

RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET

CASE: C14-85-288.166(RCA2) – Sunset Ridge

DISTRICT: 8

ADDRESS: 8401 and 8401 ½ Southwest Parkway

SITE AREA: approximately 9.606 acres

EXISTING ZONING: GO-CO-NP

PROPOSED ZONING: Amendment to Restrictive Covenant

PROPERTY OWNER: Los Indios Ventures, Inc.

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends amending the Restrictive Covenant as outlined in *Exhibit D: Restrictive Covenant Amendment Redlines*. Please see the *basis of recommendation* section for more details.

PLANNING COMMISSION ACTION/RECOMMENDATION:

February 27, 2024: Case is scheduled to be heard by Planning Commission

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

N/A

ISSUES:

N/A

CASE MANAGER COMMENTS:

The subject tract of approximately 9.606 acres of undeveloped land. To the north is additional undeveloped land (across Southwest Parkway). To the south, east and west are single-family residences.

This case seeks to add multifamily residential use as a permitted use of the property and establish a maximum impervious cover of 55% and 1:1 floor to area ratio for multifamily residential use. In exchange for the proposed modifications the project will:

1. Provide water quality controls in accordance with the Save Our Springs Initiative

2. Achieve a minimum one-star rating under the Austin Energy Green Building Program
3. Restrict access to Sunset Ridge
4. Provide a minimum of four EV charging stations
5. Remove invasive species in accordance with the City of Austin Invasive Species Management Plan

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property.

Austin currently has a housing shortage and an affordable housing shortage. Restricting the use of this property to prohibit multifamily residential use is unreasonable in light of this situation. The applicant has proposed modifications that address environmental quality, sustainability, transportation access, and removal of invasive species.

The proposed zoning should be consistent with the goals and objectives of the City Council.

Austin City Council adopted the Austin Strategic Housing Blueprint in 2017. In the last annual report (2022) HousingWorks Austin identified that Council District 8 had only attained 2% of the district's 10-year goal for new affordable housing units. Approving this restrictive covenant agreement would help add additional income restricted affordable housing units to Council District 8, furthering this adopted goal.

Intensive multifamily zoning should be located on major arterials and highways.

Southwest Parkway is an ASMP level 4 roadway with 182' of right of way. This is a major corridor by any standard and should be where intensive multifamily zoning is located.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GO-CO-NP	Undeveloped land
North	Not applicable	Southwest Parkway and undeveloped land
South	SF-2-CO-NP; SF-3-NP	Single-family residences
East	SF-2-CO-NP	Single-family residences; Undeveloped
West	GO-MU-CO-NP; RR-NP	Single-family residences

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (West Oak Hill)

WATERSHED: Williamson Creek – Barton Springs Zone (Contributing Zone)

SCHOOLS: Oak Hill Elementary Small Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Aviara HOA, City of Rollingwood, Covered Bridge Property Owners Association, Inc., East Oak Hill Neighborhood Association, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Oak Hill

Association of Neighborhoods (OHAN), Oak Hill Neighborhood Plan - COA Liaison, Oak Hill Neighborhood Plan Contact Team, Oak Hill Trails Association, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, Travis Country West Owners Association

AREA CASE HISTORIES:

<u>NUMBER</u>	<u>REQUEST</u>	<u>COMMISSION</u>	<u>CITY COUNCIL</u>
C14-06-0061 (8509 Southwest Parkway)	GO-MU-CO to GO-MU- CO (change a condition of zoning)	To Grant (05-23-2006)	Approved (07-27-2006)
C14-02-0164 (Southwest Parkway)	RR and DR to MF-1-CO	To Grant (12-17-2002)	Approved (06-05-2003)
C14-85- 288.166(RCA)	Amend a Restrictive Covenant filed on C14-85- 288.166	To Grant (05-11-2010)	Approved (06-10-2010)

RELATED CASES:

SPC-2023-0448C.SH – Site plan is currently in review.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Imagine Austin

The initiation, termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan and therefore an Imagine Austin compliance report has not been provided for this case.

Environmental Review / Environmental Office Review

FYI: The applicant is advised that this property is located in the Hill Country Roadway (HCR) Overlay. Please consider compatibility of the proposed project goals with applicable HCR requirements and update the amendment as necessary.

Please provide any available exhibits associated with the proposed development of the tract.

With the exception of impervious cover limits, please demonstrate other departures from current environmental code that the proposed restrictive covenant allows, including:

- a) Heritage tree protection,
- b) Cut/fill,
- c) Construction on slopes, etc.

Staff will support the amendment if the project commits to compliance with current environmental code at the time of site plan.

Consider incorporating light pollution reduction criteria into the project by committing to compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria as a part of achieving 2-star Austin Energy Green Building Rating.

Consider incorporating bird friendly design criteria into the project by committing to compliance with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria as a part of achieving 2-star Austin Energy Green Building Rating.

PARD – Planning & Design Review

Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication will be required for any new market-rate residential units that may be proposed by a development resulting from this Restrictive Covenant amendment at the time of subdivision or site plan, per City Code § 25-1-601.

Transportation and Public Works – Engineering Review

Note: The applicant is proposing to restrict access to Sunset Ridge.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Sunset Ridge. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Sunset Ridge according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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)
Sunset Ridge	Level 1	58'	49'	29'	No	No	No
Southwest Parkway	Level 4	154'	182'	112'	No	Yes	No

Austin Water Utility

No comments for a restrictive covenant amendment case.

Site Plan

Site Plan comments will be provided at the time of site plan submittal.

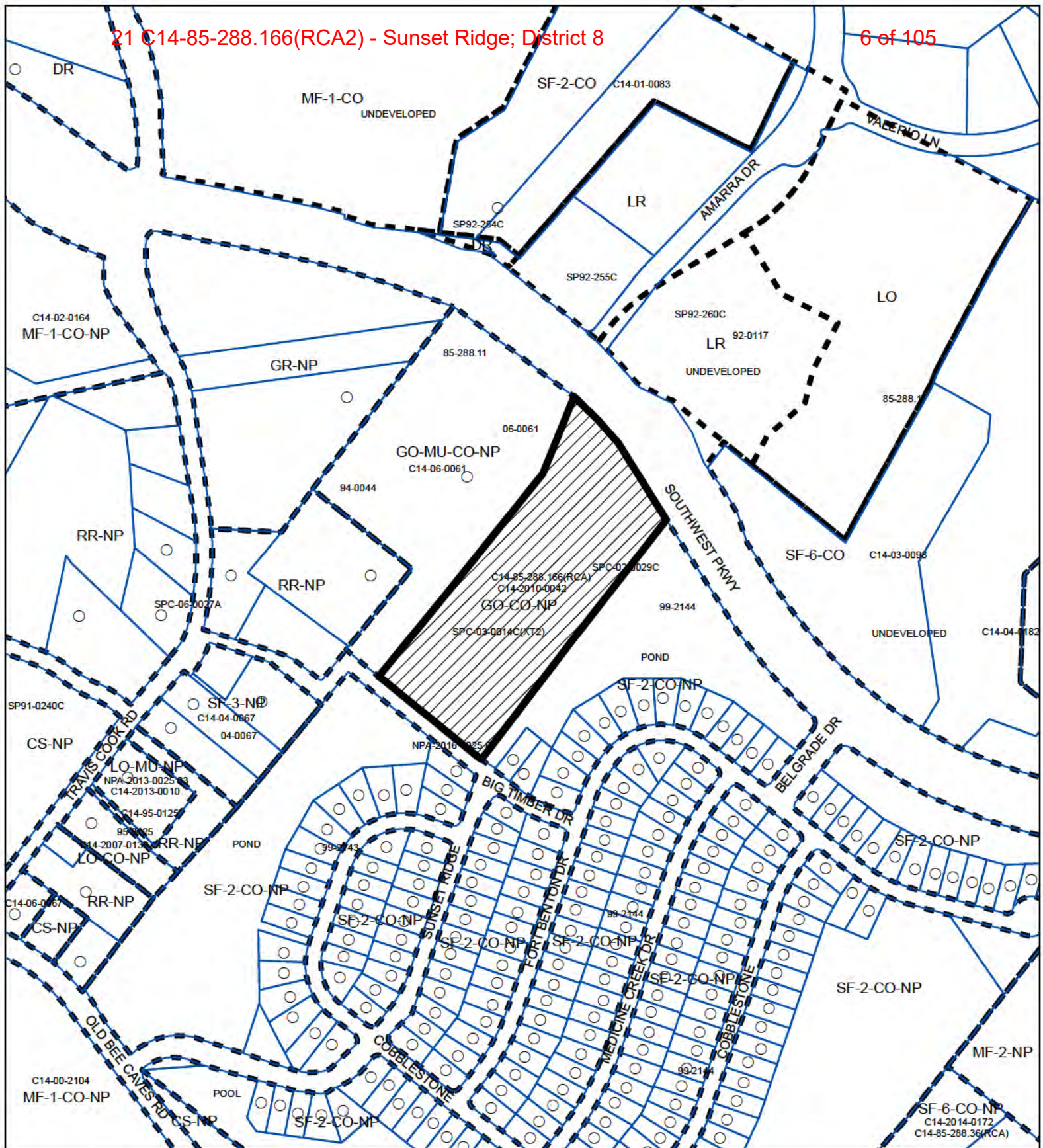
INDEX OF EXHIBITS TO FOLLOW:




Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Applicant's Summary Letter

Exhibit D: Restrictive Covenant Amendment Redlines
Exhibit E: Affordability Unlocked Certification
Exhibit F: Comments from Interested Parties


$$1'' = 400'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

Restrictive Covenant Amendment

CASE#: C14-85-288.166(RCA2)

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: 2/14/2024



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

Sunset Ridge

ZONING CASE#: C14-85-288.166(RCA2)
 LOCATION: 8401 & 8401 1/2 Southwest Pkwy
 SUBJECT AREA: 9.606 Acres
 GRID: B21
 MANAGER: Nancy Estrada



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

November 7, 2023

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Restrictive Covenant Amendment C14-85-288.166 (the "Application")

Dear Mrs. Middleton-Pratt:

This Application is submitted to amend the restrictive covenant recorded in Volume 10801, Page 236 of the Real Property Records of Travis County, Texas and later amended in Document No. 2010095372 of the Official Public Records of Travis County, Texas (the "Restrictive Covenant") and associated with zoning case C14-85-288.166.

The Restrictive Covenant encumbers approximately 12.1557 acres of land, of which, 9.606 acres is owned by Los Indios Ventures, Inc. and located at 8401 and 8401 ½ Southwest Parkway (the "Property"). A site plan will be submitted in conjunction with this Application for the construction of a multi-family project with associated parking and infrastructure (the "Project").

The purpose of this Application is to add multi-family residential use as a permitted use of the Property and establish a maximum impervious cover of 55% and 1:1 FAR for multi-family residential use.

In exchange for the proposed modifications, the Project will:

1. provide water quality controls in accordance with the Save Our Springs Initiative and outlined in Section 1.6.9.3 of the Environmental Criteria Manual,
2. achieve a minimum one-star rating under the Austin Energy Green Building Program,
3. restrict access to Sunset Ridge,
4. provide a minimum of four (4) EV charging stations, and
5. remove invasive species in accordance with the City of Austin Invasive Species Management Plan.

ARMBRUST & BROWN, PLLC

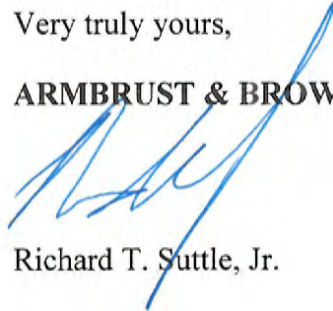
Page 2

A copy of the redlined restrictive covenant as well as copies of the Restrictive Covenant are included with this Application.

Thank you in advance for your consideration of this Application. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden
Amanda Morrow
Amanda Hendrix

**AMENDMENT OF RESTRICTIVE COVENANT
FOR
ZONING CASE NO. C14-85-288.166**

Owner: Los Indios Ventures, Inc., a Texas corporation

Address: 151 South 1st Street, Suite 200, Austin, Texas 78704

City: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

City Council: The City Council of the City of Austin

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Owner to the City of Austin, the receipt and sufficiency of which is acknowledged.

WHEREAS, Boston Lane G.L.S. Joint Venture, as owner of all that certain property described in Zoning File No. C14-85-288.166, consisting of approximately 9.6 acres of land (the "Property"), as more particularly described in the restrictive covenant recorded in the Real Property Records of Travis County, Texas, in Volume 10801, Page 236, (the "Restrictive Covenant") imposed certain restrictions and covenants on the Property by the Restrictive Covenant of record.

WHEREAS, the Restrictive Covenant provided that the covenant could be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the city Council of the City of Austin, and (b) the Owner(s) of the Property at the time of such modification, amendment or termination.

WHEREAS, Los Indios Ventures, Inc., a Texas corporation is the current owner (the "Owner") of the Property on the date of this Amendment of Restrictive Covenant (the "Amendment") and desires to amend the Restrictive Covenant as to the Property.

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be amended.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City of Austin and the Owner agree as follows:

1. Paragraph No. 1 of the Restrictive Covenant is deleted in its entirety and the following provisions are substituted in its place.

6-10-10
#58

1 (A). The Property may be developed up to a floor-to-area ratio of 0.5 to 1.0 for an office use, provided that the Property is developed in accordance with the following standards:

- a. Impervious cover is limited to 55 percent.
- b. Water quality facilities which meet non-degradation standards as defined by the Save Our Springs Ordinance, in accordance with Section 1.6.9.3 (Control Measure Design) of the Environmental Criteria Manual.
- c. Except for emergency access purposes, vehicular access to Sunset Ridge is prohibited.

1 (B). The Property may be developed with a religious assembly use and related administrative support, day care services and educational facilities (collectively, "Religious Assembly Use"), provided that the Property is developed in accordance with the following standards:

- a. Water quality facilities which meet non-degradation standards as defined by the Save Our Springs Ordinance, in accordance with Section 1.6.9.3 (Control Measure Design) of the Environmental Criteria Manual.
- b. It is expressly acknowledged that the standards described in subparagraph (a) and (c) in Section 1(A) above shall not apply to a Religious Assembly Use.

1(C). If the Property is developed for any use permitted under the Restrictive Covenant other than office use, as described in 1(A) above, the Property shall be limited to a maximum floor-to-area ratio of 0.25 to 1.0.

2. The following uses are prohibited uses of the Property and are removed from the list of permitted uses set forth in Paragraph 3 of the Restrictive Covenant:

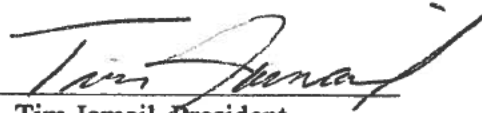
Agricultural sales and services	Building maintenance services
Business support services	Construction sales and services
Service station	Custom manufacturing
Limited warehousing and distribution	General warehousing and distribution
Maintenance and service facilities	Railroad facilities

3. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment and shall apply to a Religious Assembly Use, including without limitation, the impervious cover provisions contained in Paragraph No. 2 of the Restrictive Covenant.
4. The City Manager, or his designee, shall execute, on behalf of the City, this Amendment for Zoning File No. C14-85-288.166, as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

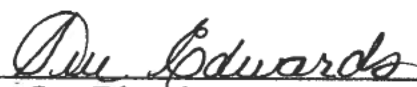
EXECUTED to be effective the 21st day of June, 2010

OWNER:

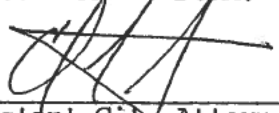
Los Indios Ventures, Inc., a Texas corporation

By: 
Tim Jamail, President

CITY OF AUSTIN:

By: 
Sue Edwards,
Assistant City Manager,
City of Austin

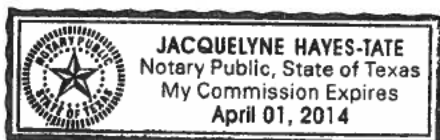
APPROVED AS TO FORM:

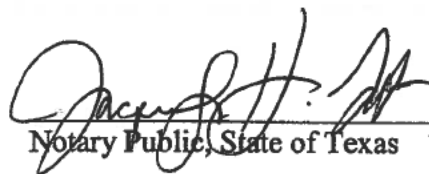

Assistant City Attorney
City of Austin

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on this the 14th day of JUNE, 2010 by Tim Jamail, President of Los Indios Ventures, Inc., a Texas corporation, on its behalf.




Notary Public, State of Texas

THE STATE OF TEXAS

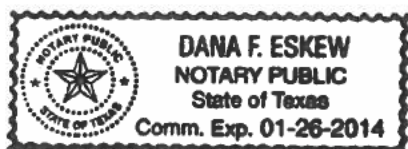
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:

COUNTY OF TRAVIS

:

This instrument was acknowledged before me on this the 28 day of June, 2010, by Sue Edwards, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.



Dana F. Eskew
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
City of Austin Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jul 01, 2010 04:44 PM

2010095372

FERGUSONLL: \$28.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS



City of Austin

P.O. Box 1088, Austin, TX 78767
<https://www.austintexas.gov/department/housing-planning>

Housing Department

February 16, 2024

Affordability Unlocked Development Bonus Certification
 Manifold RE
Sunset Ridge – (ID 923-6021)

To Whom It May Concern:

Developer Manifold RE (development contact: Brad Holland, email: bholland@manifoldre.com; ph: 202-440-0401) is planning to develop a **438-unit multifamily rental** development known as Sunset Ridge, located at or near 8413 and 8509 Southwest Parkway, Austin, TX 78735. The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, Type 2, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20190509-027.

Affordability Unlocked – Type 2 – Rental – 8413/8509 Southwest Pkwy.	
Total units: 438 units	
<u>Minimum Required:</u> 50% (219 units) available to households averaging 60% MFI 20% (88 units) at or below 50% MFI 50% of affordable units 2+ bedrooms (Type 2)	<u>Proposed unit mix:</u> 24% (107 units) at or below 50% MFI 16% (69 units) at or below 60% MFI 10% (44 units) at or below 80% MFI - 50% of affordable units 2+ bedroom
Affordability Period (AU units): 40 Years	
Street Impact Fee Waivers: 176/438 units	

Note: This certification letter only reflects the minimum requirements for the relevant program (AU). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

The Housing Department certifies that the project, at the site plan submittal stage, meets the affordability requirements to qualify as a Type 2 development and is eligible to receive waivers and modifications of development regulations as described in Ordinance No. 20190509-027.


The affordability commitments outlined in this letter qualify the development for a 100% reduction of the street impact fee only for the number of units listed in the table above.

If changes are made through the review process, the applicant must notify the Housing Department and an amendment to the Affordability Unlocked Land Use and Restrictions Agreement must be made and a revised Affordability Unlocked Certification letter must be issued. An administrative hold will be placed on the building permits, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect, and 2) a Restrictive Covenant stating the

affordability requirements and terms has been filed for record at the Travis County Clerk Office.

Please contact me by phone at 512.978.1594 or by email at Brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brendan Kennedy", written in a cursive style.

Brendan Kennedy, Project Coordinator
Housing Department

From: [allison.trucillo](#)
To: [Funk, Elizabeth](#)
Subject: AGAINST Sunset Ridge 290 C14-85-288.166(RCA) Request
Date: Wednesday, February 7, 2024 6:26:08 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Hello,

I'm writing regarding Sunset Ridge 290 C14-85-288.166(RCA). I'm "against" the "Restrictive Covenant Amendment" request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Best,
Allison Trucillo
Homeowner, Travis Country West

Best,
Allison

Sent from my Galaxy

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 or forward to cybersecurity@austintexas.gov.

From: [Lilly, Leslie](#)
To: dcafclement@gmail.com
Cc: [Funk, Elizabeth](#)
Subject: Fw: Proposed Sunset Ridge apartments
Date: Thursday, February 8, 2024 3:03:43 PM
Attachments: [Outlook-eysl4id1.png](#)

Hi Donna,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the 2/7 Environmental Commission agenda. We will make sure to forward your message to the commissioners to be added as backup with the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

www.austintexas.gov/watershed



From: Donna Clement <[REDACTED]>
Sent: Wednesday, February 7, 2024 9:32 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Frederick L. Clement <[REDACTED]>
Subject: Proposed Sunset Ridge apartments

You don't often get email from [REDACTED] - [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Lilly,

My husband and I are homeowners in Travis Country West. We are against the Restricted Covenant Amendment request related to the proposed Sunset Ridge Apartments. We have many concerns, and they were expressed at the Environmental Commission meeting this evening by Stuart Goodman, Chandler Harris, and other parties who oppose the development.

We hope that you will take our concerns seriously, and take action against the Restricted Covenant Amendment

request so that this development cannot move forward.

Thank you for your consideration,

Donna and Fred Clement

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From: [Lee Knight](#)
To: [Funk, Elizabeth](#)
Subject: Interested Party - Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:56:40 PM

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External Email - Exercise Caution

Elizabeth,

As an interested party, I am firmly AGAINST the Restrictive Covenant Amendment for Sunset Ridge 290 C14-85-288.166(RCA).

My concerns and reasons for my AGAINST position will be included (but not limited to) with those expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Please confirm receipt and recording of my AGAINST position as a listed interested party.

Thanks,

--

Lee Knight

Austin, TX

C: 330.397.7281

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From: [Kurt Nehrenz](#)
To: [Funk, Elizabeth](#)
Date: Wednesday, February 7, 2024 2:23:43 PM

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External Email - Exercise Caution

Good afternoon, Elizabeth.

I would like to formally state that I am against the Restrictive Covenant Amendment request proposed by Sunset Ridge 290 C14-85-288.166(RCA), and my concerns are shared by those expressed by Stuard Goodman and Chandler Harris, and any other party speaking in opposition to the request.

Please let me know if there is any more information that I can provide that you would find useful.

Best Regards,
Kurt

--

Kurt Nehrenz
Co-Founder, CEO
LampLight Logistics
+1.512.481.8002

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From: [Melinda Knight](#)
To: [Funk, Elizabeth](#)
Subject: Opposition to Sunset Ridge Apartments development - Sunset Ridge 290 C14-85-288.166(RCA).
Date: Wednesday, February 7, 2024 4:24:47 PM

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External Email - Exercise Caution

Dear Ms. Funk,

I am writing to express my opposition to the Restrictive Covenant Amendment attached to Sunset Ridge Apartments development - Sunset Ridge 290 C14-85-288.166(RCA).

My concerns include those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge project.

Thank you,
Melinda Knight
5613 Fort Benton Dr.
Austin 78735

Melinda Knight
330.565.0238

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From: [Kristina Tarsha](#)
To: [Funk, Elizabeth](#)
Subject: Opposition to Sunset Ridge Apts
Date: Wednesday, February 7, 2024 4:07:35 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Elizabeth Funk,

I am writing with regards to Sunset Ridge 290 C14-85-288.166(RCA)

I am AGAINST the “Restrictive Covenant Amendment” request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Kristy Tarsha

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From: [Donna Clement](#)
To: [Funk, Elizabeth](#)
Cc: [Frederick L. Clement](#)
Subject: Proposed Sunset Ridge Apartment Development
Date: Wednesday, February 7, 2024 9:30:39 PM

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External Email - Exercise Caution

Dear Ms. Funk,

I am against the Restricted Covenant Amendment request related to the proposed Sunset Ridge Apartments. I have many concerns, and they were expressed at the Environmental Commission meeting this evening by Stuart Goodman, Chandler Harris, and other parties who oppose the development.

We hope that you will take our concerns seriously, and take action against the Restricted Covenant Amendment request so that this development cannot move forward.

Thank you for your consideration,

Donna and Fred Clement
Travis Country West Homeowners

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 or forward to cybersecurity@austintexas.gov.

From: [Lilly, Leslie](#)
To: [Melinda Knight](#)
Cc: [Funk, Elizabeth](#)
Subject: Re:
Date: Wednesday, February 7, 2024 4:29:13 PM
Attachments: [Outlook-ivpjo5m.png](#)

Hi Melinda,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

www.austintexas.gov/watershed



From: Melinda Knight <mclaireknight@gmail.com>
Sent: Wednesday, February 7, 2024 4:21 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject:

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Lilly,

I am writing to express my opposition to the Restrictive Covenant Amendment attached to Sunset Ridge Apartments development - Sunset Ridge 290 C14-85-288.166(RCA).

My concerns include those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge project.

Thank you,
Melinda Knight

5613 Fort Benton Dr.
Austin 78735

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From: [Lilly, Leslie](#)
To: arnoldjr@juno.com
Cc: [Funk, Elizabeth](#)
Subject: Re: Against Sunset Ridge 290 C14-85-288-166(RCA) Item2 tonight
Date: Wednesday, February 7, 2024 4:30:29 PM
Attachments: [Outlook-31dlgspp.png](#)

Hi Michelle,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

www.austintexas.gov/watershed



From: [REDACTED] >
Sent: Wednesday, February 7, 2024 4:22 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Against Sunset Ridge 290 C14-85-288-166(RCA) Item2 tonight

You don't often get email from arnoldjr@juno.com. [Learn why this is important](#)

External Email - Exercise Caution

I am write "AGAINST" the "Restrictive Covenant Amendment" item, #2 on tonight's 6pm meeting agenda. Mr. Chandler Harris (one of my neighbors) will be speaking this evening and know he and Stuart Goodman from a neighboring association will be speaking to similar shared concerns as I have.

There is no information provided about what changes you are "recommending " and whether this comprises a preliminary approval to proceed under the changes???

I support the organization "Save Our Springs", the concerns of our 227 neighbors and nearby neighborhoods regarding the accelerated process involving this development and can't imagine how this development is in keeping with the goals of environmental protections for Barton Creek.

Please withdraw the stated approved "recommendation with conditions" and require the new developer to respect the process for applying without "conditions" I also am in favor of the sentiments of other speakers in opposition to the proposed Sunset Ridge Apartments development - which I hope you will heed..

I am available to discuss this matter at your earliest convenience.

Michelle Arnold
5708 Sunset Ridge
Travis Country West
Interested Party

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From: [Donna Clement](#)
To: [Lilly, Leslie](#)
Cc: [Funk, Elizabeth](#)
Subject: Re: Fw: Proposed Sunset Ridge apartments
Date: Thursday, February 8, 2024 5:49:32 PM
Attachments: [Outlook-evsl4id1.png](#)

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External Email - Exercise Caution

Thank you very much.

On Thu, Feb 8, 2024 at 3:03 PM Lilly, Leslie <Leslie.Lilly@austintexas.gov> wrote:

Hi Donna,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the 2/7 Environmental Commission agenda. We will make sure to forward your message to the commissioners to be added as backup with the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review

City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Donna Clement <[REDACTED]>
Sent: Wednesday, February 7, 2024 9:32 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Frederick L. Clement <[REDACTED]>
Subject: Proposed Sunset Ridge apartments

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External Email - Exercise Caution

Dear Ms. Lilly,

My husband and I are homeowners in Travis Country West. We are against the Restricted Covenant Amendment request related to the proposed Sunset Ridge Apartments. We have many concerns, and they were expressed at the Environmental Commission meeting this evening by Stuart Goodman, Chandler Harris, and other parties who oppose the development.

We hope that you will take our concerns seriously, and take action against the Restricted Covenant Amendment request so that this development cannot move forward.

Thank you for your consideration,

Donna and Fred Clement

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From: [Lilly, Leslie](#)
To: [Lee Knight](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Interested Party - Sunset Ridge 290 C14-85-288.166(RCA).
Date: Wednesday, February 7, 2024 3:58:27 PM
Attachments: [Outlook-2qlnnspe.png](#)

Hi Lee,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Lee Knight <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:57 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Interested Party - Sunset Ridge 290 C14-85-288.166(RCA).

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External Email - Exercise Caution

Hi Leslie,

As a listed interested party, I am firmly AGAINST the Restrictive Covenant Amendment for Sunset Ridge 290 C14-85-288.166(RCA).

My concerns and reasons for my AGAINST position will be included (but not limited to) with those expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Please confirm receipt and recording of my AGAINST position as a listed interested party.

Thanks,

--

Lee Knight

Austin, TX

C: 330.397.7281

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From: [Lilly, Leslie](#)
To: [Kristina Tarsha](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Opposition to Sunset Ridge Apts
Date: Wednesday, February 7, 2024 4:28:30 PM
Attachments: [Outlook-hjq24kny.png](#)

Hi Kristina,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Kristina Tarsha [REDACTED] >
Sent: Wednesday, February 7, 2024 4:10 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Opposition to Sunset Ridge Apts

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Leslie Lilly,

I am writing with regards to Sunset Ridge 290 C14-85-288.166(RCA)

I am AGAINST the "Restrictive Covenant Amendment" request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Again, I am opposed to the RCA request.

Thank you,
Kristy Tarsha
Concerned resident

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From: [Lilly, Leslie](#)
To: [Kurt Nehrenz](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: regarding Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:54:00 PM
Attachments: [Outlook-ti3mxro0.png](#)

Hi Kurt,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Kurt Nehrenz <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:23 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: regarding Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Good afternoon, Leslie.

I would like to formally state that I am against the Restrictive Covenant Amendment request proposed by Sunset Ridge 290 C14-85-288.166(RCA), and my concerns are shared by those expressed by Stuard Goodman and Chandler Harris, and any other party speaking in opposition to the request.

Please let me know if there is any more information that I can provide that you would find useful.

Best Regards,
Kurt

--

Kurt Nehrenz
Co-Founder, CEO
LampLight Logistics
+1.512.481.8002

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From: [Lilly, Leslie](#)
To: [lance.smith](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 Apartment Development
Date: Wednesday, February 7, 2024 3:28:30 PM
Attachments: [Outlook-n1asv55w.png](#)

Hi Lance,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: lance.smith <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:07 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 Apartment Development

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External Email - Exercise Caution

I am a concerned Travis County West resident in opposition to the Restrictive Covenant Amendment request. My concerns include those that will be discussed by Stuart Goodman and Chandler Harris in opposition to the proposed apartment development at Sunset Ridge.

Thank You
Lance Smith

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opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

From: [Nino De Falcis](#)
To: [Funk, Elizabeth](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 4:29:59 PM

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External Email - Exercise Caution

Hello,

I'd like to share that I'm against the "Restrictive Covenant Amendment" request.

My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Your consideration of the above matter is very important to me.

Best regards,

Nino De Falcis
84084 Big Timber Dr
Austin, TX
512.470.3980

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From: [Lilly, Leslie](#)
To: [Kristin Wright](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 3:30:35 PM
Attachments: [Outlook-4c3nkz3t.png](#)

Hi Kristin,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Kristin Wright <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:22 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Graeme (husband) Wright <[REDACTED]>
Subject: Sunset Ridge 290 C14-85-288.166 (RCA)

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External Email - Exercise Caution

Hello Leslie - We live in Travis Country West neighborhood off Southwest Parkway and I am writing regarding the Sunset Ridge 290 C14-85-288.166 (RCA) on the agenda of the Environmental Commission meeting today.

My husband Graeme and I are against the "Restrictive Covenant Amendment" request.

My concerns include the increase in impervious cover directly adjacent to our property on Fort Benton. Our understanding is that the property was given a larger than normally allowed amount of

impervious cover in order to achieve their purpose.

My concerns will be expressed by speakers Stuart Goodman and Chandler Harris, speaking in opposition to the proposed Sunset Ridge Apartments development.

Thanks, Kristin and Graeme Wright
5508 FORT BENTON DR
AUSTIN, TX 78735

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From: [Lilly, Leslie](#)
To: [Nino De Falcis](#)
Cc: [Funk, Elizabeth](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 5:02:01 PM
Attachments: [Outlook-lf5vu33v.png](#)

Hi Nino,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Nino De Falcis <[REDACTED]>
Sent: Wednesday, February 7, 2024 4:32 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Re: Sunset Ridge 290 C14-85-288.166 (RCA)

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External Email - Exercise Caution

Hello,
I'd like to share that I'm against the "Restrictive Covenant Amendment" request.

My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Your consideration of the above matter is very important to me.

Best regards,

Nino De Falcis
84084 Big Timber Dr
Austin, TX 78734
512.470.3980

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From: [Lilly, Leslie](#)
To: [Brad Johnson](#)
Cc: [Funk, Elizabeth](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Thursday, February 8, 2024 3:02:52 PM
Attachments: [Outlook-2llqge4q.png](#)

Hi Brad,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the 2/7 Environmental Commission agenda. We will make sure to forward your message to the commissioners to be added as backup with the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Brad Johnson <[REDACTED]>
Sent: Wednesday, February 7, 2024 10:01 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Good evening,

I am emailing regarding Sunset Ridge 290 C14-85-288.166(RCA). I want to express that I am against the Restrictive Covenant Amendment request under consideration. I believe Chandler Harris and others expressed their concerns during a meeting today. I also have strong concerns, including but not limited to environmental and safety issues related to the proposed apartments.

Sincerely,

Brad Johnson
5921 Sunset Ridge
Austin, Texas 78735

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From: [Lilly, Leslie](#)
To: [Craig Handley](#)
Cc: [Funk, Elizabeth](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:05:00 PM
Attachments: [Outlook-ckaitzh0.png](#)

Hi Craig,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Craig Handley <[REDACTED]>
Sent: Wednesday, February 7, 2024 5:03 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Leslie Lily,

Hello, I am an interested party writing regarding the propsed Sunset Ridge apartments.

I am against their restrictive covenant amendment request.

Historically retractive covenants are used to discriminate against the less powerful and there is

no doubt that is the intent here, to protect investors from accountability for the environmental degradation that will occur as a result of this development.

Additionally, my concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,
-Craig Handley

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From: [Lilly, Leslie](#)
To: [Lori McKey](#)
Cc: [Funk, Elizabeth](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:02:18 PM
Attachments: [Outlook-wushhqe.png](#)

Hi Lori,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Lori McKey [REDACTED] >
Sent: Wednesday, February 7, 2024 4:55 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Leslie,

I am against the restrictive covenant amendment request on the Sunset Ridge Apartment project shown above.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the

proposed Sunset Ridge Apartments development.

Thank you,
Lori McKey

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From: [Pete Chung](#)
To: [Funk, Elizabeth](#)
Cc: [Keena Chung](#); [Lilly, Leslie](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:24:34 PM
Attachments: [image001.png](#)

External Email - Exercise Caution

Thank you Elizabeth and Leslie. I agree with my wife's statements below and appreciate your time and for acknowledging our concerns.

On Wed, Feb 7, 2024 at 3:20 PM Funk, Elizabeth <Elizabeth.Funk@austintexas.gov> wrote:

Thank you! I have forwarded your concerns to the commissioners so they can read them before tonight's meeting. Thanks for your time and please let me know if I can help in any way!

Elizabeth Funk

She/her

Program Coordinator – Environmental Policy & Review Division

Office: 512-568-2244

City of Austin | Watershed Protection Department

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From: Keena Chung <[REDACTED]>
Sent: Wednesday, February 7, 2024 4:19 PM
To: Funk, Elizabeth <Elizabeth.Funk@austintexas.gov>; Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Cc: Keena Chung <[REDACTED]>; Pete Chung <[REDACTED]>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Hello Ms. Funk & Ms. Lilly,

I am messaging you both regarding this project:

- Sunset Ridge 290 C14-85-288.166(RCA)

I am messaging specifically to say that my husband and I are “against” the “Restrictive Covenant Amendment” request.

Our concerns include, but are not limited, to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other parties speaking this evening in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,

Peter & Keena Chung

Residents of Travis Country West

5705 Sunset Ridge

Austin, TX 78735

• • •

Keena E. Chung, MSN, RN, CFNP, CPNP-AC

Nurse Practitioner

IG: @keenachung

512-981-9880 mobile



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From: [Lilly, Leslie](#)
To: [michael rabakon](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:01:02 PM
Attachments: [Outlook-1qbwkvoz.png](#)

Hi Michael,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: michael rabakon <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:59 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Hi Leslie, I am writing to let you know that I am against the Restrictive Covenant Amendment request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Kind Regards,

Michael Rabakon
512-569-2450

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From: [Lilly, Leslie](#)
To: [Barbara Bearden](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:59:15 PM
Attachments: [Outlook-pulozogw.png](#)

Hi Barbara,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Barbara Bearden <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:54 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Subject: re: Sunset Ridge 290 C14-85-288.166(RCA)

We are “against” the “Restrictive Covenant Amendment” request.

Our concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in

opposition to the proposed Sunset Ridge Apartments development.

Barbara and Jim Bearden
5605 Fort Benton Dr.
512.751.9735

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From: [Lilly, Leslie](#)
To: [Robert Anderson](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:29:24 PM
Attachments: [Outlook-3kylkrwy.png](#)

Hi Robert,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Robert Anderson <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:14 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Leslie,

I am emailing regarding the Sunset Ridge 290 C14-85-288.166(RCA). I am against the Restrictive Covenant Amendment request. My concerns include , but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Regards,
Robert Anderson

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From: [Lilly, Leslie](#)
To: [Robbie Lowe](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:04:40 PM
Attachments: [Outlook-bxffkqz0.png](#)

Hi Robbie,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

www.austintexas.gov/watershed



From: Robbie Lowe <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:54 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Ms. Lilly,

I want you to know that my husband and I are against the "Restrictive Covenant Amendment" request for Sunset Ridge 290.

My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Please do not approve this amendment.

Roberta and Kurtis Lowe

8613 Cobblestone
Austin, TX 78735

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From: [Lilly, Leslie](#)
To: [Justin Jensen](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:54:48 PM
Attachments: [Outlook-ibxqnss5.png](#)

Hi Justin,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

www.austintexas.gov/watershed



From: Justin Jensen <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:21 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Hello Ms. Lilly,

I hope this message finds you well. I was just notified by a neighbor of the environmental commission meeting regarding the subject property tonight, but I am unfortunately unable to attend.

I own approximately 11.5 acres that border the subject property to the West at 5415 Travis Cook Road, where I operate a honey bee farm. I also treat the property as a wildlife refuge where the likes of bobcats, foxes, and coyotes visit nightly.

I am very concerned about the proposed apartment development impacting my livestock and the local wildlife, and I am “against” the “Restrictive Covenant Amendment” request. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for noting my stance and please let me know if there is any other information I can provide to help with your assessment.

Regards,
Justin Jensen, Wekshi Capital
5415 Travis Cook Rd, Austin, TX 78735
PIDs: 103831, 103832, & 103834

P.S. A couple photos from my property are attached.

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From: [Lilly, Leslie](#)
To: [Wayne Kiser](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:53:30 PM
Attachments: [image118645.png](#)
[Outlook-meyl25h5.png](#)

Hi Wayne,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Wayne Kiser <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:40 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: FW: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Hello Ms. Lily,

I am emailing you with regards to the above referencing Sunset Ridge 290 C14-85-288.166(RCA). My name is Wayne Kiser and I reside at 8700 Cobblestone, Austin, Texas 78735. I would like it known in writing that I am AGAINST Restrictive Covenant Amendment request. My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for your time,

Wayne Kiser

Field Adjuster

The Littleton Group, a Davies company



1250 S Capital of Texas Hwy, Bldg. 1, Suite 460

Austin, Texas 78746

P. +1 512-900-8391

CA License Number 2H38469

E. [REDACTED]

www.davies-group.com/claims/na/

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From: [Lilly, Leslie](#)
To: [Helen Moore](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:52:45 PM
Attachments: [Outlook-eh132i1v.png](#)

Hi Helen,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

www.austintexas.gov/watershed



From: Helen Moore <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:44 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290 C14-85-288.166(RCA)

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External Email - Exercise Caution

Good afternoon,

I am an interested party in this development:

I am against the Restrictive Covenant Amendment request. This request seeks to over-tap an already burdened resource by adding an impervious cover on a hilltop that will likely create several downhill issues for the surrounding development. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

I believe this development to be a danger to the surrounding environment in the form of runoff contamination, erosion, and negligent to the local watershed.

I would also like it addressed that the neighborhood and surrounding property owners were not informed of this meeting until yesterday, which seems highly unethical. This will be documented for future reference.

Thank you for your time,

Helen Logue

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From: [Barbara Bearden](#)
To: [Funk, Elizabeth](#)
Subject: re: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:53:25 PM

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External Email - Exercise Caution

We are “against” the “Restrictive Covenant Amendment” request.

Our concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Barbara and Jim Bearden
5605 Fort Benton Dr.
512.751.9735

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From: [Lilly, Leslie](#)
To: [Carey Burnett](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge 290-C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:28:58 PM
Attachments: [Outlook-q14wltqa.png](#)

Hi Carey,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Carey Burnett <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:08 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge 290-C14-85-288.166(RCA)

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External Email - Exercise Caution

Leslie, I am against the "Restrictive Covenant Amendment: request. My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments Development.

--

Carey Burnett | (512) 809-7672
5416 Fort Benton Dr, Austin, TX 78735

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From: [Lilly, Leslie](#)
To: bryan@wealthwriters.com
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge Apartments - Environmental Commission Meeting
Date: Wednesday, February 7, 2024 3:05:04 PM
Attachments: [Outlook-hqjbiwko.png](#)

Hi Bryan,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

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From: Bryan Harris [REDACTED] >
Sent: Wednesday, February 7, 2024 3:02 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge Apartments - Environmental Commission Meeting

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External Email - Exercise Caution

RE: Sunset Ridge 290 C14-85-288.166(RCA)

Ms. Lily:

I am a homeowner in Travis Country West and a registered interested party in this project. (My property is the nearest lot to the development with the greenbelt between.)

I am against the Restrictive Covenant Amendment request. My concerns include those to be expressed by the speakers tonight (Stuart Goodman and Chandler Harris)—as well as others who may voice opposition to the Sunset Ridge Apartments development.

Please take their comments to heart.

I attended the conference call a couple of weeks ago and had several concerns about the information arising from the responses. I don't think this project has been properly evaluated and seems pushed through carelessly and without regard for the impact to the habitat and quality of life and safety of our neighborhood.

Thanks for your consideration.

Bryan

Bryan Harris
5512 Fort Benton Dr.
Austin, TX 78735
(512) 695-5966

bryan@wealthwriters.com

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From: [Lilly, Leslie](#)
To: [Lindsay Castaneda](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge Apartments 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 3:31:11 PM
Attachments: [Outlook-w0i4z32p.png](#)

Hi Lindsay,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Lindsay Castaneda [REDACTED] >
Sent: Wednesday, February 7, 2024 3:22 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Re: Sunset Ridge Apartments 290 C14-85-288.166 (RCA)

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External Email - Exercise Caution

My name is Lindsay Castañeda and I live in the Travis Country West neighborhood. I am emailing you in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am writing to let you know that I am “against” the “Restrictive Covenant Amendment” requested by the developer.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Lindsay Castañeda

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From: [Kristen Alexandrov](#)
To: [Funk, Elizabeth](#)
Subject: Re: Sunset Ridge Development
Date: Wednesday, February 7, 2024 3:22:06 PM

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External Email - Exercise Caution

Hi Elizabeth,

I am registered as an interested party and am writing in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am very much against the Restrictive Covenant Amendment request, and my concerns include those that will be presented by Chandler Harris and Stuart Goodman at the meeting this evening.

Thank you for noting my opposition,
Kristen Alexandrov
owner at 8700 Southwest Parkway

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From: [Lilly, Leslie](#)
To: [Kristen Alexandrov](#)
Cc: [Funk, Elizabeth](#); [Johnston, Liz](#)
Subject: Re: Sunset Ridge Development
Date: Wednesday, February 7, 2024 3:29:52 PM
Attachments: [Outlook-ojqigev3.png](#)

Hi Kristen,

Thank you for your email regarding the Sunset Ridge restrictive covenant amendment listed on the Environmental Commission agenda this evening. We will make sure to forward your message to the commissioners to be considered alongside the item. In the meantime, please let me know if you have any additional questions or concerns.

Best
Leslie

Leslie Lilly

Environmental Conservation Program Manager – Environmental Policy and Review
City of Austin | Watershed Protection Department

C: (512) 535-8914

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From: Kristen Alexandrov <[REDACTED]>
Sent: Wednesday, February 7, 2024 3:21 PM
To: Lilly, Leslie <Leslie.Lilly@austintexas.gov>
Subject: Sunset Ridge Development

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External Email - Exercise Caution

Hi Leslie,

I am registered as an interested party and am writing in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am very much against the Restrictive Covenant Amendment request, and my concerns include those that will be presented by Chandler Harris and Stuart Goodman at the meeting this evening.

Thank you for noting my opposition,
Kristen Alexandrov

owner at 8700 Southwest Parkway

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From: [Rami reddy Muthyala](#)
To: [Funk, Elizabeth](#)
Subject: Regarding Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:27:14 PM

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External Email - Exercise Caution

Hi Elizabeth,

It was pleasure talking to you over the phone regarding Sunset Ridge 290 C14-85-288.166(RCA).

1. I am "against" to the Restrictive Covenant Amendment" Request.

Some of the major concerns

- a. Traffic Safety and pollution impact.
- b. Water and sewage and drainage impact
- c. Noise pollution etc.
- d. Home burglary and entering multifamily members in to our community premises cause lot of troubles.

Also, my concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thanks & Regards,
Rami Mutyala

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From: [Eric Logue-Sargeant](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 - C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:21:11 PM

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External Email - Exercise Caution

Good afternoon,

I am an interested party in this development:

I am against the Restrictive Covenant Amendment request. This request seeks to over-tap an already burdened resource by adding an impervious cover on a hilltop that will likely create several downhill issues for the surrounding development. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

I believe this development to be a danger to the surrounding environment in the form of runoff contamination, erosion, and negligent to the local watershed.

Thank you for your time,

Eric Logue-Sargeant

5612 Fort Benton Drive,

Austin TX, 78735

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From: [Helen Moore](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 - C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:43:36 PM

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External Email - Exercise Caution

Good afternoon,

I am an interested party in this development:

I am against the Restrictive Covenant Amendment request. This request seeks to over-tap an already burdened resource by adding an impervious cover on a hilltop that will likely create several downhill issues for the surrounding development. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

I believe this development to be a danger to the surrounding environment in the form of runoff contamination, erosion, and negligent to the local watershed.

Thank you for your time,

Helen Logue

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From: [Don Gibson](#)
To: [Funk, Elizabeth](#); [Lilly, Leslie](#)
Subject: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:21:16 PM

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External Email - Exercise Caution

Elizabeth/Leslie, I am an Austin resident at 5616 Medicine Creek Drive. As I will be unable to attend the Environmental Commission meeting scheduled for 6:00PM today 2/7/24, I wanted to state directly my vehement opposition to the Restrictive Covenant Amendment request in the subject case.

My personal concerns include the following:

- Water, sewage, and drainage impact to area aquifer, vegetation, and wildlife
- Traffic safety issues and pollution impact on Southwest Parkway & Travis Cooke Rd
- Light and noise pollution to adjoining residential areas

I am familiar with and support the positions that will be expressed by Chandler Harris and Stuart Goodman who will be speaking at this evening's meeting.

Please feel free to reach out to me directly at the number below with any questions.

Thank you,
Don Gibson
(518) 573-2207

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From: [Brad Dunn](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 2:36:12 PM

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External Email - Exercise Caution

Hi Elizabeth,

I just wanted to let you know that I am against the Restrictive Covenant Amendment request associated with the Sunset Ridge Development. I have shared my concerns with Stuart Goodman and Chandler Harris along with any other party that will speak tonight against this proposal. Please let me know if you have any questions.

Brad Dunn
5516 Fort Benton Dr
Austin, TX 78735
512-299-2982
Sent from my iPhone

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From: [Jason Svatek](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:27:32 PM

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External Email - Exercise Caution

Hi Elizabeth,

I understand there is a meeting tonight that just came to my attention from a neighbor. Is there a special process to become "interested party" on all aspects of this case, not just the site plans where I became an IP with Mase cone?

As a homeowner, and as President and representative of the 227 homeowners in the Travis Country West HOA, I'd like you to know we are AGAINST the Restrictive Covenant Amendment requested by the developing party for Sunset Ridge 290 C14-85-288.166(RCA).

We're in lock step with our homeowners and several surrounding communities. I'm unable to attend tonight (I'm running our own HOA meeting at the same time). Many of my concerns will be addressed tonight by Stuart Goodman, Chandler Harris, and other parties speaking in opposition to the proposed amendment. My community members have also expressed concerns that echo their sentiments. As a native Austinite, Barton Springs, our greenbelt, and this fragile section of Austin hill country are too valuable to bend to big developers and deep pockets. Please protect the integrity of our communities and livelihoods by rejecting this matter. Moving from commercial to residential should completely negate any prior variances and I'm certain the footprint, traffic, and various other factors are completely dissimilar.

Please take the comments of Stuart and Chandler with great weight from the hundreds of homeowners in my community supporting these gentlemen, and understand this proposal has the capacity to impact these families significantly.

Feel free to contact me if you'd like any further context or conversation on the matter.

Jason Svatek
TCW HOA President
512.496.4677

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From: [Joseph Harris](#)
To: [Lilly, Leslie](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:17:05 PM

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External Email - Exercise Caution

Great day Leslie,

I will be speaking this evening at the Environmental Commission meeting. I am against the Restrictive Covenant Amendment Requests regarding Sunset Ridge 290 C14-85-288.166(RCA). No "Interested Parties" were notified of this hearing, and consideration of any preparation in opposition to the proposed Sunset Ridge Apartments give a severe appearance of impropriety. That being said, the negative environmental impacts of this development far outweigh any good that could come from moving forward with this endeavor. My concerns include, but are not limited to the following:

- 1.) Impervious Cover: SOS Ordinance that allows 25% net impervious cover in the Contributing Zone, where the property in questions is situated. This property is adjacent to the Barton Creek Watershed, which allows for 20% net impervious cover. The increased request for impervious coverage, in conjunction with the density amendments is gross and abusive to the local environment. I would request to conduct a study to evaluate the environmental impact of considering any request to increase the impervious cover limit in this Contributing Zone.
- 2.) Canyon Spring Environmental Feature (identified on the US Geological Survey) is located on the east parcel requesting an increase in impervious cover. I would request to conduct an environmental assessment of Canyon Spring along with identification of any other previously unidentified critical environmental features prior to environmental recommendation.
- 3.) Tree Survey: 17 Heritage Trees identified on east land parcel in 2015 survey. I would request complete tree surveys for both parcels to identify trees for removal / mitigation measures. Further, I would request an assessment of the resulting environmental impacts.
- 4.) Car Pollution: A low estimate of 1,995 car trips per day are expected from the proposed Sunset Ridge Apartments Development. I would request to conduct a projected annual pollution study on the potentially negative environmental impacts that this element would have on the Barton Creek Watershed preserve.
- 5.) Light / Noise Pollution: The proposed 438 unit Sunset Ridge Apartments complex would exponentially increase the amount of unnatural light introduced to the nocturnal environment / habitat of indigenous species. If allowed, this development would destroy the homes of any wildlife that currently reside in these two parcels. That should not be allowed when considering impervious cover regulations. I would additionally request a study on the potentially negative environmental impacts that this additional light / noise would have on the Barton Creek Watershed preserve.

Kind regards,

- Chandler Harris
5700 Sunset Ridge
Austin, TX 78735

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From: [Craig Handley](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 5:02:38 PM

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External Email - Exercise Caution

Elizabeth Funk,

Hello, I am an interested party writing regarding the proposed Sunset Ridge apartments.

I am against their restrictive covenant amendment request.

Historically restrictive covenants are used to discriminate against the less powerful and there is no doubt that is the intent here, to protect investors from accountability for the environmental degradation that will occur as a result of this development.

Additionally, my concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,
-Craig Handley

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From: [Lori McKey](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:52:09 PM

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External Email - Exercise Caution

Elizabeth,

I am against the restrictive covenant amendment request on the Sunset Ridge Apartment project shown above.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Lori McKey

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From: [Keena Chung](#)
To: [Funk, Elizabeth](#); [Lilly, Leslie](#)
Cc: [Keena Chung](#); [Pete Chung](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 4:18:53 PM

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External Email - Exercise Caution

Hello Ms. Funk & Ms. Lilly,

I am messaging you both regarding this project:

- Sunset Ridge 290 C14-85-288.166(RCA)

I am messaging specifically to say that my husband and I are “against” the “Restrictive Covenant Amendment” request.

Our concerns include, but are not limited, to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other parties speaking this evening in opposition to the proposed Sunset Ridge Apartments development.

Sincerely,

Peter & Keena Chung
Residents of Travis Country West
5705 Sunset Ridge
Austin, TX 78735

...

Keena E. Chung, MSN, RN, CFNP, CPNP-AC
Nurse Practitioner
IG: [@keenachung](#)
512-981-9880 mobile

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From: [michael rabakon](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:58:53 PM

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External Email - Exercise Caution

Hi Elizabeth, I am writing to let you know that I am against the Restrictive Covenant Amendment request.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Kind Regards,

Michael Rabakon
512-569-2450

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From: [Robert Anderson](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:12:05 PM

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External Email - Exercise Caution

Dear Elizabeth,

I am emailing regarding the Sunset Ridge 290 C14-85-288.166(RCA). I am against the Restrictive Covenant Amendment request. My concerns include , but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Regards,
Robert Anderson

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From: [Robbie Lowe](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:51:44 PM
Importance: High

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External Email - Exercise Caution

Ms. Funk,

I want you to know that my husband and I are against the "Restrictive Covenant Amendment" request for Sunset Ridge 290.

My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Please do not approve this amendment.

Roberta and Kurtis Lowe
8613 Cobblestone
Austin, TX 78735

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From: [Wayne Kiser](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:39:00 PM
Attachments: [image586946.png](#)

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External Email - Exercise Caution

Hello Elizabeth,

I am emailing you with regards to the above referencing Sunset Ridge 290 C14-85-288.166(RCA). My name is Wayne Kiser and I reside at 8700 Cobblestone, Austin, Texas 78735. I would like it known in writing that I am AGAINST Restrictive Covenant Amendment request. My concerns include but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for your time,

Wayne Kiser

Field Adjuster

The Littleton Group, a Davies company



1250 S Capital of Texas Hwy, Bldg. 1, Suite 460

Austin, Texas 78746

P. +1 512-900-8391

CA License Number 2H38469

E. [REDACTED]

www.davies-group.com/claims/na/

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From: [diana mayo](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:34:45 PM

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External Email - Exercise Caution

We live in the Travis Country West and we live off Big Timer/Travis Cook. We are against the “Restrictive Covenant Amendment”
Our concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Diana and Carlos Mayo
5524 Ft Benton Dr
Austin Texas 78736
513-484-2547

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From: [Justin Jensen](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 2:14:08 PM

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External Email - Exercise Caution

Hello Ms. Funk,

My neighbor has just informed me of an environmental commission meeting tonight, which the city did not notify me of. I wish I was available to attend, but I am unable to get childcare on such short notice.

I own approximately 11.5 acres that border the subject property to the West at 5415 Travis Cook Road, where I operate a honey bee farm. I also treat the property as a wildlife refuge where the likes of bobcats, foxes, and coyotes visit nightly.

I am very concerned about the proposed apartment development impacting my livestock and the local wildlife, and I am "against" the "Restrictive Covenant Amendment" request. My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you for noting my stance and please let me know if there is any other information I can provide to help with your assessment.

Regards,
Justin Jensen, Wekshi Capital
5415 Travis Cook Rd, Austin, TX 78735
PIDs: 103831, 103832, & 103834

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From: [Matt Hartman](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 1:53:51 PM

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External Email - Exercise Caution

Hello Elizabeth,

Echoing concerns I know my neighbors have expressed, I am writing to express my opposition to the proposed Sunset Ridge Apartments locations and the Restrictive Covenant Agreement mentioned in the subject above. Generally speaking, I stand with speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition tonight.

While I am pro affordable housing generally (as a lifelong Austinite with a public policy background, I recognize the difficulty posed by Austin's growth and have voted for many affordable housing bonds and supported many organizations who have as their purpose providing safe, affordable housing) this is simply not a well thought out or logical location- not walkable, not close to public transit, no meaningful job opportunities or large employers nearby, etc. This doesn't get into the obvious issues with congestion, traffic, environmental and other issues that will affect our small HOA community to which I know my neighbors can speak to better.

Further, everything about the development's timeline thus far has seemed conspicuously designed to try to bypass public feedback by affected neighbors, which inspires little hope on my behalf that the developer actually cares at all about remedying obvious issues surrounding safety and walkability beyond just securing funding to make the economics work for their investors.

Thanks, Matt Hartman

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From: [Brad Johnson](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 9:59:32 PM

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External Email - Exercise Caution

Good evening,

I am emailing regarding Sunset Ridge 290 C14-85-288.166(RCA). I want to express that I am against the Restrictive Covenant Amendment request under consideration. I believe others expressed their concerns during a meeting today. I have strong concerns, including but not limited to environmental and safety issues related to the proposed apartments.

Sincerely,

Brad Johnson
5921 Sunset Ridge
Austin, Texas 78735

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From: [Dylan Ewers](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290 C14-85-288.166
Date: Wednesday, February 7, 2024 4:31:44 PM

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External Email - Exercise Caution

Elizabeth,

I am emailing to say that I am against the restrictive covenant amendment request.

My concerns include, but are not limited to those expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments Development.

Thank you for your consideration.

Dylan Ewers

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From: [David Arnold](#)
To: [Funk, Elizabeth](#)
Cc: [Chandler Harris](#)
Subject: Sunset Ridge 290 C14-85-288-166(RCA)
Date: Wednesday, February 7, 2024 4:00:04 PM

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External Email - Exercise Caution

Ms. Funk,

I am writing regarding Sunset Ridge 290 C14-85-288-166(RCA). I am wholeheartedly "AGAINST" the "Restrictive Governance Amendment" item, #2 on tonight's 6pm meeting agenda for this development and am distrustful of the lack of transparency/communication of the "conditions" which support your recommendation. I understand Mr. Chandler Harris (one of my neighbors) will be speaking this evening and know he and Stuart Goodman will be speaking to similar shared concerns as I have.

From an environmental perspective, I have never had an explanation as to how a previously (multi-year) variance for impervious cover (25%) for the property to a negotiated (55%) to construct a commercial building is now assumed to apply to a very different footprint associated with a 450 unit apartment complex. Why don't the proposed developers have to re-qualify for a variance for their initial design and ongoing changes to come that likely differ in footprint to a commercial entity?

I implore you to withdraw approved "recommendation with conditions" and require the new developer to respect the process for applying for a precise plan which will likely exceed the cover contemplated for a commercial building. I also am in favor of the sentiments of other speakers in opposition to the proposed Sunset Ridge Apartments development.

I am available to discuss this matter at your earliest convenience.

--

Very Respectfully,
David Arnold
415-599-6900 Mobile

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From: [REDACTED]
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290
Date: Wednesday, February 7, 2024 3:03:58 PM

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External Email - Exercise Caution

I am against the restrictive covenant amendment request (C14-85-288.166 (RCA)).
My concerns include those that will be presented by Stuart Goodman and Chandler Harris as well as anyone speaking in opposition to the Sunset Ridge Apartments development.

Thank You
Lance Smith
Travis Country West Resident
Sent from my iPhone

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From: [Eun Kim](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 6:03:37 PM

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External Email - Exercise Caution

Dear Ma'am

I am Eun Kim who is the owner of 5713 Sunset Ridge.

Regarding the project of sunset ridge apartment project,

I against the Restrictive Covenant Amendment Request.

Thank you for your attention

Eun Kim

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From: [Carey Burnett](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge 290-C14-85-288.166(RCA)
Date: Wednesday, February 7, 2024 3:06:50 PM

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External Email - Exercise Caution

Elizabeth, I am against the "Restrictive Covenant Amendment: request. My concerns include, but not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments Development.

--

Carey Burnett | (512) 809-7672
5416 Fort Benton Dr, Austin, TX 78735

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From: [Lindsay](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge Apartments - 290 C14-85-288.166 (RCA)
Date: Wednesday, February 7, 2024 3:20:08 PM

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External Email - Exercise Caution

My name is Lindsay Castañeda and I live in the Travis Country West neighborhood. I am emailing you in regards to Sunset Ridge 290 C14-85-288.166(RCA). I am writing to let you know that I am “against” the “Restrictive Covenant Amendment” requested by the developer.

My concerns include, but are not limited to those that will be expressed by speakers Stuart Goodman, Chandler Harris, and any other party speaking in opposition to the proposed Sunset Ridge Apartments development.

Thank you,
Lindsay Castañeda

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From: [Beck, Hunter](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge Apartments
Date: Wednesday, February 7, 2024 5:10:06 PM

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External Email - Exercise Caution

Hi, Elizabeth

I am writing to express my concern about the proposed Sunset Ridge Apartments. Stuart Goodman, Chandler Harris, and others are voicing most of the "interested party" concerns, but I want to call out a few items specifically:

- This is a beautiful area of Austin, and the natural destruction involved in setting up a new apartment complex will be massive, especially on a portion of land that is so full of nature. From a natural and personal point of view, I'm concerned that the complex will increase road noise and disturb ecosystems. I'm not sure Austin is doing enough to consider these impacts.
- Many of my neighbors and I have received little information concerning this process. Despite becoming an "interested party," I've received minimal communication from the city about the developments in this case, thus the concern about proper environmental impact research.
- Finally (and likely not your problem, but I would be remiss not to mention it), allowing road access onto Sunset Ridge from the apartment complex will only serve to congest small, residential roads instead of encouraging the use of Southwest Parkway and Travis Cook/Old Bee caves (despite the latter two being small roads as well). From a safety consideration as well, this is a small community where children frequently play in yards and sometimes on the streets – something that doesn't mix well with the additional car/pedestrian traffic.

Please let me know what I can do to be helpful in this regard. I want this to be a productive process for everyone and ensure it's done the right way.

Thank you,
Hunter Beck
8612 Cobblestone

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From: [Bryan Harris](#)
To: [Funk, Elizabeth](#)
Subject: Sunset Ridge Apts. - Environmental Commission Meeting
Date: Wednesday, February 7, 2024 2:59:31 PM

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External Email - Exercise Caution

RE: Sunset Ridge 290 C14-85-288.166(RCA)

Ms. Funk:

I am a homeowner in Travis Country West and a registered interested party in this project. (My property is the nearest lot to the development with the greenbelt between.)

I am against" the Restrictive Covenant Amendment request. My concerns include those to be expressed by the speakers tonight (Stuart Goodman and Chandler Harris)--as well as others who are speaking to oppose the Sunset Ridge Apartments development.

Please take their objectives to heart.

I attended the conference call a couple of weeks ago and had several concerns about the information arising from the responses. I don't think this project has been properly evaluated and seems pushed through carelessly and without regard for the impact to the habitat and the quality of life--as well as safety--of our neighborhood.

Thanks for your consideration.

Bryan

Bryan Harris
5512 Fort Benton Dr.
Austin, TX 78735
(512) 695-5966

bryan@wealthwriters.com

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From: arnoldjr@juno.com
To: [Funk, Elizabeth](#)
Subject: Tonight's Meeting Agenda Item 2 C14-85-288.166(RCA) - AGAINST
Date: Wednesday, February 7, 2024 4:29:32 PM

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External Email - Exercise Caution

Ms. Funk

I write "AGAINST" the "Restrictive Covenant Amendment" item, #2 on tonight's 6pm meeting agenda. Mr. Chandler Harris (one of my neighbors) will be speaking this evening and know he and Stuart Goodman from a neighboring association will be speaking to similar shared concerns as I have.

There is no information provided about what 'changes' you are "recommending " and whether this comprises a preliminary approval to proceed under those changes...

I support the organization "Save Our Springs", the concerns of our 227 neighbors and nearby neighborhoods regarding the accelerated process involving this development and can't imagine how this development is in keeping with the goals of environmental protections for Barton Creek.

Please withdraw the stated approved "recommendation with conditions" and require the new developer to respect the process for applying without "conditions" I also am in favor of the sentiments of other speakers in opposition to the proposed Sunset Ridge Apartments development - which I hope you will heed..

I am available to discuss this matter at your earliest convenience.

Michelle Arnold
5708 Sunset Ridge
Travis Country West
415-328-8867 Mobile

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8401 Southwest Parkway

Kristen Alexandrov <[REDACTED]>

Wed 2/21/2024 7:43 AM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

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External Email - Exercise Caution

Hi Jonathan,

I am responding to the notice regarding the 2/27 hearing on Case #C14-85-288.166(RCA2), 8401 and 8401 1/2 Southwest Parkway. I cannot attend the hearing, but would like to voice my opposition to this project and my concerns over the traffic and environmental impact. I believe it is imperative for both traffic and environmental studies to be conducted before this project is considered.

Thank you,
Kristen Alexandrov
Owner, 8700 Southwest Parkway

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