

Case Number: C14-85-288.166(RCA2) Feb 27,2024, Planning Commission

LEIGH ZIEGLER <[REDACTED]>

Fri 2/23/2024 4:53 PM

To:Tomko, Jonathan <[REDACTED]>;Ellis, Paige <[REDACTED]>;Meredith, Maureen <[REDACTED]>;Roig, José G <[REDACTED]>

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Chair, Leigh Ziegler

Vice-President, Anne Hawken

Secretary, Rita Berry

Jonathan Tomko,
RE: C14-85-288.166(RCA2) Feb 27,2024, Planning Commission

Please forward these comments to all Planning Commission Members.and attach to back up.

- The application is in a neighborhood planning area, the Oak Hill Combined Neighborhood Planning area and appears on the Future Land Use Map approved by the City of Austin as NMU not MU land use to be distinguished from mixed use zoning. Despite the fact that a restrictive Covenant is a deviation from the FLUM, it is a non-conforming use and any change should respect the existing overlying land use with regard to reduced intensity of development unless properly submitted for change.
- Furthermore, SW PKWY with minimal shoulder and edge drop off will not be capable of handling traffic comparable to William Cannon (also level 4), hence level 4 is hardly an appropriate category to consider SW PKWY a major corridor de facto. SW Pkwy already supports numerous MF housing projects which should be considered toward roadway capacity and safety.
- The order of process also seems to have been ignored by Environmental Commission recommendations being made prior to the plan submission for appx 438 units without identifying the land use change along with the preliminary plans affecting one tract and unclear relative impervious cover allowances requested (55%) in a 25% IC Barton Springs Contributing Zone not clearly identified respective to the two separate tracts associated with this project not yet combined.
- This project is being linked with Affordability Unlocked which is not yet finalized as well as SH amendments which were not yet final by the date of SP formal

submission nor Environmental Review. There is no mention of the fact that this is a poor location for affordable housing if the inhabitants do not have a vehicle since it does not meet the requirements of smart housing in proximity to bus transit (not .5 miles) and there currently are no easily accessible large grocery stores.

- We request that these errors be corrected to include any appropriate notifications and resubmission to the Environmental Commission which should have been postponed as requested. The Environmental Commission based their vote upon a condition of recommendation for affordable housing not yet affirmed by Case documentation.

We certainly hope that the developer can propose a suitable project with full disclosure before proceeding further..

Best Regards,
Leigh Ziegler, Oak Hill NPCT Chair
District 8

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