

From: **Shannon Jones**
Date: Wed, Feb 22, 2012 at 1:27 PM
Subject: Re: News on AISD land
To: Trail West <4806tw@gmail.com>

C10-11

Dear Board of Directors,

As residents of Travis Country for the last 11 years, my husband and I have watch our neighborhood grow and develop into the wonderful community we have today. We moved into the neighborhood with hopes (that we quickly realized would never come to fruition) that by the time we had children and those children would be school-aged there would be an elementary school in the heart of our neighborhood. A school our children could ride their bikes to; a school that would have the support of an amazing community; a school that would have relieved the overpopulation burden faced by Oak Hill; a school we would have been proud to send our now soon-to-be school aged daughters. It was actually one of the points that sold us on the neighborhood. Fast forward 11 years, with no hope of an elementary school, our neighborhood is faced with the sale of the AISD property.

I believe the land should be sold. I believe, as a citizen of Austin, as teacher in AISD, and a supporter of public schools that the land should be sold to the highest bidder. Do I want a massive housing development in the center of our neighborhood? Of course not. But, how can AISD possible justify taking a bid of three times less than two other bids? \$900,000 goes a long way in a district faced with huge financial burdens. Honestly and sadly, \$900,000 would pay for five new teachers at Oak Hill Elementary for five years. Or, bring back some of the teachers who lost their jobs last year.

It seems as if the Board and Travis Country now have a quality compromise, a resident who wants to develop the land with OUR community in mind. The land is likely to be developed, why would we attempt to push out the option/compromise that would benefit Travis Country best. AISD is not going to hold onto the land forever, nor would the rest of Austin support the sale of the land to the lowest bidder when children are in crowded classrooms and lacking in resources.

Lastly, I think there is a very good chance that if the land sells to the TC resident, the people most likely to purchase lots and build homes would be current TC residents and nature loving Austinites who want to be able to build green in our family-friendly neighborhood. We may be losing some of a green space that is adored by all in the neighborhood, but we might just get new neighbors who make the loss of the land a little more bearable.

Thank you for reading,

Shannon Jones
3936 Sendero Drive

From: Jeff Davis
Date: Wed, Feb 22, 2012 at 1:27 PM
Subject: Re: News on AISD land
To: Trail West <4806tw@gmail.com>

Good to hear all this. That's the best possible use of the land that I've seen yet. Love the idea of fronting the homes on existing roads.

Thanks,
Jeff Davis
4188 TCC

From: Carolyn Egan
Date: Thu, Feb 23, 2012 at 8:52 AM
Subject: RE: News on AISD land
To: 4806tw@gmail.com

If your proposal is exactly as written here, I am all for it. It seems to have the least negative effect on the neighborhood while maintaining lots of green space. May I ask how large the single family homes will be that you are talking about? I would like to see this whole issue resolved and unite our community as soon as possible.

Sincerely,
Carolyn Egan
4609 Cliffstone Cove

From: Carrie Bryan
Date: Thu, Feb 23, 2012 at 10:35 AM
Subject: Re: News on AISD land
To: Trail West <4806tw@gmail.com>

I like the plan. We currently live on twisted tree and would be interested in one of the new homes.

Can we be put on a list of people interested in building on the lots? We would like to be contacted when this all is finalized and you are looking for new home buyers.

Thanks

-Carrie Bryan

From: Luke Legate
Date: Mon, Mar 5, 2012 at 2:50 PM
Subject: RE: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

If you need me to contact the HOA board to voice my support, I will.

This is positive development.

From: KENT LATTIG

Date: Tue, Mar 6, 2012 at 9:07 AM

Subject: AISD Land

To: board@traviscountry.com, Bill

To the members of the TCCSA Board,

I happen to be "FOR" what Nick and Misha are doing. These are my reasons:

1. Misha bid \$980,000 for the property; TCCSA has pledged for \$126,837 for the property, and the Natives Prairies Association bid \$253,674 for the property. There is a difference of about \$725,000 on the two bids that were submitted. If the TCCSA HOA "defeats" Misha's plan, who knows what will happen to the property. The group that wants the land to stay undeveloped hopes that by defeating Misha it will cause AISD to "mitigate" (i.e. it will remain undeveloped) the land to develop other AISD property. I don't think that is likely, but I don't know that. I believe that AISD needs all the money it can get from the Travis Country AISD property.

2. I believe that TCCSA cannot adequately tend to its own greenbelts at the present time. The Wildflower Preserve needs attention, and so do other TCCSA greenbelts. We still have a high danger of wildfire in Travis Country. The Grounds Committee and the Firewise Committee are both lacking members to tend to TCCSA greenbelts. The most recent "clearing" at Hilltop Pool was done by contract work; the Firewise Committee asked the HOA to pay for that work. I do believe the TC residents could have done the work for free. (In the future...if need be...I am a volunteer to do such work.)

3. I believe Travis Country has lots of greenbelt both within and surrounding our subdivision that is available for use by TCCSA homeowners. We have the Gaines Creek Park; we have the Barton Creek Greenbelt. I don't think we need another 12+ acre greenbelt that needs our attention. I do believe there is oak wilt in the AISD property. Misha will have to deal with that in the development.

4. I trust Misha to do what is best for the land to make it look a part of our present HOA. He will not overbuild it. He plans to add 12 houses to our HOA. That will provide monthly dues to the HOA, property taxes to the COA, and an improvement in the property that Travis Country will be proud of. He also plans to leave about 7 acres of it as a greenbelt. Misha lives across the street from the property. He has a real interest in making the property look nice. There will be no "ball fields" there. I do not believe the 12 houses will adversely affect traffic. Misha does not plan to put in any more roads. I honestly feel that Misha is doing the right thing for Travis Country, and we need to support him.

5. TCCSA HOA has several very large financial commitments pending. There is a need to fix both pools; there is a need to fix the pond. There is a need to deal with oak wilt in the neighborhood; there is a need to prevent wildfire. I do not believe we need another 12+ acres to care for. I'd prefer to have 12 more houses in our HOA...and 7 more acres of greenbelt.

6. I commend those that have fought for keeping the property as a greenbelt. It is the American way to "stand tall" for what you believe in. However, I believe many of those own property near the AISD property. They are concerned that any development may depreciate their own property. I don't think that Misha's plan for development will adversely affect the price of property in Travis Country. I do think that it will enhance the property values. Many of those who advocate for leaving the property native may also be very environmentally caring.

7. I also commend the Board for its earnest endeavor to find the proper solution to the AISD property. I ask that you vote to support Misha.

Those are my thoughts. Kent Lattig, 4317 Sendero Dr.

From: **Larry West**
Date: Mon, Mar 5, 2012 at 3:31 PM
Subject: RE: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

Dear Nick and Miska,

Thank you for sending out these updates. We live a few houses down Knob Oak from your proposed development so are very interested in how this turns out. While we would love to see the space undeveloped and just be additional parkland, I just can't see how that is economically feasible and certainly your proposal for 12 houses seems generous. I hope that the style of the homes will remain consistent with those around it but I know you have to build what will sell. Thank goodness there are no lighted sports fields in the proposal! I am sure that you guys are trying to do the right thing but sometimes one ends up having to make a choice that is the least bad out of several bad options. I hope that you don't get put in that position as you work through this.

Best of luck to you. Build us an addition that everyone will be proud of!

Larry West

From: **W. Philip Koeppe**
Date: Mon, Mar 5, 2012 at 8:56 PM
Subject: Re: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

Excellent summary! I have heard nothing from the neighbors regarding development of conditional overlays for your plan. I would be happy to work with you on developing suggested overlays to present to the board, assuming that no one in the neighborhood will come up with such suggestion. It appears to me that there is no real leadership in taking on the task and that perhaps you, working with a few of us could come up with something to present the board, and ultimately the city.

Phil Koeppe

From: **Pam Phillips**
Date: Tue, Mar 6, 2012 at 7:41 AM
Subject: Re: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

SEEMS LIKE A VERY DOABLE RESOLUTION!

YOU HAVE MY FULL APPROVAL!
PAM PHILLIPS

From: **Ruth Bading**
Date: Wed, Mar 7, 2012 at 4:25 PM
Subject: Re: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

Just wanted to let you know that I support your plans and am completely confident you will do what is best for the neighborhood. I look forward to seeing the end result.

Thanks,
Ruth Bading
4819 Calhoun Canyon Loop

From: **Martens, Erin C.**
Date: Mon, Mar 12, 2012 at 3:52 PM
Subject: AISD Land
To: "board@traviscountry.com" <board@traviscountry.com>, "oak.hill.npct@gmail.com"

All,

I support Misha and Nick's plans for developing the 12.4 acre AISD land parcel in Travis Country. I attended the February 29th meeting with homeowners where Nick and Misha explained their proposal of SF2 zoning and relevant conditional overlays. At that meeting, I was impressed that they had, in a short amount of time, familiarized themselves with the zoning process in Austin and they were able to answer many of the homeowners' relevant questions about development. I believe their plan to be reasonable and well thought out in keeping with the homes in the neighborhood. They plan on allowing no more than 12 residential homes and leaving between 6-7 acres of undeveloped space for community use.

It seems that there is a very vocal minority of Travis Country residents who live near the AISD land who oppose *any* development whatsoever on the land and they have made it clear that they will stop at nothing to derail the project. This is not a realistic outcome for this piece of land. AISD clearly needs the money that the sale of the land will provide them. If Misha and Nick are unable to develop the land, I am sure another developer's bid would be accepted and probably more houses would be built on the land.

Travis Country needs the HOA fees these new homes could generate. Currently, we are undertaking costly pool and pond repairs that will benefit the entire neighborhood, not just a pocket of residents near the AISD land.

I have personally known Misha for a number of years and can tell you that he loves the Travis Country neighborhood more than any neighborhood in Austin or anywhere else. I have witnessed his talents in homebuilding and remodeling and they are world class. Our neighborhood would be lucky for the opportunity to have him develop the AISD land. No one else would bring the vision, care and responsibility to the project than he would.

Thank you for your consideration,
Erin C. Martens

From: **Priscilla**
Date: Mon, Mar 5, 2012 at 3:42 PM
Subject: Re: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

You have my total support, Misha and Nick. Let me know if you need me to do anything else.

Priscilla

From: **Stan C**
Date: Mon, Mar 5, 2012 at 10:02 PM
Subject: Re: Summary of February 29th neighborhood meeting - AISD land
To: Trail West <4806tw@gmail.com>

Thanks for the summary of the meeting on 29 February. I was there...almost to the end.

I really like what you are doing for TCCSA and the AISD property. I **am in favor of your plan**, and I will attempt to get more of my neighbors to feel the same way. I plan to be at the next Board meeting.
Stan C

From: **Gail Karwoski**

Date: Tue, Mar 6, 2012 at 9:33 PM

Subject: Re: Summary of February 29th neighborhood meeting - AISD land

To: Trail West <4806tw@gmail.com>

Nick and Misha,

I very much support what you are trying to accomplish with the 12.4 acres in Travis Country. The majority of TC residents have homes across the street from their homes, so why should all of TC residents be expected to pay for a few TC residents to have a park, or park like area across from their homes? Having lived in TC for 36 years, I have been to many, many homeowners meetings and attended many Board meetings. Postponing, postponing, postponing does not ever seem to get things accomplished.

I must say that I believe everyone should have their say in matters which affect the entire HOA, but I was embarrassed by the behavior of some at the meeting who disregarded the request to allow everyone a chance to speak one time before asking a repeat question; who did not keep a civil tone; and who would not allow people to complete a sentence without rudely interrupting the speaker. I am very glad I did not see many children there to be exposed to such "adult" behavior. Home owners, disagree, if that is your wish, but we are all neighbors, so please do it in a civil way.

Gail

Gail Karwoski

From: **Lynn Mitchell**

Date: Thu, Mar 8, 2012 at 11:04 AM

Subject: Re: Summary of February 29th neighborhood meeting - AISD land

To: Trail West <4806tw@gmail.com>

Nick & Miisha,

You have my support. I hope you get the bid.

Lynn

From: **Allan Hawkins**

Date: Fri, Mar 9, 2012 at 5:53 PM

Subject: RE: Summary of February 29th neighborhood meeting - AISD land

To: Trail West <4806tw@gmail.com>

If your plans are as stated, **you certainly have my support**

Allan Hawkins

5613 Hero Drive

Austin, TX 78735

From: **David Sundstrom**

Date: Sat, Mar 10, 2012 at 4:54 PM
Subject: Interested in building a home in TC
To: "4806tw@gmail.com" <4806tw@gmail.com>

I am a TC resident interested in building a new home in the neighborhood. When you are ready to develop the tract could you please give me a call? I might be interested.

Thanks,
David Sundstrom

From: **Joe Sanchez**
Date: Wed, Feb 22, 2012 at 1:49 PM
Subject: Travis Country Resident Response
To: 4806TW@gmail.com
Cc: board@traviscountry.com

I like what you are proposing for the community. Good work and good luck with your development. I would also like to propose to our HOA to request from you the ability to develop a portion of the donated land into a soccer field that would be maintained by HOA. I have copied them on it.

Joe Sanchez

From: **Gene Davis**
Date: Wed, Feb 22, 2012 at 3:01 PM
Subject: Re: News on AISD land
To: Trail West <4806tw@gmail.com>

I'd love to see a year round use olympic size pool there instead of the most likely disappointing renovation of the hill top pool, but I know that won't happen!

Too bad the hood had their priorities messed up 12 yrs ago and didn't push harder for a neighborhood elem school for that land. Our kids could have walked to school, would have been less traffic and prop values would have been made more solid, to name a few things; and we'd have had extra amenities to use in off season and after hours; oh well!

Gene Davis

From: **bradford beal**
Date: Wed, Feb 22, 2012 at 1:04 PM
Subject: AISD land in Travis Country
To: 4806tw@gmail.com

I have just read your letter regarding the AISD tract and want to assure you that there are residents in TC who support the AISD being able to acquire a market price for this property and support a reasonable, low-density development of this land.

Being in the real estate business, I am fully aware that this neither is nor ever was a greenbelt; it was a tract that might someday be used for a school facility or, in the alternative, a residential use that would be

compatible with the neighborhood. It befuddles me that nearby residents feel that they have any entitlement that would keep this from a sensible use.

I wish you the best of luck in your efforts to buy and develop this parcel, and yet still preserve a majority of the land.

Brad Beal

From: **John Klier**
Date: Wed, Feb 22, 2012 at 12:37 PM
Subject: RE: Preservation efforts on AISD land - see attached
To: 4806tw@gmail.com

What you have presented is certainly one of the best cases I could imagine as an alternative.

Thank you again,
John Klier
4700 Fieldstone Dr.

From: **Robert YovichRobby**
Date: Wed, Feb 22, 2012 at 11:21 PM
Subject: From Rob, Monica, Junior, & Barley
To: "4806tw@gmail.com" <4806tw@gmail.com>

Thanks for the message,
I liked all the info at the meeting at ACC. **I support your zoning plan SF-2** but make sure you put in the contingency overly with it. Just the basics like the number of houses, decent sized homes, practical size lots, that sort of logical stuff, just in case something unforeseen goes wrong. Talk to you soon. 4710 Fawn Run

From: "Sherri Williams"
Subject: Development
Date: February 24, 2012 2:48:59 PM CST

I think I speak for many neighbors in saying we are sad there has been such bad feelings and we are all very interested in this development being done right.
Sincerely,
Sherri Williams

From: **Laura Vassberg**
Date: Thu, Feb 23, 2012 at 11:14 AM
Subject: AISD property
To: 4806tw@gmail.com

Hello gentlemen. I live on the edge of the AISD property and am therefore very interested in what happens in our "backyard" (literally, in our case). Until we received the letter from the city regarding the

zoning change, we had no knowledge of your bid or your previous attempt to hold a meeting informing neighbors of your actions and intentions. If you have a mailing list for updates, could you please add my e-mail address?

My husband and I attended the meeting last night. Your arguments seem reasonable considering the reality of the situation, and the fact that "no change at all" is a lovely but unrealistic expectation. We LOVE having the greenbelt behind our house; watching the deer, birds, squirrels, and other wildlife from our windows is a magical experience that we never tire of (nor do our cats). But we recognize the fact that change is inevitable in this situation, so if the impact can be minimized, we want to learn more about the plans and options.

We do plan to attend next week's meeting at the pavilion.

Sincerely,
Mrs. Laura Vassberg

From: **Luke Legate**

Date: Wed, Feb 22, 2012 at 4:55 PM

Subject: Travis Country

To: 4806tw@gmail.com

I am a resident and I would like to say that I am supportive of good development and this sounds good to me.

Luke Legate

From: **W. Philip Koepp**

Date: Thu, Feb 23, 2012 at 12:33 PM

Subject: RE: Preservation efforts on AISD land - see attached

To: 4806tw@gmail.com

Nick and Misha:

We read your emails of yesterday (without attachments) just before last night's meeting. I spoke with Misha after the meeting in the hallway. Your proposal for the AISD land sounds very reasonable to both my wife and me. We were somewhat embarrassed at the immaturity of some of our neighbors at last night's meeting and wish to affirm that not everyone in our neighborhood is opposed to your plan. Currently, we are waiting to receive information from the City of Austin regarding the overlay options available to us--much of the process is new to us. But unless something is brought to our attention that might change our minds, your proposal for the property and the zoning change seem a very reasonable solution for the neighborhood. We look forward to the meeting on Feb. 29 in order to continue our education on the matter.

Phil Koepp

From: **Jim Robillard**
Date: Thu, Mar 1, 2012 at 7:31 AM
Subject: Overlay meeting
To: 4806tw@gmail.com

I attended the meeting last night and I wanted to write to express my support for your proposal. It looks like a great use of the property that's in keeping with the existing development and sensitive to the concerns of the neighbors.

Jim Robillard

From: **Fred Abounader**
Date: Wed, Feb 22, 2012 at 11:03 PM
Subject: AISD TC Land
To: 4806tw@gmail.com

First, I would like to say thank you for the planned donation of ~7 acres of land from the AISD lot for the community. I sure hope the "preservation" committee appreciates it and that AISD didn't get to trade it to the city of Austin for a park. A city owned public park in the middle of the neighborhood would expose the entire neighborhood for public use. I have a hard enough time keeping the organized public (non-residents) basketball games off of Hilltop courts.

I support your plan to build private homes but I would really like to see a small community store / deli / restaurant (even a bar) but I know there is no chance for that to pass zoning changes. So in all honesty, individual homes versus say multi-family living or public land is the best case scenario the neighborhood.

If the folks are so keen on keeping land in that area open for the TC community and don't want an additional number of homes in the neighborhood, maybe they should donate their property after this lot is built out.

From: **Garrett**
Date: Fri, Mar 2, 2012 at 1:27 AM
Subject: thanks and love what I'm hearing
To: 4806tw@gmail.com

Thanks for this message. It's the first productive message I've seen on this topic in a while. **Appreciate what I think you are trying to do.** And can't wait to see further details of the planned development, including lot size info, house specs, and target financials. We've enjoyed living in Travis Country for a long time as well. And love the idea of having something to move up to that is still within the neighborhood proper, and that affords a greater sense of land around us. Please make sure we are on your distribution list as we like what we are hearing, believe it is a good balance of needs and wants for the neighborhood, and want to hear more.

Maria Garrett

From: **bradford beal**
Date: Mon, Mar 5, 2012 at 3:04 PM
Subject: AISD tract

To: 4806tw@gmail.com

Please be assured that there are those of us in Travis Country who see your plan as a sensible use of this tract of land and appreciate your approach to the issue.

I live on the other side of the development and will not be affected by what happens there. At the park the other day, I was talking to a young couple who live on Trail West and asked their opinion. They also thought that your plan was an appealing one and that adding a large greenbelt in that section was very attractive to them. The strong opposition made no sense to them either.

I hope this works out for you, for AISD, and for Travis Country.

Best wishes,
Brad Beal

From: irene bersuker
Date: Sun, Mar 11, 2012 at 11:59 AM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it.

Gennadi Bersuker
4620 Trail West Dr.Austin,TX78735

From: Dottie Starin
Date: Sun, Mar 11, 2012 at 1:18 PM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

Misha and Nick

I believe that going with SF2 zoning would be consistent with what is already in the Travis Country neighborhood, and the Conditional Overlays that you have described would also be good for this neighborhood. I strongly encourage you to adopt Travis Country Covenants, Conditions and Restrictions. and also become part of the TC HOA. I support your plans for the AISD lot.

Having lived in Travis Country since August 3, 1973, we were made aware that if AISD never built a school, that the lot would revert back to single family homes and I believe that is what your intent is along with donating grrrenbelt to TC HOA, which is an added plus for the neighborhood.

Marty and Dottie Starin
4900 Canyonwood

From: Jesse Spears
Date: Sun, Mar 11, 2012 at 4:43 PM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ

To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it, regardless of who develops the property.

From: **Josh Hildebrand**

Date: Sun, Mar 11, 2012 at 10:32 PM

Subject: Re: Conditional Overlays for AISD land - PLEASE READ

To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it

From: **Barbara Alkis**

Date: Mon, Mar 12, 2012 at 10:00 AM

Subject: Re: Conditional Overlays for AISD land - PLEASE READ

To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it.

From: **Carriline Bergquist**

Date: Tue, Mar 13, 2012 at 8:47 AM

Subject: RE: Conditional Overlays for AISD land - PLEASE READ

To: Trail West <4806tw@gmail.com>

We have familiarized ourselves with the proposed SF2 plan with the described Conditional Overlays and we support it.

Just moved to Travis Country last fall, but have lived in Austin our entire lives. We appreciate the care you are taking to maintain the unique aspects of the TC neighborhood. We left Tarrytown after over 50 years and after seeing the many changes there (good and bad) we compliment you and other TC residents on taking steps now to protect the character of TC. These measures will definitely protect the neighborhood from uncontrolled change many years into the future. Change is not necessarily bad but random rapid change can be hard on the souls of longtime residents.

Carriline and Bill Bergquist
5305 Painted Shield Dr.

From: **Donnie Bratton**

Date: Tue, Mar 13, 2012 at 6:01 PM

Subject: RE: Conditional Overlays for AISD land - PLEASE READ

To: 4806tw@gmail.com

I support this proposal. Donnie Bratton

From: **Claire Ceneray**

Date: Tue, Mar 13, 2012 at 10:28 AM

Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it.

Claire Ceneray.

From: **Jill Ivie**
Date: Sun, Mar 11, 2012 at 11:19 AM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it

Thank you.
Jill Ivie

From: **Philip Melito**
Date: Sun, Mar 11, 2012 at 11:21 AM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it

From: **Paul Simar**
Date: Sun, Mar 11, 2012 at 11:54 AM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it" would be sufficient for us. "as outlined in email recd 3-6-12 from Trail West

From: **Myles**
Date: Sun, Mar 11, 2012 at 12:52 PM
Subject: Re: Conditional Overlays for AISD land - PLEASE READ
To: Trail West <4806tw@gmail.com>

Sounds good to me. I have familiarized myself with the proposed SF2 plan with the described Conditional Overlays and I support it.

Stephen Prather, Lynette Truelock
5212 McDade

From: Kate Burgess

Date: Mon, Mar 12, 2012 at 7:38 AM

Subject: Re: Conditional Overlays for AISD land - PLEASE READ

To: Trail West <4806tw@gmail.com>

Dear Misha & Nick,

Although, as you know, we would all prefer the land to remain as is, I am a realist. **Your plan as described sounds like it is the best possible deal we could get, and still maintain a small green belt.** We don't live that close to the AISD area, but I walk by there frequently. I appreciate your willingness to work with the neighborhood on this issue, and if it as to be developed, to do it consistent with existing development.

I have read the proposed conditional overlays and SF2 plan and support it.

Kate Burgess

From: J&K Steinman

Date: Tue, Mar 13, 2012 at 8:29 AM

Subject: Re: Conditional Overlays for AISD land - PLEASE READ

To: Trail West <4806tw@gmail.com>

We appreciate your considerable efforts at neighborhood education and advocacy concerning the AISD lot. We agree with developing conditional overlays for the former AISD lot and have the land zoned as SF2. We understand that ≤ 6 acres would be permitted to be developed with no more than 12 residential homes. We also understand that the approximate 6.5 acres remaining would be donated to the Travis Country COA and maintained as green space. We agree that these overlays ensure that the land would be developed in a manner that best serves the neighborhood as a whole. **Thanks again for your time and hard work.**

John and Kathy Steinman
5204 McDade Dr.

From: W. Philip Koepp

Date: Mon, Mar 12, 2012 at 9:59 AM

Subject: AISD Conditional Overlays

To: Trail West <4806tw@gmail.com>

I have reviewed what you proposed for conditional overlays in your last email. Frankly, I have nothing else to add as you have proposed essentially the same overlays that I had in mind. And, I respect your intentions for develop the property in a manner which will not detract from our neighborhood.

I will be sending letters to all of the parties you suggest and will copy you with my correspondence. I will also attend all of the meetings that I can possibly attend to voice my support.

Phil Koepp

From: **Donna Tarbox**

Date: Mon, Mar 12, 2012 at 6:50 PM

Subject: 4806 Trail West Drive

To: "board@traviscountry.com" <board@traviscountry.com>, "oak.hill.npct@gmail.com"

To Whom It May Concern:

We live within 200 feet of the AISD property in Travis Country at 4806 Trail West Drive.

We are in support of the current proposal of changing the property to SF2 zoning with the conditional overlays described below.

Travis Country is a much sought-after community and so it is inevitable that the aforementioned land will be developed. We would like to see homes built on this property as opposed to multi-family housing, a school, church or other. The homes will be a positive addition to our subdivision as they will be our new neighbors AND produce more income for the neighborhood. We think the new homes will only add to our property values in the immediate area.

We are opposed to a school, church or any other building whereby traffic will increase on our streets. Also, because of impervious cover restraints by the city and local governments there will not be enough parking on the property and therefore there will be cars parked up and down our streets (unless we want to line our front yards with no parking signs).

We have children attending Regents School located in Travis Country and while we love the school, it has had a negative effect on the homes on Foster Ranch Road and Travis Green. The homeowners have cars parked in front of their homes, or cars lined up for carpool, constantly. We can foresee a similar situation with traffic and parking along Trail West, Fawn Run and Knob Oak among other streets.

AISD wants to sell this property and use the money to better the education of children. Some of our neighbors who want to keep the land natural (which yes would be a nice thing) will be hard pressed to outbid any developer, therefore I'd like to see the property zoned now to single family. At this time we believe Misha Spirinov and Nick Dean have a positive plan for the property. If indeed their proposal should fall through, I still believe that SF2 zoning and single family residences will only benefit the neighborhood.

Thank you,
Ron Coker and Donna Tarbox

4704 Trail West Drive
Austin, TX 78735

From: **Jim Robillard**

Date: Wed, Mar 14, 2012 at 8:50 AM

Subject: Travis Country AISD development

To: board@traviscountry.com

I'm writing in support of the proposal by Nick Dean and associates for development of the AISD property in Travis Country and the associated zoning change and proposed overlays.

I am a resident of Travis Country but do not live adjacent to the AISD tract. SF-2 zoning is consistent with the rest of the neighborhood, and the proposed overlays will result in a development that is similar to the rest of the neighborhood and surrounding homes.

Jim Robillard

From: Elaine M
Date: Thu, Mar 15, 2012 at 3:13 PM
Subject: AISD LAND
To: board@traviscountry.com

To the members of the TCCSA Board:

I am a ten-year homeowner in Travis Country and was present at the neighborhood meeting held at Blue Valley on February 29, 2012 to discuss various aspects of the proposed sale of the AISD property here in Travis Country.

As I understand it, Misha and his partner, Nick, propose to build 12 houses on this land and intend to make it look like it was already "here", as close as possible to our existing homes. The eventual sale of these homes will help the treasury of the HOA and add needed property tax monies for the COA. Plans are to leave 7 acres of the property for a greenbelt. Since Misha lives across the street from the property, he has a vested interest in making the property (homes and greenbelt) as attractive as possible.

Since there are several pending financial commitments coming soon for Travis Country (pools, pond and oak wilt problems) we need to face this proposal with realistic needs and expectations.

I support Misha and Nick's proposed offer in developing the property and hope you see the wisdom in voting for it as well.

Sincerely,

Elaine Martens
4815 Calhoun Canyon Loop
Austin, Texas 78735

From: J A Allen
Date: Fri, Mar 16, 2012 at 2:27 PM
Subject: Re: NPA-2012-0025.01 & C14-2012-0016 zoning change application at 4806 1/2 Trail West
To: board@traviscountry.com

In an ideal case, the undeveloped land in Travis Country would remain undeveloped.

However, with an understanding that the requested zoning change will, in all likelihood, be approved, I would support the proposed change to SF2 by Independent Realty, LLC with the proposed conditional overlays. It is my understanding that the conditional overlays would limit development to no more than 12 homes on a minimum lot size of 8,000 square feet; that no more than six acres will be developed with remaining land to be donated to the Travis Country; and, that all other uses are prohibited. As a homeowner living within 200 feet of the land in question, I would not like to see any development, but I also realize the reality of the situation and think the above proposal is reasonable and acceptable.

Martin J. Cassano, Judy A. Allen
4603 View West
Austin, Tx 78735

From: Ruth Bading

Date: Tue, Mar 20, 2012 at 10:43 AM

Subject: AISD land re-zoning issue

To: board@traviscountry.com, oak.hill.npct@gmail.com

I am writing to express my support for the AISD land rezoning proposal submitted by Misha Spiridonov and Nick Dean. I have reviewed the proposal of SF2 zoning, including the Conditional Overlays, and think it complies with the current neighborhood land use. The entire proposal seems well thought out with the best interest of Travis Country residents in mind. I urge you to vote favorably on this issue and allow them to proceed with the project. I firmly believe they will do what is best for the neighborhood.

Thank you,
Ruth Bading
4819 Calhoun Canyon Loop

From: **John Schmidt**

Date: Tue, Apr 3, 2012 at 1:14 AM

Subject: Re: AISD land update

To: Trail West <4806tw@gmail.com>

You get my proxy. Go For it.
John.

From: **Michael Kapoulas**

Date: Tue, Apr 17, 2012 at 10:48 AM

Subject: Re: News on AISD land

To: Trail West <4806tw@gmail.com>

I am writing this message in support of this proposal.

It is my view that since AISD has decided to sell the property it is inevitable that this land will be developed.

With that in mind the proposed plan seems to be well balanced in terms of number of lots, lot sizes, and undeveloped land.

I am confident that if implemented as proposed it would be the a good permanent solution to the AISD land question, and thus beneficial to our neighborhood.

Michael Kapoulas

From: Judy Mark

Sent: Sunday, April 29, 2012 3:35 PM

To: bobsandera@hotmail.com

Subject: RE: What do You want to happen to the AISD land in Travis Country?

Would vote your way if given the choice. Good LuckJudy M

From: lee siegismund

Sent: Sunday, April 29, 2012 12:10 PM

To: Bob Sandera

Subject: Re: What do You want to happen to the AISD land in Travis Country?

Thank you, Bob, for sending this letter on to us. I did just send a reply to the last website saying that the property belongs to AISD and only them. Not Travis Country. Oh well!

Sincerely,
Lindy

From: William Lehman
Sent: Sunday, April 29, 2012 4:01 PM
To: Bob Sandera
Subject: Re: What do You want to happen to the AISD land in Travis Country?

Couldn't get the link to work so am replying this way. I am in full support of developing the land as proposed by the current successful bidder.

William B, Lehman4204 TC cir.

From: steve
Sent: Monday, April 30, 2012 10:00 AM
To: Bob Sandera
Subject: Re: What do You want to happen to the AISD land in Travis Country?

Well written email. I have no problem with the property being developed as presented by the interested party.

Steve Taylor
5516 Travis Green Lane

From: Gail
Date: May 2, 2012 2:56:52 PM CDT
Subject: AISD Property rezoning

I am in favor of rezoning the AISD approximately 12.4 acres from P to SF2.

I have not voted for our HOA to spend any HOA funds to match any pledge to purchase this property. I am in favor of AISD selling this surplus property to benefit their budget needs.

Trust the COA staff's recommendation to approve this rezoning.

Thank you for listening to reasonable opinions and not just to the loudest.

Gail Karwoski

From: Ian Waggoner
Date: Sat, May 12, 2012 at 10:14 PM
Subject: Re: Update on AISD land. Please tell us what you think.
To: Trail West <4806tw@gmail.com>

I agree that rezoning and the development you described with dedicated greenbelt is the best likely outcome.

From: **Suzy Juncker**

Date: Sat, May 12, 2012 at 10:15 PM

Subject: RE: Update on AISD land. Please tell us what you think.

To: Trail West <4806tw@gmail.com>

I support your proactive approach and feel we have no choice but to continue efforts to support the sale and rezoning process. I also am well aware that preserving the status quo is impossible and that stance could produce horrendous results. The more reasonable TC can be while still adhering to our neighborhood values, the better our chances of a WIN-WIN outcome.

I am willing to share equally with TC homeowners the \$1 million cost to purchase the land. I am unclear as to how you/we have a seat at the table when the school board has accepted a higher bid.

Suzy Juncker
4605 Trail West Drive

From: **Larry Rasch**

Date: Sun, May 13, 2012 at 12:30 PM

Subject: Our response

To: 4806tw@gmail.com

Nick and Misha,

My wife and I have lived at 4830 Canyonbend Circle since December 1979.

We are totally in favor of "the current responsible proposal".

Larry and Vickie Rasch

From: **Wm L Hall Jr**

Date: Sun, May 13, 2012 at 7:10 AM

Subject: Re: Update on AISD land. Please tell us what you think.

To: Trail West <4806tw@gmail.com>

Thank you for your update. We are for the SF2 zoning.

Jane and Bill Hall
4801 Woodside Dr.

From: **bradford beal**
Date: Fri, May 18, 2012 at 7:46 AM
Subject: Trail West / AISD tract zoning case -
To: Trail West <4806tw@gmail.com>

To whom it may concern:

We are residents of Travis Country and support the proposed rezoning of the AISD tract to allow the planned residential development.

The submitted development plan is consistent with the residential nature of Travis Country. Residential development of this tract is the highest and best use of the land. Approval of this plan would allow the AISD to sell the property at a market price and add significant dollars to their coffers.

Our feelings are that the vast majority of the opposition to this land use comes from nearby residents who are seeking to prevent any use of this land. Travis Country is already blessed with a great amount of green space. The conversion of this "school" tract to low-density residential use will have no impact on most of us. The adjacent property owners will be getting a much less obtrusive use of this land than what was originally intended.

Thanks for your service to our community.

Peggy and Brad Beal
5625 Hero Drive

From: **Dan Moore**
Date: Sun, Mar 18, 2012 at 7:19 PM
Subject: Re: TC AISD Property

I am appalled and saddened by the attitude of those protesting development of property that is not theirs. They are for a 'taking' of other people's rights rather than making a minor, or no adjustment at all, to the area dog trot. Were this to be a school I could better understand dismay, for that would clearly squeeze their 'hood' in many ways. What they are attempting is immoral and out of step with the way most of us have lived our lives.

Won't be at the meeting, but will gladly let my feelings be known. At 78, maybe I am out of step, but my honor is intact, and would like to think that most people value that above theft (taking - which is what they are attempting).

Dan Moore