Development Zone

Request: Request to vary from LDC 25-8-341 to allow cut over 4 feet to 15 feet and 25-8-342 to allow fill over 4 feet to 15 feet

Staff Recommendation: Staff recommends this variance with conditions

Speakers

Kevin Burks

Commissioner Ramberg recused on Item 8d. A motion to close the public hearing was approved on Commissioner Guerrero's motion, Commissioner Creel's second on a 8-0 vote. motion to recommend the variance with conditions was approved on Commissioner Coyne's motion, Commissioner Gordon's second on a 8-0 vote.

4. COMMITTEE REPORTS

- a. Urban Growth Policy and Water Quality Protection Committee – Pam Thompson, Kevin Ramberg, and Perry Bedford
- b. Urban Forestry Committee – Peggy Maceo, Pam Thompson, and Linda Guerrero



ENVIRONMENTAL COMMISSION MOTION 20210120 003c

Date: January 20, 2021

Subject: Goodnight Ranch Planned Unit Development (PUD) – 2nd Amendment, C814-04-0187.02.SH

Motion by: Kevin Ramberg

Seconded by: Katie Coyne

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting to amend an existing PUD.

WHEREAS, the Environmental Commission recognizes the amendment includes environmental code modification to: 1) LDC 25-8-92: critical water quality zones, 2) LDC 25-8-281: Critical Environmental Features and 3) LDC 25-8-392: Impervious cover in uplands; and,

WHEREAS, the Environmental Commission recognizes that staff recommends the PUD amendment (with conditions).

Therefore, the Environmental Commission recommends the requested PUD amendment with the following Staff Conditions:

1. The PUD will provide a minimum of 129 acres of Open Space;
2. Impervious cover on the portion of the PUD south of Slaughter Lane will be capped at 67% gross site area;
3. The critical water quality zone will be reconstructed per Exhibit D and D-1; and
4. The project will restore the creek and wetland buffers per Exhibit D and D-1.

and the following Environmental Commission Conditions:

1. The Environmental Commission directs staff to work with the applicant to consider additional dark skies standards above Subchapter E.

VOTE 9-0

For: Thompson, Coyne, Maceo, Guerrero, Gordon, Bedford, Creel, Barrett Bixler

Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

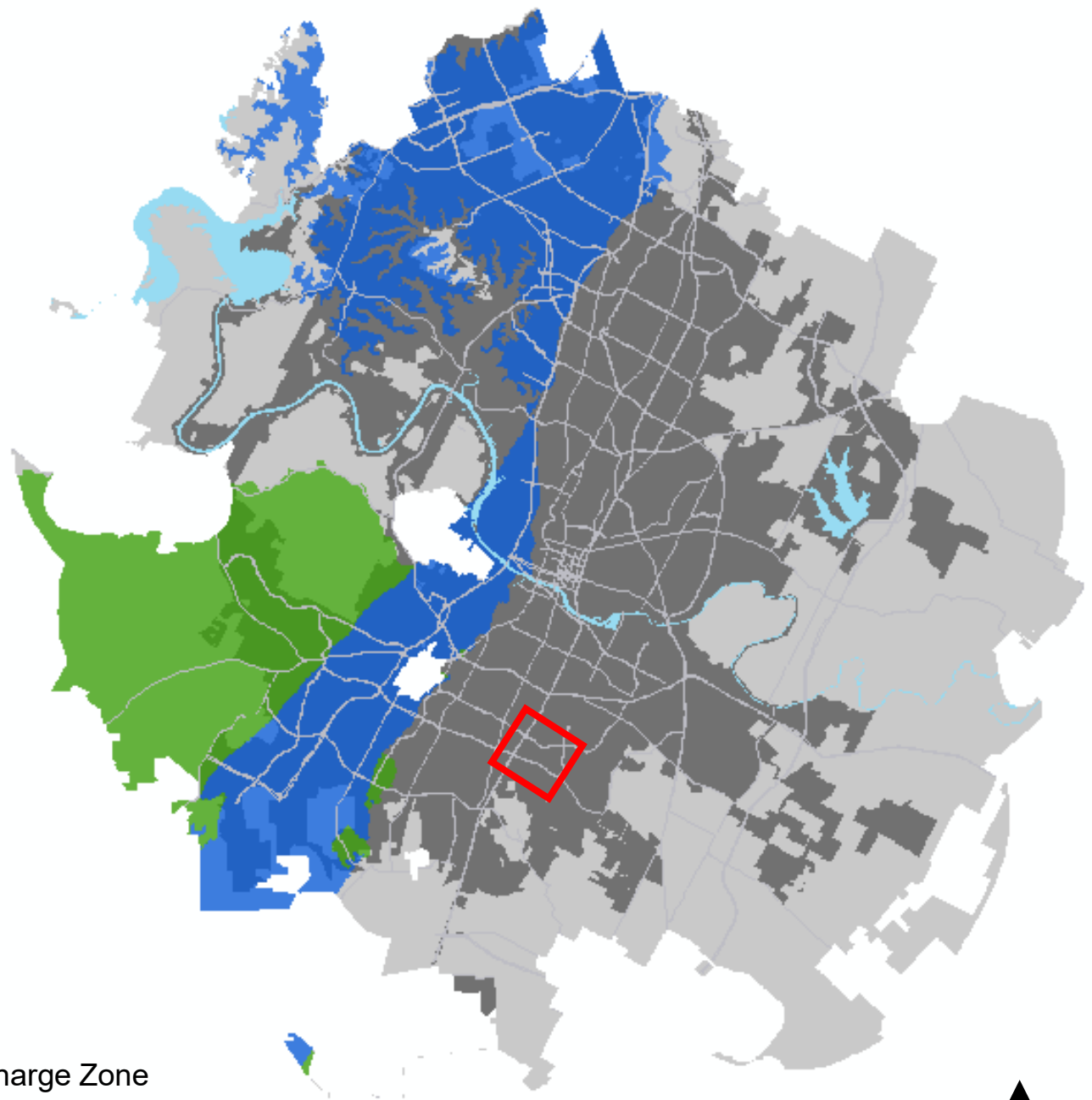
A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.






Linda Guerrero, Environmental Commission Chair

Good Night Ranch PUD

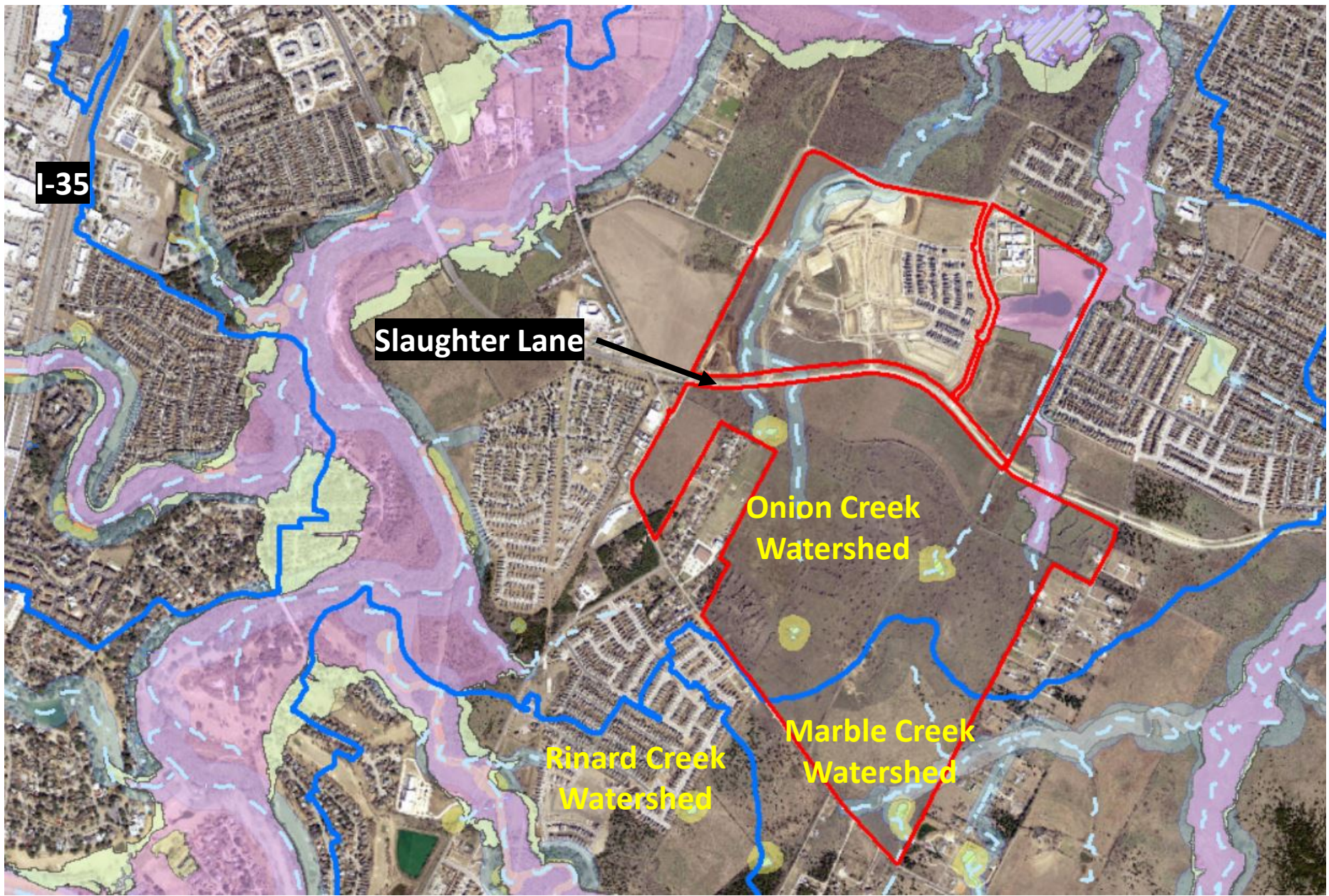
Second Amendment
C814-04-0187.02.SH

Atha Phillips
Environmental Officer's Office



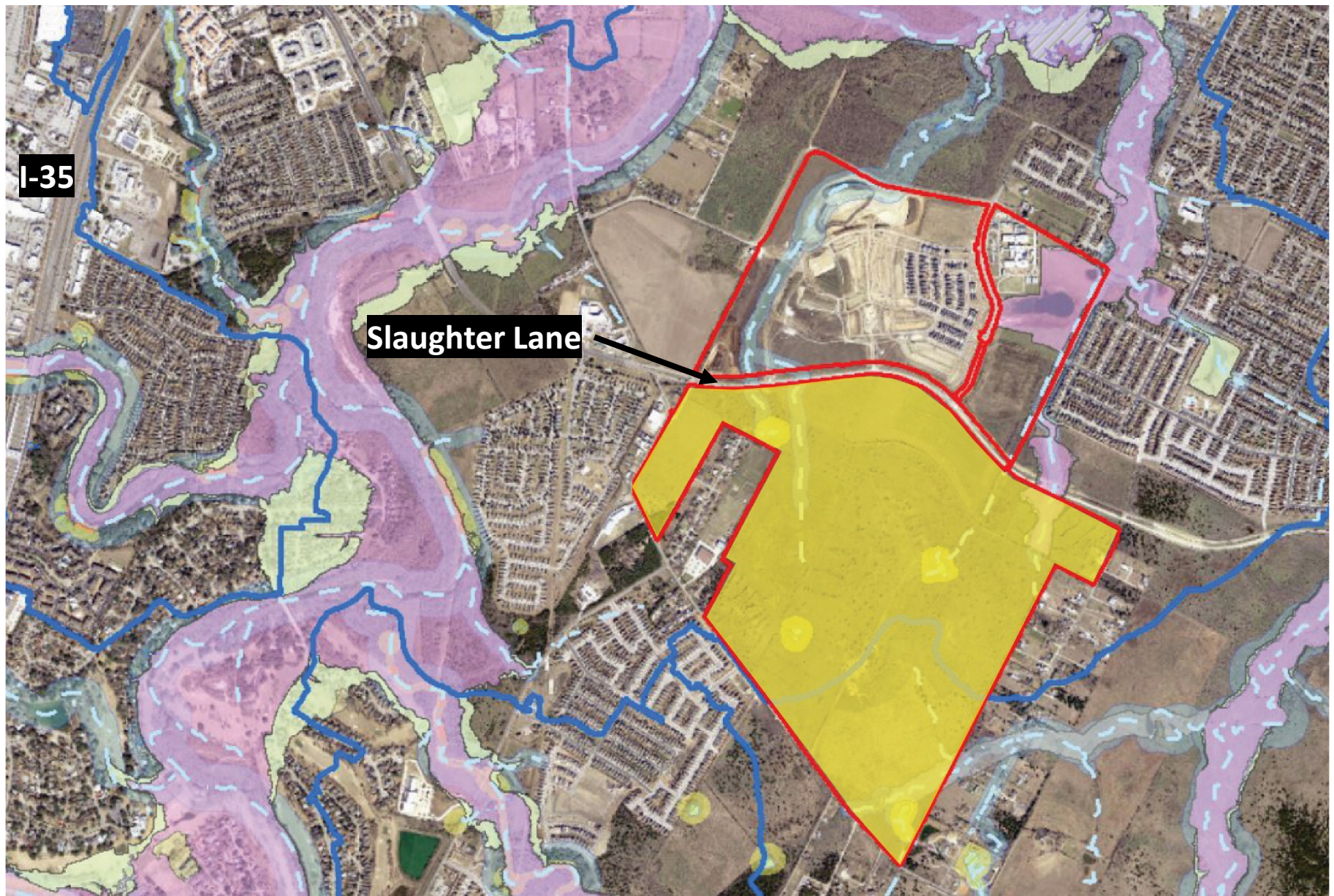
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

 North



COA 25-year floodplain
COA 100-year floodplain

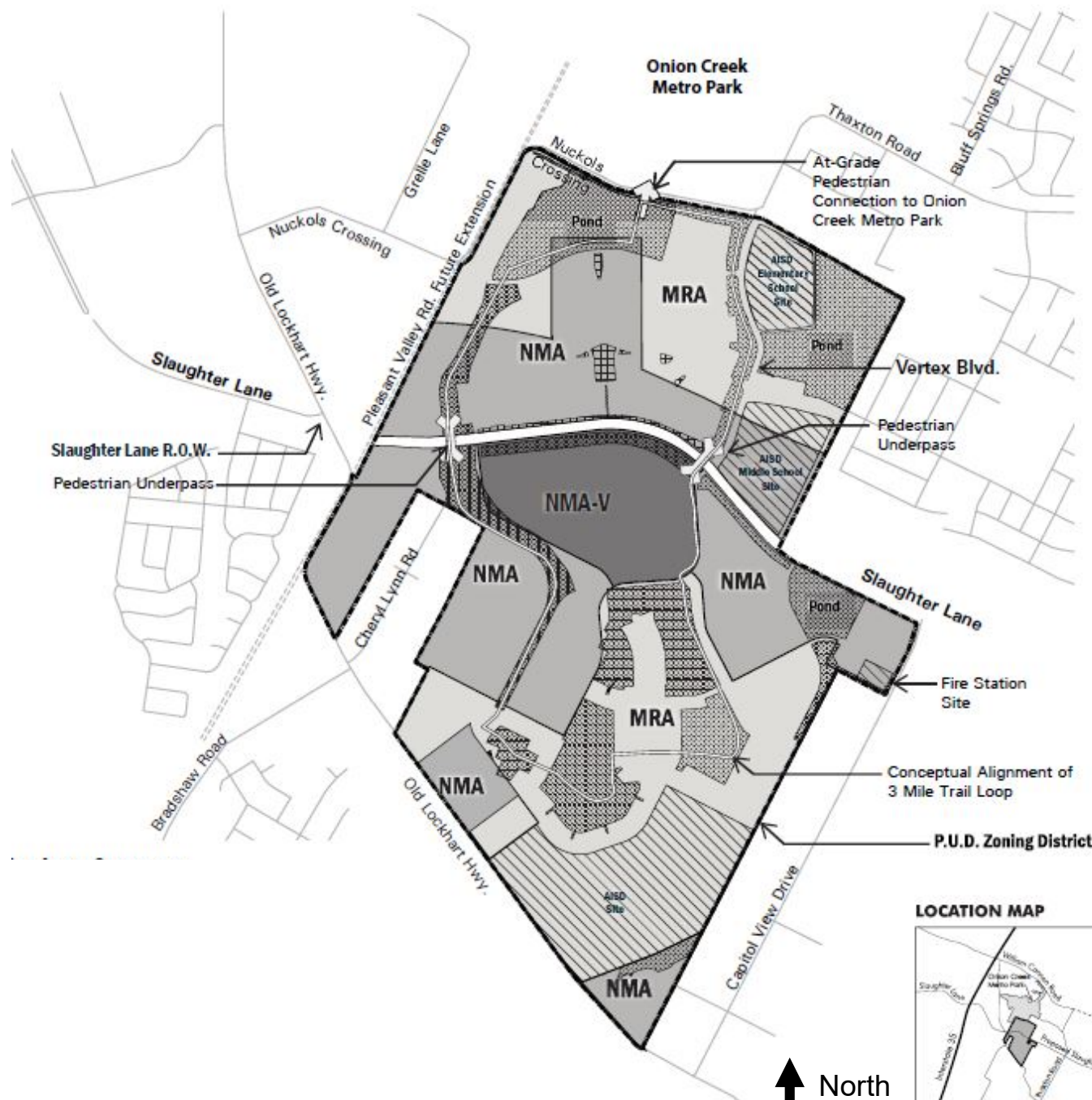
Site Location North



Area south of Slaughter Lane is the focus of the second amendment.

Background:

- 695.53 acres
- Onion Creek and Marble Creek Watersheds
- Smart Housing Development
- PUD proposes a mix of uses
- Amendment #2 shuffles uses and adds housing units
- Amendment #2 redesigned site layout



MAP KEY

NMA	School and/or Civic Site
MRA	Public Open Space
NMA-V	Private Open Space
Conceptual Road Alignment	

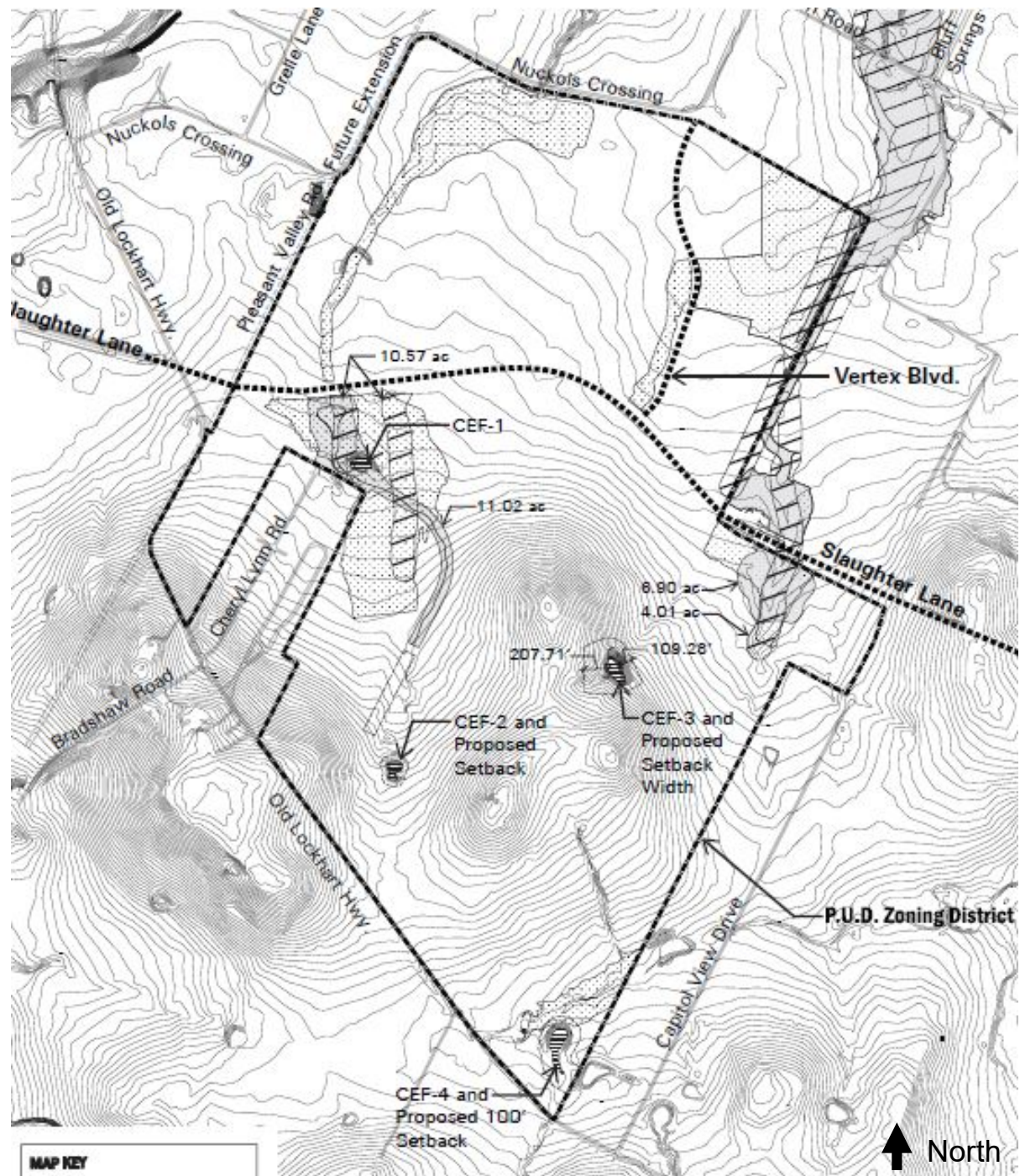
OPEN SPACE

Provided north of Slaughter:	75 ac
Proposed south of Slaughter:	54 ac

Total: 129 acres

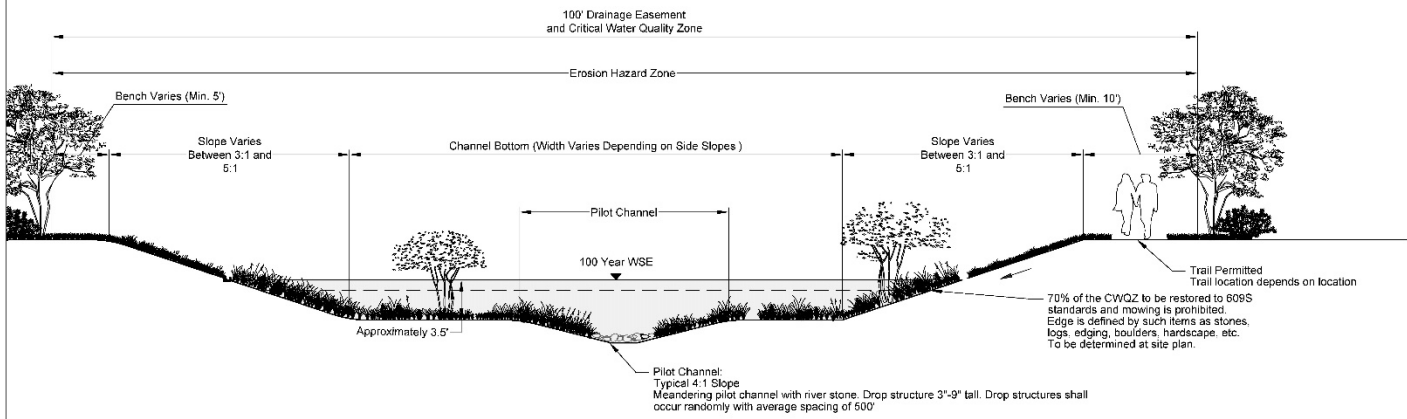


Land Use Plan

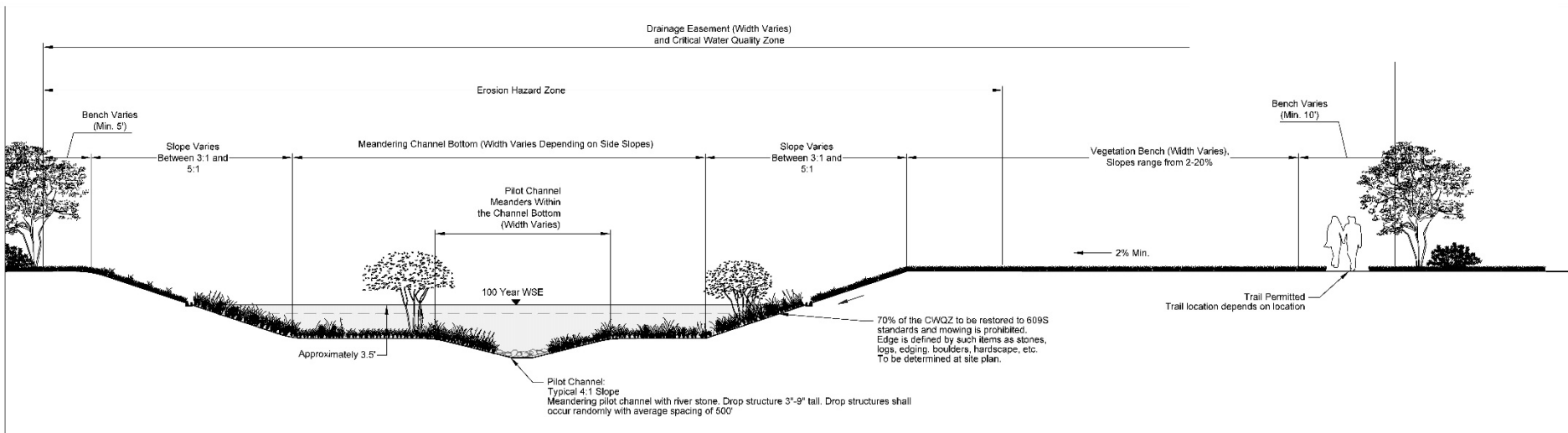


Environmental Features

CONSTRAINED CHANNEL DIAGRAM OF 100' CWQZ OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



UNCONSTRAINED CHANNEL DIAGRAM > 100' CWQZ OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



Proposed Critical Water Quality Zone

Environmental Code Modifications

1. 25-8-92: Critical Water Quality Zone Established
2. 25-8-281: Critical Environmental Features
3. 25-8-392: Impervious Cover in Uplands

Recommended with the following conditions:

1. PUD will provide a minimum of 129 acres of Open Space.
2. Impervious cover on the portion of the PUD south of Slaughter Lane will be capped at 67% gross site area.
3. The critical water quality zone will be reconstructed per Exhibit D and D-1.
4. Restore the creek and wetland buffers per Exhibit D and D-1.

Questions?

Contact Information:

Atha Phillips

Environmental Officer's Office

(512) 974-2132

Atha.Phillips@austintexas.gov



Carbon Impact Statement

Project: Goodnight Ranch PUD – 2nd Amendment

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<u>Transportation</u>		
T1: Public Transit Connectivity		<input type="checkbox"/>
T2: Bicycle Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T3: Walkability	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T4: Utilize TDM Strategies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T5: Electric Vehicle Charging	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T6: Maximize Parking Reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Water + Energy</u>		
WE1: Onsite Renewable Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WE2: Reclaimed Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Land Use</u>		
LU1: Imagine Austin Activity Center or Corridor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LU2: Floor-to-Area Ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Food</u>		
F1: Access to Food	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Materials</u>		
M1: Adaptive Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total Score:		11

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: This PUD is 700+ acres and will include over 555,000square feet of office, retail, and 6,033 residential units. Many scoring elements above pertain to individual building sites and not to the overall PUD. Located in a greenfield development 7 miles south of downtown, the PUD is organized with a walkable development pattern with dispersed parks, an elementary, middle, and high school, and adjacent to a District park. These features promote a smaller carbon footprint (though not scored above). We could not find an "entitled amount of floor-to-area ratio" for projects within an Imagine Austin activity center, but are seeking to increase the density of developed areas with this PUD amendment. At present, the market does not support commercial or retail services which will result in auto trips to meet the daily needs of residents.

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

Please provide a map of the bus stops you believe meet the criteria to receive this point.]

Comment response T1: There are existing Capitol Metro Bus Stops on Vertex Avenue and based on meeting with Capital Metro the next proposed bus stop is proposed on Slaughter Lane at Vertex. See attached map for locations.

T2. Is there safe connectivity from the project site to an "all ages and abilities bicycle facility" as listed in the Austin Bicycle Master Plan?

Comment response T2: There are 2 below grade pedestrian crossing at Slaughter Lane and Vertex and Slaughter Lane and Alderman Drive. See attached exhibit of the project showing the north side of Slaughter Lane. Plus there are several trails and sidewalk connection allowing for all ages and abilities to travel the site. In addition DMA is constructing an age restricted mixed income residential facility directly across from the Metro Park and the Elementary school

T3. Is the property location "very walkable" with a minimum Walk Score of 70 (found at [walkscore.com](https://www.walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

Comment response T3: Although we can not completely control who will want to develop in Goodnight we would like to secure basic service in the in the core areas just north and south of Slaughter Lane.

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

Comment response T4: These are typically site plan type improvements and yes we would work towards these types of activities.

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

Comment response T5: This is an item that is typically site plan driven and we are learning that Austin Energy may have a program for providing such DC fast charging station and would like to see if we can incorporate that in the public park areas and parking areas.

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code's base ratios if there is no minimum parking capacity requirement)?

Comment response T5:- Yes, this project is a 700 Acre PUD and will have on-street parking and parking required per code for each site plan. The idea is to make this community very walkable by providing a continuous 3 mile loop trail system and below grade pedestrian crossing with access to day to day service to promote walking and cycling versus transportation only by car.

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?

Comment response WE1: Since this is an ultimate land owner type question we can not commit what a owner might do. However, of note is that through the HOA architectural review process we have had a handful of residents asking to install solar panels. We suspect the community as a whole might reach at least 1%

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?

Comment response WE2: Yes we are working with the City reclaimed department and the Onion Creek Metro Park District to have all public green space irrigated with reclaimed water and are encouraging users to connect to the System. We are also explore the easement ROW with the City to extend a 16-inch reclaimed line to the land south of slaughter Lane. We have been work with Dan Pedersen, PE at the City on these plans.

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?

Comment response LU1:Yes

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?

Comment response LU2: Since this is a 700+ -acre PUD, the amount of FAR to be used will be determined as site plans are submitted for each project

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

Comment response F1:Yes

M1. Will the project reuse or deconstruct existing buildings on the project site?

Comment response M1:No



EXISTING
CAPITAL METRO
BUS STOP

VERTEX AVE.

PROPOSED
CAPITAL METRO
BUS STOP

CAPITOL
VIEW ESTATES

CARBON IMPACT T1 COMMENT
BUS STOP MAP
CASE NUMBER: C814-04-0187.02.SH
CASE MANAGER: Wendy Rhoades

GOODNIGHT RANCH AFFORDABLE HOUSING AGREEMENT

REVISED TERMS

1. **Acknowledgement of Current Affordable Rental Units.** The City acknowledges that the current PUD did *not* require affordable housing and that the Applicant has voluntarily provided 709 affordable rental units in exchange for receiving fee waiver benefits from the S.M.A.R.T. Housing program.
2. **Using a standard 10% rental Affordable Housing requirement, the existing affordable rental housing provided by the applicant would support 7,009 rental units.** A maximum of 4451 rental units are allowed with the PUD Amendment, and, if built, 16% of the maximum rental units would be affordable. The applicant has, therefore, provided a minimum of 264 more affordable rental units than would be required using a 10% standard for rental units. As far as ownership units, the PUD has, prior to this PUD Amendment, not been required to produce and has not provided any long-term affordable ownership units.
3. **As a result of Items 1 and 2 above, no additional rental affordable units are required in connection with the PUD Amendment.** The HPD support memo and City Staff Zoning Report affirmatively acknowledge these Items and the additional requirements in this term sheet are a basis for recommending the proposed PUD Amendment as complying with superiority standards. However, Items 1 and 2 need not be stated in the PUD Ordinance.
4. The PUD Amendment will be in line with the current standards in the City Code PUD Requirements to meet superiority standards for affordable housing which would be to set aside 5% of the new amendment proposed ownership units at 80% MFI.
5. **As a condition to PUD Amendment support from the Housing and Planning Department, the Applicant will dedicate 5% of the new amendment proposed ownership units as affordable units at 80% MFI with an affordability period of 99 years to be sold to income-eligible households. This is currently estimated to be 92 units.** The PUD Amendment Ordinance would detail this commitment and the process for which units are to be sold, with the expectation that the developer submit a yearly updated sales price calculation sheet for approval from the City, based on the agreed to example sales price calculation sheet that was shared with the department on February 8, 2021. An affordable housing agreement will not be needed.
SMART Housing Fee Waivers will be addressed in the PUD Amendment and updated SMART letter. SMART Housing Fee Waivers will be addressed in an updated SMART letter. The current Goodnight Ranch SMART letter granted the waiver of capital recovery fees for both affordable and market rate units and the City has agreed to honor that letter, which is limited to the original 3,533 PUD units. With the amendment increasing the total number of units allowed in the PUD an updated letter will have to be issued. The updated letter will make clear that while the City agrees to allow waiver of the capital recovery fee as in the original letter—including waiver for market rate units—the City is making no such agreement for the additional units granted as part of the PUD Amendment. The site plan that crosses the 3,533 unit threshold shall include a note demarking the remaining number of market rate units eligible for capital recovery fee waivers. All new units granted by the PUD amendment will only be granted capital recovery fee waivers for affordable units. In order to determine when the PUD has reached the 3,533 unit mark, the developer will submit quarterly tracking reports including subdivision and site plan case numbers, along with the total number of units completed, under construction and proposed.



610 West 5th Street, Suite 601
Austin, Texas 78701
(512) 472 - 7455
FAX: (512) 472 - 7499

May 13, 2021

Wendy Rhoades
City of Austin Staff
(512) 974-7719
505 Barton Springs Road
Austin, TX 78704

Ms. Rhoades,

In response to environmental concerns, AGR has agreed to additional provisions beyond the Architectural Review Committee's review and verification of photometric studies to verify no light trespassing beyond each parcel. We worked with Atha Phillips, City Staff, to refine the language and implement into our Design Guideline Manuals for both Commercial and Residential sites. The following language can be found on page 36 of 57 in the Residential Design Guideline Manual and page 9 of 43 Residential Design Guideline Manual (issue date 4/30/2021).

1. *Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.*
2. *Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.*
3. *Set a Total Outdoor Light Output: maximum lumens allowed per net acre:*
 - *Nonresidential property, including mixed use or multifamily: 100,000 lumens/net acre*
 - *Some exceptions in non-residential area include sports fields, outdoor performance facility, or display lots. These areas would require additional submission requirements for the ARC to review and approve. Large overhead and safety pedestrian level lighting shall have on separate controls. Event overhead lights to be turned off within 30 minutes of the end of an event. Pedestrian level and safety lights can remain on till facility is vacated.*
 - *HOA or public trails, parks, or other task oriented spaces are permitted to provide pedestrian level lighting to provide safety.*
 - *Residential property: 25,000 lumens/net acre*
4. *Prevent light trespass: Focus light on activity and use activity appropriate lighting.*

Sincerely,
Austin Goodnight Ranch, L.P.
a Texas limited partnership

By: Austin Goodnight Ranch GP LLC
a Texas limited liability company, general partner

By: Benchmark Land & Exploration, Inc.
a Texas corporation, member

By: 
Myra Goepf, Vice President

Date: 5.13.2021

Attachment E

Rhoades, Wendy

From: Gary Sanchez [REDACTED]
Sent: Thursday, May 13, 2021 3:47 AM
To: Rhoades, Wendy
Subject: Case Number C814-04-0187.02.SH

*** External Email - Exercise Caution ***

I AM IN FAVOR

Gary Sanchez
5900 Baythorne Dr
Austin, TX 78747
210-382-0739

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From: [Terry Mitchell](#)
To: [Rivera, Andrew](#)
Cc: [Rhoades, Wendy](#); [Myra Goepp](#)
Subject: Planning commission speaker
Date: Tuesday, May 18, 2021 9:55:10 AM
Attachments: [image001\[53\].png](#)

*** External Email - Exercise Caution ***

Andrew,

I have been out of town for several days and realized that the Goodnight zoning is coming up on the Planning Commission agenda tonight: I realize this is too late for me to sign up and speak, but I wanted to register my support for this zoning case:

C814-04-0187.02.SH – Goodnight Ranch PUD – 2nd Amendment; District 2

Here are my reasons for supporting this request:

- As a nation, the median new home sales price was \$397,000 last month. That means that households making \$110,000 can barely qualify. If interest rates climb to 4.5%, households must make around \$120,000 to qualify. If interest rates go to 6%, households will need to earn about \$132,000.
- In Austin, the median new home price is higher. The median “existing home price” (always lower) is \$425,000 in the entire metro area and inside the City is \$515,000. That means that a household must around \$116,500 to afford the median existing home in the entire metro area, or about \$137,750 to afford the median home price inside the City limits.

This requested amendment allows Goodnight Ranch to provide a denser housing product that will reach households earning around \$35,000 and up. Our company is seeking to provide this housing.

It is an incontrovertible fact that to lower price of housing, a developer has just two tools – the developer can increase the density (that is what we are doing) and, second, make the units smaller (again, we are doing this). By using both of these strategies, we are seeking to serve the majority of our households, not just the top 20 to 30% of our households.

Terry Mitchell

Please let me know if you have any questions or comments.

Terry

•

Terry Mitchell
Momark Development LLC
P.O. Box 5654
Austin, Texas 78763
O: (512) 391-1789
F: (512) 233-2331
C: (512) 924-8066
www.momarkdevelopment.com



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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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719


Public Hearing: July 18, 2017, Zoning and Platting Commission

FRANCIS J. MEIRON JR.

Your Name (please print)

10106 CAPTOL VIEW DR AUSTIN, TX 78747

Your address(es) affected by this application

 Signature

☐ I am in favor
☐ I object

15 July 2017
Date

Daytime Telephone: 512-848-7975

Comments: MY CONCERN IS THE RAIN (WATER) RUN OFF. WHAT IS THE DEVELOPERS / CITY OF AUSTIN'S PLAN FOR THE RUN OFF? THERE ARE SEVERAL WATER Ponds AND A DRY CREEK. WITH LARGE AMOUNTS OF RAIN THE RESIDENCE / ROADWAY NORTH OF MY RESIDENCE FLOODS. HOW WILL YOU PREVENT FUTURE FLOODING WITH THE NEW DEVELOPMENT?
THANK YOU

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 16, 2015, Zoning and Platting Commission

The Vistas of Austin, Ltd.

Your Name (please print)
c/o 1401 Burnham Drive
Plano, TX 75093

Your address(es) affected by this application

☐ I am in favor
☒ I object

06-10-15

Signature

Date

Daytime Telephone: 972-964-9050 Ext. 123

Comments: Applicant is reaching for too great a density in the proposed PUD, to the detriment of neighboring properties.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

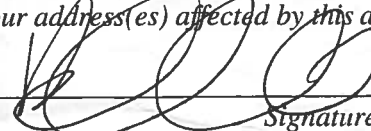
Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 16, 2015, Zoning and Platting Commission

Barbara Dickie
Your Name (please print)

☐ I am in favor
☒ I object

8133 Laurelwood
Your address(es) affected by this application


Signature

6/15/15
Date

Daytime Telephone: _____

Comments: _____

~~enough building~~
would like to keep the
beauty of the land scape -

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 7, 2015, Zoning and Platting Commission

The Vistas of Austin, Ltd.

Your Name (please print)

1401 Burnham Drive, Plano, TX 75093

Your address(es) affected by this application

☐ I am in favor
☒ I object

06-24-15

Date

Daytime Telephone: **972-964-9050, Ext. 123**

Comments: **The Vistas of Austin, Ltd., maintains that Applicant is reaching for too great a density in the proposed PUD, to the detriment of neighboring properties.**

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:
<http://www.austintexas.gov/planning>.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C814-04-0187.02.SH

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: Jun 16, 2015, Zoning and Platting Commission

Edgar Gutierrez

Su nombre (en letra de molde)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

9601 Cheryl Lynn Rd

Su domicilio(s) afectado(s) por esta solicitud

[Signature]

Firma

6/16/15
Fecha

Daytime Telephone: 512-750-7697

Comments: Nuestra area es muy tranquila y tiene un muy buen ambiente familiar creo que un parque recreacional seria una mejor opcion, ademas los caminos no estan bien diseñados para soportar el aumento de tráfico con el transito de vehiculos actual hay demasiados accidentes

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 5, 2016, Zoning and Platting Commission

The Vistas of Austin, Ltd.

Your Name (please print) Note New Address:

P.O. Box 670649, Dallas, TX 75367

Your address(es) affected by this application

☐ I am in favor
☒ I object

01-05-16

Date

Daytime Telephone: **972-964-9050, Ext. 1**

Comments: **The Vistas of Austin, Ltd. maintains that
Applicant is reaching for too great a density
in the proposed PUD, to the detriment of
neighboring properties.**

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 5, 2016, Zoning and Platting Commission

The Vistas of Austin, Ltd., P.O. Box 670649, Dallas, TX 75367

Your Name (please print)

Approx. 148 acres on the opposite site of Old
Lockhart Rd. - see attached sketch

Your address(es) affected by this application

☐ I am in favor
☒ I object


Signature

06-28-16

Date

Daytime Telephone: 972-964-9050, Ext. 1

Comments: Applicant is reaching for too great a density in the
proposed PUD, to the detriment of neighboring
properties.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SII

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jan 3, 2017, Zoning and Platting Commission

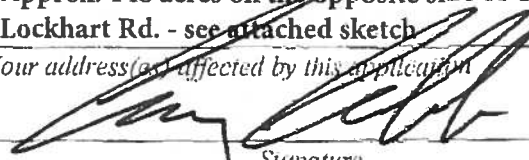
The Vistas of Austin, P.O. Box 670649, Dallas, TX 75367

Your Name (please print)

Approx. 148 acres on the opposite side of Old
Lockhart Rd. - see attached sketch

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

01-02-16

Date

Daytime Telephone: 972-964-9050, Ext. 1

Comments: Applicant is reaching for too great a density in the
proposed PUD, to the detriment of neighboring
properties.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

The Vistas of Austin, P.O. Box 670649, Dallas, TX 75367

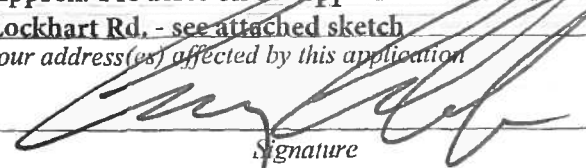
Your Name (please print)

Approx. 148 acres on the opposite site of Old

Lockhart Rd. - see attached sketch

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

07-11-17

Date

Daytime Telephone: 972-964-9050, Ext. 2

Comments: Applicant is reaching for too great a density in the
proposed PUD, to the detriment of neighboring
properties.

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City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

JORJA Noel

Your Name (please print)

☐ I am in favor
☒ I object

10116 Gertrudis Loop

Your address(es) affected by this application

AUSTIN 78747

Joy Noel

Signature

7/13/17

Date

Daytime Telephone: 703 863 0291

Comments: I am not interested in add'l
commercial space.

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

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Dur
zon
tha
zon

How
Cou
DIS
Cou
to t
dist
com
wit

For
dev
ww

It should also be noted
That old Lockhard Rd
is A Small Rural
2 lane Road ALSO
The projected Area
is in TRAVIS county and
NOT Austin City Limits. City
Limits end at Nickels
crossing Road.

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

TERRY WEAVER / KATHY DEAN

Your Name (please print)

1601 E SLAUGHTER #90 Austin 78747

Your address(es) affected by this application

Terry Weaver / Kathy Dean

Signature

7-11-17

Date

Daytime Telephone: 512 614-2390

Comments: There are NOT enough
Roads to service this area.
East Slaughter Lane is already
overloaded with traffic
from all the homes in the
area. It would have to have
more traffic signals and
be widened to 6 lanes because
the current 4 lanes would not handle
the load.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 2, 2018, Zoning and Platting Commission

Terry Weaver

Your Name (please print)

☐ I am in favor
☒ I object

1601 E Slaughter #490 Austin TX 78747

Your address(es) affected by this application

Terry C Weaver

Signature

1-10-18

Date

Daytime Telephone: 512 614-2390

Comments: THIS AREA IS ONLY SERVED
by mostly 2 lane Roads. TRAFFIC
congestion problems.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 19, 2018, Zoning and Platting Commission

Terry Weaver

Your Name (please print)

1601 E. Slaughter Ln #490

Your address(es) affected by this application

Terry Weaver

Signature

6/19/18

Date

Daytime Telephone: 512 614-2390

Comments: ON map is new construction
THAT has been going on for 3 months
that we never received a notice on!!
GREEN ARE TWO LANE ROADS THAT
CANNOT HANDLE EXTRA TRAFFIC FLOW!!
BLUE NATURAL GAS PIPE LINE (High pressure)
They are working close to!!

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: December 4, 2018, Zoning and Platting Commission

Dennis & Margie Korman
Your Name (please print)

☐ I am in favor
☒ I object

10100 Capitol View Dr. Austin
Your address(es) affected by this application

78747

Margie Korman
Signature

11-26-18
Date

Daytime Telephone: 512-350-8046

Comments: our concern is we have
a creek behind our property in
which 1/3 of property floods, so
we don't want it to be worst
without proper water drainage.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 21, 2019, Zoning and Platting Commission

HAROLD REYNOLDS

Your Name (please print)

ANDY CHERYL LYNN RD

☐ I am in favor
☒ I object

Your address(es) affected by this application

512-414-0203

05-11-2019

Signature

Date

Daytime Telephone: _____

Comments:

*THE ROADS WILL NOT PERMIT
THE ADDED NUMBERS. THEY ARE
"PARKING LOTS" 3 or 4 hrs daily - Rg
THINK THIS CHANGE UNTIL NEW ROADS
CAN BE BUILT - "HORSE BEFORE
THE CART -*

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 21, 2019, Zoning and Platting Commission

Gilbert Diaz

Your Name (please print)

☐ I am in favor
☒ I object

8900 Blaze Dr. Austin TX 78747

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-450-4130

Comments: There still needs to be 2 elementary schools!!! It is bad enough the city/ASD took away promised funding for the expansion of Blazier and gave it to the Mueller development and their schools.
* Expect HS expansion of elementary vs. mobile huts

- Completion of park way behind schedule
- Jr high school
- No additional expansion until completed

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 18, 2021, Zoning and Platting Commission

Denise E. Alvarado

Your Name (please print)

☐ I am in favor
☒ I object

1601 East Slaughter Lane #52

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

Denise E. Alvarado

Signature

5/12/21

Date

Daytime Telephone: 512-760-6206

Comments: I have lived here for twenty-one
years, and you keep building and
building but you do not put any in for
structure in to keep up. I live in Riveridge
we have one entrance and one exit / NO SIGNAL
LIGHT. You get up to I-35 and it takes
15 or 20 minutes to get through the signal
light (ridiculous). What if there's a fire
or a medical emergency

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

City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

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 online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 18, 2021, Zoning and Platting Commission

Sean Hernandez

Your Name (please print)

☐ I am in favor
☒ I object

5612 Baythorne Dr

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

[Signature]

Signature

5/13/21

Date

Daytime Telephone: (714) 833-9907

Comments: Current high density housing
(apartments) lack amenities and parking
which impact residents of Grandlight
ranch negatively already. I will not
be in favor of anything that increases
high density living without increasing
shared amenities

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City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

Nuestra area es muy tranquila y tiene un muy buen ambiente familiar creo que un parque recreacional seria una major opcion,

Our area is very quiet and has a good family atmosphere. I think a recreational park would be a better option.

Además los caminos no están bien diseñados para soportar el aumento de trafico con el transito de vehiculos acutal.

Furthermore, the roads were not designed to withstand the increase in traffic with the vehicles currently on the road.

Hay demasiado accidentes.

There are too many accidents.

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 29, 2021, City Council

Angelica Ramirez

Your Name (please print)

6104 Belgrave Dr

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

Angelica Ramirez

Signature

☐ I am in favor
☒ I object

7/18/21
Date

Daytime Telephone (Optional): _____

Comments:

The roads are not big
enough and the ~~land~~ tax rate
is going to go up much higher

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

Rhoades, Wendy

From: Rhoades, Wendy
Sent: Tuesday, May 18, 2021 3:48 PM
To: Rivera, Andrew; Denkler, Ann - BC
Subject: RE: 5/18 ZAP Agenda - Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Denkler:
Please see my responses below.
Sincerely,
Wendy Rhoades

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Sent: Monday, May 17, 2021 6:51 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: 5/18 ZAP Agenda - Questions

Wendy,

Please see the questions related to Mathews, Goodnight Ranch PUD and S. 1st.

Thank you,
Andrew

From: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Sent: Sunday, May 16, 2021 10:11 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: 5/18 ZAP Agenda - Questions

Matthews Lane rezoning:

Why is the impervious cover listed as 50% for SF in the impervious cover table? Shouldn't it be 45%? **RESPONSE:** This figure that reflects watershed regulations that applies to the property and does not identify the more restrictive zoning regulations of 45% which would apply.

Goodnight Ranch PUD Amendment:

What is the maximum no of ADU's that could built? **RESPONSE:** The Applicant does not have a specific number, but estimates that less than 6% (378 units) of the total number of 6,308 proposed units. Currently, 0.3% of the units built have exercised the right to have an ADU.

Rezoning on South First:

Does AFD usually allow only one entrance into a property with 290 apartment units? **RESPONSE:** AFD allows only one entrance under circumstances where internal circulation and adequate driveway width is provided. Please note that AFD will have emergency access at the terminus of Orr Drive.

Subdivision Briefing: