

## Meredith, Maureen

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**To:** Robin Brady  
**Subject:** RE: Comments for City Council Hearing July 20, 2023

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**From:** Robin Brady  
**Sent:** Monday, July 17, 2023 12:50 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Comments for City Council Hearing July 20, 2023

RE:  
Rezoning Case # C14-2022-0158 / NPA-2022-0030.01  
City Council Meeting on 7/20/2023  
Contact Person: Maureen Meredith

I have been a resident on Libyan Dr. for almost 30 years and would like to voice my concerns about the rezoning of 1210 Gobi Dr:

- Heavy traffic along Stassney Ln. from ACC campus and Crockett High School campus at Manchaca & Stassney. Entrance & exit onto Stassney would need to be from/to east-bound Stassney because it is very close to traffic light at Emerald Forest & Stassney. Exiting to the left onto west-bound Stassney would be blind because of the crest of a hill at Emerald Forest.
- Libyan Dr. already experiences a large amount of traffic that is cutting through from Stassney to William Cannon via Gobi Dr to Libyan Dr to Turtle Creek Blvd. to Woodhue Dr. In an effort to slow this traffic there were two speed humps installed along Libyan Drive between Gobi Dr and Turtle Creek Blvd in the past.
- Ditch/creek along northeast side of property that has flooded out onto Gobi Dr. a couple of times during heavy rains. Not sure if there might be some kind of connection to Williamson Creek.
- If there is any entrance/exit onto Gobi Dr. there would probably need to be a traffic light at Gobi Dr. & Stassney Ln.

Thank you for your consideration,  
Robin L. Brady  
5706 Libyan Dr.  
Austin, TX 78745

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## PUBLIC HEARING COMMENT FORM

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

Maureen Meredith  
City of Austin  
Street Jones Bldg  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number:** NPA-2022-0030.01  
**Contact:** Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
**Public Hearing:** July 20, 2023- City Council

I am in favor  
 I object

Carlos Galo

Your Name (please print)

5007 Libyan Circle Austin 78745

Your address(es) affected by this application

Carlos Galo

Signature

07/11/23

Date

Comments: I do not agree with  
mixed use combining district.  
We are a community of  
homes; not for office,  
retail, commercial etc.

## **Meredith, Maureen**

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**Subject:** RE: LDC site plan provisions for development

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**From:** jkmgoodman@

**Sent:** Tuesday, July 18, 2023 12:07 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Jason.Lopez@austintexa.gov; nmaahc@

**Cc:** benothompson@

**Subject:** LDC site plan provisions for development

External Email - Exercise Caution

***Hello Maureen & Jason \_***

***\*Jason, will you make a hard copy of this & pass it on to the Council Member for me ? This is about item number 92, the Gobi 250 project which is at the tail end of the agenda, touching on the demotion & consolidation at the very end of the agenda I understand 92 will be postponed, but since all are connected by the general perception previous actions have given, & many of the items in only this one day's agenda, of City Council's dislike of being in the public eye, dislike of spending time on the dais listening to the public speak, this is just quick input on a few :***

***I'll be at the Council meeting Thursday, but I doubt if I'll try to speak, since the inadequate time now allotted is an obstacle to being able to communicate a coherent message, & the more important the issue - re, the more citizenry attending to say something to you all, the more the rules penalize, the more impossible to speak to you all.***

***\* Why in the world would anyone make rules that disallow donating time so one spokesperson or even several can speak for all, with an uninterrupted presentation, a cohesive presentation ?***

***- A lot of people can't try to make appointments to speak to CMs or staff (jobs & other responsibilities) & only a tiny fraction are able to actually talk to anybody, many are intimidated by the whole thing or even fearul, but this is America & it's their right, so they come to Chambers.***

***(many don't want to drag the kids down to sit for hours. Weren't we going to institute child care - ready to take kids if needed ? Is that in place ?)***

***These days, the public speakers aren't given much courtesy from the dais, not even a smile or courteous acknowledgement, to help those who are not good public speakers or have trouble with language or being organized. \_ Then cutting back further on any ability to speak adds to the general impression is you all don't want to hear your constituents except perhaps special ones, off the dais. That's the perception.***

***& since the continued top down actions without due process, push people away, it continues the perception of disrespect.***

***From time to tie Council Members have been overt in their disdain, & certainly that has happened with Planning Commission, though I think not the District 2 appointed Commissioner,***

Since logically our representatives would want to hear a more successfully conveyed statement on something that people care so strongly about, they've taken time off from work to come to City Hall.

People watch Council meetings on television & by streaming, listen to them on the radio \_ it's the way that government is supposed to be transparent to the public in their actions. It's the only way the public sees the discussion at point of action \_ they see the explanations, the questions, the clarifications, the justifications \_ . Unless the Council doesn't talk, which suggests 'done deals' behind closed doors.

But all these circumventions of providing public information & participation on land development Code, exclusion of community from processes they're supposed to be part of \_ & blind sides constantly about what city government is doing that affects their lives, feeds the perception.

Although the consolidation & demotion of the Equity office, Civil Rights, Sustainability & Resilience should stay separate & not under management of departments that are really not of the same scope or focus \_ it would benefit development review to get some input in that context about LDC ordinances needing comprehensive planning principles taught, re. sustainability & resilience as critical components to implement. If the process of public review & participatory inclusion \_ problem solving together for a future that strengthened the future livability (quality of life) of each & every part of this City was honored these days, in conjunction with the Planning Commission doing any actual planning \_ with Zoning & Platting being allowed to initiate planning, as was envisioned when Z&P was created \_ with the community experience & expertise actively involved, we'd see comprehensive planning take place, with sustainability & needs of resilience - survival, re climate change & everything else we need to plan for.

Good urban planning elements have to go with density or it fails as so many cities have proven over & over \_ . I.e. ordinances that include incentives only for units rather than for the retail the zoning implies for MU bonus & exemptions, & the investor market decides where to build; where no discretionary guidance, comes from Commission or Council - because the master plan as required by City Charter is being changed outside the process of changing it, etc. etc..

I don't want any part of town to be these fails, but areas like ours & Montopolis is where that's already starting to happen. These projects do not lead to a future Austin & District 2 that's viable, vital, livable \_ sustainable. Like Montopolis, but even more so than District 2 & 3, we are affordability.

So that's exactly where medium large investors will purchase for relatively quick profit, because they can get by with minimum amenities & care (they're not likely the ones who will purchase these for long term profit), Sustainability requires much more than incentives that come down to focus only on basically one 1-bedroom units. Affordable family rental is not required.

Developers don't do 'vision' or master plans because they aren't going to live there, & their job is profit.

That's where Council comes in & where the land use Commissions are supposed to, with community. Efforts in ongoing planning, that tries to make sure the locations are a good & stable place to live fifty years down the road \_

which leads back to sustainability & what we need to have the LDC implement. We need to plan, & begin quickly, for the new imperatives of climate destruction & resilience - coping, surviving. New construction modes that insulate from extreme heat & extreme cold \_ with so much impervious cover, it's crucial to fold in the green infrastructure with ever single new inch of impervious cover that deletes not only a healthy for human urban environment re. open space but because of drought & runoff in overloaded watersheds, more is necessary; because so much imperious cover creates the urban heat island effect, areas developed with the current corridor densities & incentives/bonuses will be many more degrees hotter than they are now. The difference in temperature between downtown hard space, asphalt that draws & holds heat, is dramatically hotter than areas outside of the inner city.

The advantage we have is we're a city of watersheds, but in developing the kind of new urban (not the neo-urbanism that's been being advocated & adopted) inclusion of strategic elements that truly reduce the need for vehicular travel. Of course you also need a transit system that truly serves, which we don't have, & even with the billions were all going to pay for improvements - we won't have.

SO, the necessity for comprehensive planning to enable implementing the elements that will allow people to live successfully in this changed climate world is more necessary than ever before.

\* That's with public notification to the citizenry of residents that are affected. There is a digital divide. There is an imperative to keeping that citizenry informed & even more broadly aware as was once the goal of City Councils, looking to a future of success of the City for it's people, having a sense of place, community, & viable future.  
A good place to be now, & many years from now.

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I don't have high hopes that the project on Gobi (Gobi 250) that Alice Glasco is the agent for, has any owner intention to become part of the area like a neighbor (as all other development has done here, always. Until now).

But I have a few questions still. one of which I asked in that last communication that you saw, Maureen

& for the Council Member, I'd suggest that she re- prohibit Convenience store, maybe return the general restaurant, unless they can do a coffee shop with the already allowed uses:  
1) we don't need another convenience store, there's a very good, long time family run convenience store just a few feet away on the southeast corner of Emerald Forest.  
(there are two nice long time store front eateries there, too) Children have grown up going to them, getting their hair cut there as well.

It would be unnecessary & a punt - to use convenience store as their retail element, competing & diminishing existing businesses.

2) we need other retail services, like a coffee shop. These developments punt, with the convenience store thing. This is going to be massive, as they've explained their intention. They don't tell Council, but they tell us, they're going to have three buildings there : 3 story, 4 story & 7 story.

*\*This is at a small neighborhood outlet street remember, not a neighborhood collector like Emerald Forest a few feet away : as Emerald Forest continues north across Stassney, it's Vinson a small country lane that's a bicycle route ending at St Elmo.*

*The traffic congestion is incredible at peak, backing up at the intersection light for blocks - \* a few blocks south on Emerald Forest is Odom Elementary, & those distracting, counterproductive "sticks" try to slow down the speeders & cut-through traffic as they zig & zag through any street, coming from south of William Cannon. They race through all these little streets trying to get around waiting at the lights.*

*\_ we have neighborhood traffic leaving or returning during peak as well, but we're also a neighborhood that walks, to someplace or with kids or pets ~ students going to elementary, middle school, high school & ACC, etc..*

*Installation of our promised hybrid beacon crossing will help, when that happens.*

*The height that goes with the zoning can change after zoning, at site plan with "affordable units" & the bonuses "*

*Am I correct ?,*

*\_ & site plan is the stage where everything about what will actually be constructed is discussed with staff,*

*Am I correct ?*

*I had asked about the process of site plan development \_*

*\_ what is the process ?*

*\_ who approves the site plan ? Is that a formal public approval by some Commission or Council ?*

*\_ is there formal / legal standing for affected neighbors & NA to be involved ?*

*\_ if not, is it the owner/developer's choice about whether to discuss, negotiate various site plan & operational issues with the affected parties ?*

*\_ Is there an appeal process for site plan approval, if the reality of the site plan is not adequate - unsatisfactory -unsafe or other disruptive, destructive factors*

*have not been addressed ?*

*\_ what are the grounds for appeal, what are the grounds for granting the appeal ?*

*There are many critical issues that should be discussed with the addition of this kind of corridor project, sited basically at a median cut, not a major intersection as the master plan provides.*

*\*Clearly the Master Plan needs to go through the process of update & revision.*

*\*\* Every ten years, minimum, right ? Hasn't it been ten years ?*

*Like the LDC amendments that have been generated by Council Members without such, this is a community involvement process, even with a specific time frame proscribed (say, like Valentine's day for the report to be delivered to Council). Every major affect by LDC amendments is supposed to ensure notification. There was a court case with Judge Soifer's ruling.*

*To do the same thing using another method or simply ignoring it & moving ahead continues the disrespect of the entire citizenry, continuing the polarization that some have articulated freely in public forums for quite a number of years now. It is toxic & unproductive - counter intuitive.*

*We have a great deal of planning to do, so that LDC ordinances actually can implement a current master plan. The office of Sustainability should operate as an entity of it's own & with*

*The answer seems to be that I see CM Alter the younger may want to cut back as well.  
That would be circumventing public access to information, open government.*

*Thanks for your service \_  
Jackie Goodman*

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