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Item C-10

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ENVIRONMENTAL BOARD MOTION 032013 4c

Date: March 20, 2013

Subject: Senna Hills MUD

Motioned By: Mary Ann Neely

Seconded By: Marisa Perales

Recommendation

The Environmental Board recommends disapproval of the Senna Hills MUD Consent Agreement Amendment C12M-2013-002.

Rationale:

The proposed change would result in increased impervious cover in the Barton Creek Watershed.

Vote 5-1-0-1

For: Gary, Maxwell, Neely, Perales and Walker

Against:

Abstain: J. Robert Anderson

Absent: Schissler

Approved By:

Dr. Mary Gay Maxwell, Chair

Chuter, Jackie

From: aruna addala
Sent: Monday, March 25, 2013 8:41 PM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: Oppose the proposed Senna Hills Office Complex - Case Number C12M-2013-0002

Hello Ms. Chuter and Mr. Anderson,

We are residents of Senna Hills. We are writing to express our opposition to the proposed Senna Hills Office Complex - Case Number C12M-2013-0002 . This proposed complex will have a huge negative impact on our family's quality of life, and the property values of ALL homes in the neighborhood will decrease. The inside roads will not be able to handle the traffic that will be generated from these proposed buildings. It is a residential area and we have a huge children and pets population. This development will certainly be detrimental to the daily living of the entire neighbourhood.

thank you,

Aruna and Ravi Addala

Chuter, Jackie

From: Vasu Alahari
Sent: Saturday, March 23, 2013 7:13 AM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Chuter, Jackie
Subject: SennaHills Office Development

Sri Satchitananda Sadguru Sainath Maharaj Ki Jai
Sadguru Sri Sainathuni Sarath Babuji Ki Jai

Hi,

I am Durga Alahari resident of 1904 Heliotrope Ct located in Senna Hills Community. I understood that you are meeting on March 26th regarding this building. Can you please make sure that Senna Hills Drive does not have any commercial traffic?

Thanking You!!

Regards,

Durga Alahari

Chuter, Jackie

From: Bhargavi Reddy
Sent: Monday, March 25, 2013 8:53 AM
To: Chuter, Jackie
Cc: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: [sennahillsaustin] School Site

Dear Committee Members,

As a resident of Senna Hills, I strongly oppose the development that is being discussed and in plan at the entrance of Senna Hills. This development if approved will have an adverse affect on our community. I hope you understand our concerns and make a decision on behalf of the well being of our community.

Regards,
Ajay & Bhargavi.

Chuter, Jackie

From: Gene Bishop
Sent: Sunday, March 24, 2013 10:55 AM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Chuter, Jackie
Subject: Opposition to Development of Senna Hills Office Park Case No. C12M-2013-0002

I sent the email below with what must have been an earlier case number. The proper case number is referenced in the subject line.

From: Gene Bishop
Sent: Saturday, March 23, 2013 10:00 AM
To: bc-Dave.Anderson@austintexas.gov; bc-Alfonso.Hernandez@austintexas.gov; bc-Jean.Stevens@austintexas.gov; bc-Danette.Chimenti@austintexas.gov; mnrgatfield@yahoo.com; bc-Jeff.Jack@austintexas.gov; bc-James.Nortey@austintexas.gov; bc-Stephen.Oliver@austintexas.gov; bc-Brian.Roark@austintexas.gov; bc-Myron.Smith@austintexas.gov; Jackie.Chuter@austintexas.gov
Subject: Opposition to Development of Senna Hills Office Park Case No. SP-2011-0286D

Sirs and Madams:

I am writing this mail to express my vehement opposition to the development of a very large office complex on Bee Cave Road and immediately south of the Senna Hills subdivision. This development has been referred to as the Senna Hills Office Park and is designated case number SP-2011-0286D by the city of Austin.

My wife and I bought a new home in 2008 in the area of Senna Hills just north of this proposed development with the knowledge that the site of the proposed development would be used as a future school. This appealed to us as an attractive addition to a great neighborhood and a good, complementary use of the land. Now a developer wants to change the use of the land to build a very large office complex with all of the attendant traffic throughout the day. The proposed buildings and parking structures are massive in scale compared to anything else in the area. Even worse, the plan calls for all of the traffic into and out of this complex to be routed through the west entrance to our neighborhood on Senna Hills Drive. This is one of only two entrance/exits for our neighborhood and already sees significant traffic from our residents.

This development would impact the quality of life and property values of everyone in the neighborhood but even more so for those residents just north of it. Please register my opposition and consider my concerns as you consider approval or rejection of this substantial change in land use.

Robert E (Gene) Bishop
2224 Gillia Drive
Senna Hills Subdivision
512-771-3322

Chuter, Jackie

From: cartercynth
Sent: Monday, March 25, 2013 8:27 PM
To: Chuter, Jackie
Subject: Senna Hills Office Proposal

Dear Jackie,

When my family and I moved to Senna Hills, I did not realize that there would be a large office complex in our neighborhood. I am very concerned about the traffic that it will create. I am also concerned about the safety of the children in Senna Hills.

Cynthia

Chuter, Jackie

From: Andres Carvallo
Sent: Tuesday, March 26, 2013 10:24 AM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Chuter, Jackie
Cc: angela@carvallo.com; allyc13@yahoo.com
Subject: Letter Opposing Any Change at Senna Hills
Importance: High

Dear commissioners and staff,

This email is a formal notice opposing any change to the agreement between the City of Austin and the Senna Hills MUD that could allow Rip Miller and his company to build an office complex (or any commercial building) in Senna Hills.

Everyone in Senna Hills is strongly against this change request and against any office complex or commercial use of the land. We also understand that the EANES School District might still be interested in the site.

Best Regards,

Andres Carvallo, Angela Carvallo, and Alexandra Carvallo

10535 Indigo Broom Loop, Austin, TX 78733

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<http://www.theadvancedsmartgrid.com>

Chuter, Jackie

From: Sundeep Chandhoke
Sent: Saturday, March 23, 2013 11:58 AM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: Case Number C12M-2013-0002: Object to Rip Miller's proposal of building a commercial office building on lot next to Senna Hills Residential subdivision

Dear all,

This is regarding case number C12M-2013-0002. We oppose the plans from builder Rip Miller regarding building a commercial office complex next to Senna Hills on Bee Cave Drive. This will compromise security and value of our residential subdivision. We fully support the email sent below to Ms. Chuter by Christina Simpson and David Lippman (our neighbors) on February 22 2013.

Kirni and Sundeep Chandhoke
10716 Straw Flower Drive
Austin TX 78733

From: Christina Simpson [mailto:
Sent: Friday, February 22, 2013 9:33 PM
To: 'jackie.chuter@austintexas.gov'
Subject: Case Number C12M-2013-0002

Dear Ms. Chuter,

We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. My husband and I have lived in Senna Hills for 12 years. We oppose ! the requested change. Mr. Miller has presented his plan to the residents and we overwhelmingly rejected his proposal. Our major reasons are as follows:

- o We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex.
- o Mr. Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space.
- o Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently travel on foot.
- o Parking spaces planned would not be adequate for the businesses expected to lease (medical).
- o Mr. Miller cites his Westlake Medical Center development as an example of his plan for the Senna Hills offices. The Westlake Medical Center is a poor model to follow and increases our concerns. It has heavy traffic all day with cars constantly arriving and departing, a tricky narrow drive around and between the buildings, and

such a shortage of parking spaces that people park in no parking zones and someone was hired to drive around in a cart to help them find a legal parking spot.

o With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We would appreciate your conveying to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

Sincerely yours,

Christina Simpson and David Lippman
10546 Indigo Broom Loop
Austin, TX 78733

Chuter, Jackie

From: Richard Chang
Sent: Friday, March 22, 2013 6:09 PM
To: Chuter, Jackie
Subject: Fw: R. Chang and Family opposition to commercial property in Senna Hills community

Good day Jackie,

I understand you are the City Planner assigned to this case, and I wanted you to see the email I sent to each member of the Planning Committee voicing my opposition to converting the Senna Hills school-site land into commercial property land.

Many thanks and best regards,

Richard Chang.

— Forwarded Message

From: Richard Chang

To: "Dave.Anderson@austintexas.gov" <Dave.Anderson@austintexas.gov>; "alfonso.hernandez@austintexas.gov" <alfonso.hernandez@austintexas.gov>; "jean.stevens@austintexas.gov" <jean.stevens@austintexas.gov>; "danette.chimenti@austintexas.gov" <danette.chimenti@austintexas.gov>; "mnrqhatfield@yahoo.com" <mnrqhatfield@yahoo.com>; "jeff.jack@austintexas.gov" <jeff.jack@austintexas.gov>; "james.nortey@austintexas.gov" <james.nortey@austintexas.gov>; "stephen.oliver@austintexas.gov" <stephen.oliver@austintexas.gov>; "brian.roark@austintexas.gov" <brian.roark@austintexas.gov>; "myron.smith@austintexas.gov" <myron.smith@austintexas.gov>

Cc: A C

Sent: Friday, March 22, 2013 6:05 PM

Subject: R. Chang and Family opposition to commercial property in Senna Hills community

Dear Members of the Planning Committee,

My name is Richard Chang, and my wife is Amy Chung, and our daughters: Madison (14), Jacqueline (4), and Yvette (3) are residents in the Senna Hills community. We have lived here for five years.

I'm writing each of you, and collectively as the Planning Committee to voice our strongest opposition to the current plans of Mr. Miller to convert the existing school-site land into commercial property land. My concerns are centered upon the safety of my children, my family, and my neighbors.

Please add us to the list of Senna Hills residents opposing this change to our community.

We work, live, and play here everyday, and this decision would impact our lives the most; therefore the voice of the community should be the key deciding factor ahead of commercial, political, and economic factors on this issue. Thank you for your efforts in representing our community.

Best regards,

Richard C. Chang

10505 Prickly Poppy Cove
Austin, Texas 78733
cell: 512-438-9888

Chuter, Jackie

From: d chen
Sent: Monday, March 25, 2013 4:41 PM
To: Chuter, Jackie; Hernandez, Alfonso - BC; Anderson, Dave - BC; Stevens, Jean - BC; Nortey, James - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: School site in Senna Hills

Dear Planning Commission Members:

I am writing to you to express my deepest concern of building an office complex with its access on Senna Hills Drive. It will change our lifestyles, our property values, and most importantly endangers our families.

Allowing an office complex to have its access on Senna Hills Drive will jeopardize the safety of our families. The occupancies of the office building could use both the east and west exits on Senna Hills Drive. Especially the east exit has a better view of the traffic on Bee Cave Road. It will make Senna Hills Drive exposed to public traffic, and no longer an inner subdivision driveway. However, the community activity centers, such as playground, basketball court, tennis court and swimming pool, are right on Senna Hills Drive. Children are often playing there. Many neighbors are walking along Senna Hills Drive to those activity centers. All of the extra traffic caused by the occupancies or visitors of the office building will endanger the pedestrians and children at play. We feel as our back yard is exposed to public traffic.

Building an office complex will also reduce our home value. When we moved to Austin about four years ago, the peaceful and beautiful Senna Hills community, with a future elementary school on site was highly appealing to us. We decided to purchase a home in Senna Hills instead of Barton Creek, which is a community across the Bee Cave Road and has a lower average house price. If an office building complex is built in Senna Hills, which was not on the original development plan, the overall compass of the community will be changed forever. Our home value will not appreciate much in a combined commercial and residential suburban area.

It should also be noted that the sign "Education Center" is still on the site. To our knowledge, Mr. Miller has known for a while the site will not be purchased by EANES ISD, and he has intended to build an office complex there. However, instead of posting a sign indicating it is vacant, he still puts the sign of "education center" there. The potential home buyers have been and will be misled to believe that there will be an education center there. This type of deception act by Mr. Miller is immoral, if not illegal.

In summary, as a home owner in Senna Hills, I am strongly opposing any commercial facility within the Senna Hills community. I am even more strongly opposing any commercial facility use Senna Hills Drive as its access to Bee Cave Road.

Thank you for your consideration.

Sincerely,

Dongmei Chen

10509 Prezia Drive

Chuter, Jackie

From: Iris Chen
Sent: Sunday, March 24, 2013 7:47 PM
To: Chuter, Jackie
Subject: resident from Senna Hill taht against the new development

Hi,Jackie:

My neighbor told us that we can write an email to you voice out that we are opposite the new development at the west Senna Hill entrance. Yes, we do concern about the change will put our kids in dangerous because the increase of traffic if Miller really pass those office buildings permit.

Please let us know the news and we're appreciate your time and help.

Thank you.

Afu Lin and Iris Chen
10425 indigo broom Loop
Austin, TX 78733

Chuter, Jackie

From: Jonathan Chen
Sent: Tuesday, March 26, 2013 12:25 PM
To: Chuter, Jackie
Subject: Fwd: opposition to the Senna Hills project proposed by Rip Miller and his company

Dear Ms. Jackie,

I've noticed that the Planning Commission contact list didn't include your name. I'm just forwarding to you the following email we sent to the Planning Commission.

Thank you.

Jonathan Chen
Resident of 2221 Gilia Dr., Austin, TX 78733
512-879-9872 (H)

----- Forwarded message -----

From: Jonathan Chen <cheny88@gmail.com>
Date: Tue, Mar 26, 2013 at 12:12 PM
Subject: opposition to the Senna Hills project proposed by Rip Miller and his company
To: bc-Dave.Anderson@austintexas.gov
Cc: bc-Alfonso.Hernandez@austintexas.gov, bc-Jean.Stevens@austintexas.gov, bc-Danette.Chimenti@austintexas.gov, mnrghatfield@yahoo.com, bc-Jeff.Jack@austintexas.gov, bc-James.Norley@austintexas.gov, bc-Stephen.Oliver@austintexas.gov, bc-Brian.Roark@austintexas.gov, bc-Myron.Smith@austintexas.gov

Dear Planning Commission Members,

We want to send this email to let you know we are one of the Senna Hills residents who oppose the Rip Miller proposal to change the educational lot into a commercial office area. This proposal created some major issues about traffic route, dramatic traffic flow increase, and subdivision safety that conflict with many residents' interests. We don't think Rip Miller and his company did a good job to communicate well with the residents and to make this project transparent to all the residents.

We urge that the Planning Commission would be willing to listen to the opponents' voice. Please let us know if we can provide any additional information in this regard.

Thank you very much!

Peiyu Ren and Jonathan Chen
Resident of 2221 Gilia Dr., Austin TX 78733
Home Phone # 512-879-9872

Chuter, Jackie

From: Nikhil995
Sent: Sunday, March 24, 2013 10:05 PM
To: Chuter, Jackie
Cc: ushachow@yahoo.com
Subject: Senna hills construction digest number 1488

Hi Ms. Chuter,

We moved to austin in 2007 and decided to purchase a home in senna hills for good schools and the safety the community offers for my kids. Our house is located very close to the proposed office construction. My kids play outside, ride their bikes and we go for walk with out any fear. Now with the proposed office construction we are going to lose all these things. When we were about to make the decision I specifically asked the builder Taylor Morrison about the site and she assured me that the site is for a small learning center for the kids. Now I feel the developer and builder cheated us. We oppose the construction which put our entire neighbor hood in danger. The new traffic which will go through the neighbor hood which not fit for large go through traffic will result in more accidents. Strangers going through the neighborhood where children walk to the pool and play ground will cause unknown and known dangers. Please do not approve this plan. We will really want you to support the family's and the small children.

Thank you very much

Usha Chowdhury
Gilia dr

Sent from my iPad

Chuter, Jackie

From: Brad Cohen
Sent: Sunday, March 24, 2013 4:48 PM
To: Anderson, Dave - BC
Cc: Chuter, Jackie
Subject: Case Number C12M-2013-0002 - Senna Hills

Mr. Dave Anderson,

I am a homeowner in Senna Hills (1705 Milagro Drive). I oppose the development proposed in Case Number C12M-2013-0002 for land which had been designated to be part of a Senna Hills community. I am writing to ask for your help and support in opposing and rejecting the proposed development. I am also copying Jackie Chuter who is the planner for this case.

My understanding when our family bought a home here was that the development was planned to be a learning center for our children and that it was planned to be compatible with our residential neighborhood.

What has been proposed is a commercial development that would bring commercial traffic, noise, and light pollution into the neighborhood, would negatively impact all of our property values, and would be truly detrimental to our neighborhood day to day living and safety.

Please reject the proposal for this commercial development and enable the neighborhood to have either a development that is consistent with our neighborhood or the ability to buy the land back as a neighborhood.

If this does not happen then the expressed intent of the land and community is being bypassed and rules changed just to enable a developer to make a greater profit. I know of no one in the neighborhood that supports the proposed development.

Sincerely,
R. B. Cohen
1705 Milagro Drive
Austin, TX 78733

Chuter, Jackie

From: Collier, Charles V •
Sent: Sunday, March 24, 2013 9:21 PM
To: Chuter, Jackie
Subject: Case Number C12M-2013-0002

Dear Ms. Chuter,

We received the Notice of Filing of Application for Amendment to Consent Agreement with Water District to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. My wife and I have lived in Senna Hills for 3 years. We **strongly oppose** the requested change.

Our major reasons for opposition are as follows:

- We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex;
- Access to the proposed office complex would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently traveling on foot;
- Mr. Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space;
- Along FM Road 2244 there are several similar office buildings with under used and available space for lease – this development is not necessary and unduly impacts our community;
- Parking spaces planned would not be adequate for the businesses expected to lease (medical); and
- Locating this type of office building would have a negative impact on both the quality of life in the community and value of our homes'.

We would appreciate your conveying to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD.

Sincerely yours,

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing KPMG client engagement letter.

Chuter, Jackie

From: Debbie Cooper
Sent: Saturday, March 23, 2013 11:51 AM
To: Chuter, Jackie
Subject: Senna Hills community

Dear Ms. Chuter,

We are writing in opposition to the commercial property development by Rip Miller in the Senna Hills community. His plan was presented to the residents of Senna Hills and was rejected.

1. The commercial development will increase the amount of traffic already on Senna Hills drive. Even currently, we could use a light at that intersection in order to get out safely in the mornings and evenings when traffic on FM2244 is very heavy.
2. The increased traffic would put at risk the children and adults who may be outside and crossing the street.
3. When we purchased our home 12 years ago, we had the understanding that the property was for an educational complex, not commercial.
4. If going by Rip Miller's development of the Westlake Medical center, there will not be enough parking to accommodate everyone using the complex.
5. There will be little buffer space between the office buildings and the community garden homes.

Sincerely,

Debbie and Tim Cooper
2004 Vervain CT.
Austin, TX 78733

Chuter, Jackie

From: Claire Dansby
Sent: Friday, March 22, 2013 11:49 PM
To: Anderson, Dave - BC
Cc: Chuter, Jackie
Subject: Senna Hills Office Bldg - I object

This neighborhood cannot handle the amount of traffic that this size of a development will bring....we have toddlers crossing the street to go to the pool from May until October, at a stop sign that is already dangerous due to people running it. All of the traffic will flow through the neighborhood. It will ruin a family friendly place to live. Would you want this going through your neighborhood? Well....would you?

We do not need all of this office space out here. But if it is deemed to be a great idea, then only if it has ingress and egress from Bee Caves road only.

Please.....

Claire Dansby

Chuter, Jackie

From: Trent Davis
Sent: Monday, March 25, 2013 2:02 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: RE: City of Austin Senna Hills Development and Case Number C12M-2013-0002

Ladies and Gentlemen,

We are Senna Hills homeowners who oppose Senna Hills, Ltd.'s request (C12M-2013-0002) to change the Senna Hills school site into an office complex. We believe such a change would degrade the residential integrity of our neighborhood.

Senna Hills is a master-planned community. The plan, approved in 1995, provides for single family residences and community amenities, including a school. A school would have low profile buildings and ground level parking, and provide open space, playing fields and other recreational facilities that would enhance our community. Senna Hills, Ltd.'s proposed office complex does not, so we oppose this amendment request.

We fear that an office complex would generate an enormous increase in traffic on Senna Hills Drive, the only access to Senna Hills homes and the school site. The western outlet from Senna Hills Drive to Bee Cave Road is close to the school site, but has limited visibility of approaching traffic on Bee Cave Road. We believe that office workers and clients will realize it is safer to turn east onto Bee Cave Road from the eastern outlet of Senna Hills Drive, leading them to drive all the way through our community, past homes, our playground and pool, and the main school bus stop. We strongly oppose having office traffic on Senna Hills Drive.

We ask you to join us in opposing this land use change. Thank you.

Senna Hills
10712 Straw Flower Dr, Austin, Texas 78733

Trent Davis
V P - Product Management
T: 512.776.8424 M: 832.725.6102

LION STREET

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Chuter, Jackie

From: terry ·
Sent: Saturday, March 23, 2013 5:28 PM
To: Chuter, Jackie
Subject: Senna Hills

We are against the plans to build an office complex at the entrance to Senna Hills.

Paul and Patrice Davis
10619 Indigo Broom Loop

Sent from my iPad

Chuter, Jackie

From: Nischal Desai
Sent: Sunday, March 24, 2013 10:12 AM
To: Chuter, Jackie
Cc: Anderson, Dave - BC
Subject: Opposing - massvie development at Senna Hills Entrance C12M-2013-0002

Dear Jackie/Dave,

Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

Good morning.

As you have heard from other residents before, we all collectively oppose this massive office building project at the entrance of our neighborhood of Senna Hills in western Travis County.

The site is for a school project and not a commercial massive office project. We bought our homes and enjoying the quiet neighborhood with school site in mind. Office building is not appropriate as it will increase traffic, impact adversely the safety of our kids, our property values along with increased noise and light pollution.

Please for the sake of our kids and family neighborhood we kindly request you not to allow this office project. We all will really appreciate your kind consideration.

Have a nice day.

Regards,

Neil

Bidens PL.

Chuter, Jackie

From: Sameer Desai
Sent: Monday, March 25, 2013 3:39 PM
To: Chuter, Jackie; Anderson, Dave - BC
Cc: desai_nikki@yahoo.com
Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

Dear Jackie/Dave,

Subject: Senna Hills Office Complex - Case Number C12M-2013-0002
Address: 10613 Straw Flower Dr
Austin, TX 78733

As you have heard from other residents before, we all collectively oppose this massive office building project at the entrance of our neighborhood of Senna Hills in western Travis County.

The site is for a school project and not a commercial massive office project. We bought our homes and enjoying the quiet neighborhood with school site in mind. Office building is not appropriate as it will increase traffic, impact adversely the safety of our kids, our property values along with increased noise and light pollution.

Please for the sake of our kids and family neighborhood we kindly request you not to allow this office project. We all will really appreciate your kind consideration.

Have a nice day.

Best Regards,

Sameer/Nikki.

Chuter, Jackie

From: Doering, Scott
Sent: Monday, March 25, 2013 12:21 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: Case Number C12M-2013-0002 - OPPOSITION

As a resident of Senna Hills, I wish to lodge my opposition of the placement of an office complex where a school site had long been planned. My family specifically chose this area because of the growing property values in the Eanes school district and this decision will have not only an impact to our quality of life, but a monetary impact as well. Given that there are numerous office locations along Bee Caves Rd. with FOR LEASE on them, it seems a poor decision to grant approval for even more office space, especially space directly within a residential neighborhood.

Scott and Maria Doering
2204 Rivina Dr.
Austin, TX 78733

Chuter, Jackie

From: huang fang
Sent: Monday, March 25, 2013 11:40 AM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC
Subject: Case Number C12M-2013-0002

Dear Ms. Chuter and the planning commission,

My husband and I have lived in Senna Hills. We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. We oppose the requested change. As the residents here, we have been presented the plan by Mr. Miller and we overwhelmingly rejected his proposal. Our major reasons are as follows:

1. We purchased our property with the understanding that an educational facility would be built, not an office complex.
2. In Mr. Miller's plan, the three buildings of several stories will abut the garden home section of our community with very little buffer space.
3. Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently travel on foot.
4. With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We would appreciate your conveying to the staff, the other Planning Commission members, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

Sincerely yours,

Fang Huang & Leigang Kou
10413 Peonia Ct.
Austin, TX 78733

Chuter, Jackie

From: Kevin Felts
Sent: Saturday, March 23, 2013 12:36 PM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Senna Hills Community Land Development

I am writing you all to express my deep concerns and strong opposition to developer Rip Miller's plans to build a very large commercial building in a very large residential community. The land in question is part of a large residential community, with an enormous amount of families. The only access to the land that is allowed is off of Senna Hills drive, a two-lane road that doesn't have any road markings at all and goes through the center of our large residential community. The addition of a large commercial complex or building would increase traffic and usage on senna hills drive. Senna hills drive is not equipped to handle more traffic nor is it in a suitable area for more traffic. The increase in traffic will:

1- put the enormous amount of children that reside in the community and our entire families at a HUGE risk for traffic accidents as most kids and families spend a lot of time outside enjoying our beautiful community. It simply would take one of the nicest and safest communities and turn it into a community most people would not want to endanger their children by letting them play outside. Thus, not wanting to live in this community. Most people in this community moved here because it is a large residential community with tons of children and we do not want it ruined by a commercial building being built in a residential community!

2- senna hills is in one of the highest property tax brackets in the city. The addition of a commercial property would lower property values immensely hurting not only the families that live in the community but also anyone who receives those tax dollars. Austin is the fastest growing city in the nation and this community is one of the best in Austin! Why would anyone want to destroy a place so many of the new Austinites want to live? The only reason for a commercial building is so Rip Miller can make more money at the expense of probably close to one thousand other people. He wants to build a medical building, I am in the medical field and with the changing environment of the medical field, not only is this a waste of space for a new medical building as we have numerous within 10 miles from Senna Hills, but it is also a waste of resources and money! We have a new Lakeway hospital that isn't close to being used to full capacity. We also have numerous Dr's offices and urgent cares on Bee Caves road alone. We also have Westlake hospital and its medical park right down the road on Bee Caves.

I know almost everyone in our community is opposed to this commercial development! Please take our opposition to this extremely important matter into consideration. Senna hills is a community of upper middle class families who are willing to pay the high tax rate so our families can have the lives we've always wanted for them.

Thank you for your time and consideration in this matter! Please feel free to contact me if you need anything else or if you have any questions for me.

Kevin Felts

Chuter, Jackie

From: Ashish Gokhale
Sent: Monday, March 25, 2013 9:50 AM
To: Anderson, Dave - BC
Cc: Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Chuter, Jackie
Subject: Senna Hills School site Land use by Mr. Miller

Dear members of the planning commission,

My wife and I have been residents in Senna Hills since June 2011. We have two kids aged 9 and 11.

This is a community that I'm proud to be a part of - little children play outside in the front yards and the cul-de-sacs and even on Senna Hills Drive.

With the proposed commercial development by Rip Miller, it is going to destroy the fabric of this community, depress real estate values and be unsafe for our kids with cars zooming in and out - cars whose drivers have no interest in Senna Hills other than to get to the commercial development site the fastest they can.

We want to voice our concern with this development in so far as it is commercial - we believe appropriate land use of the school site must be compatible with, and not detrimental to, our existing residential neighborhood. Senna Hills is a planned, single family residential community and that plan did not include commercial traffic on Senna Hills Drive.

The community amenities associated with a school - playing fields, playgrounds, open public space - should be part of any development on that site.

--

Regards,
Ashish Gokhale & Poonam Gokhale
1905 Heliotrope Ct., Austin TX 78733
ph: 512 903 0725

Chuter, Jackie

From: Poonam
Sent: Monday, March 25, 2013 9:17 AM
To: Chuter, Jackie
Subject: Senna Hills - please keep it as beautiful as it is today - a classic Austin community!

Morning Ms. Chutes,

We live in the Senna hills community . This email is to show our opposition to the proposed commercial development next to our community.

Most or rather all the residents live here because it is an extremely kid friendly community. We moved here couple of years ago after living in Dallas for 15 years - And fell in love with this place when we saw kids playing around. Our boys are enjoying this Austin life a lot...

But if the proposed commercial property is approved - the community will suffer a lot directly impacting the kids life as well. With the extra traffic -the freedom the kids are enjoying today will be gone.

I strongly urge to not approve the commercial development.

Regards
Poonam Gokhale
1905 Heliotrope Ct.
Austin , Tx

Sent from my iPad

Chuter, Jackie

From: Atchyuth
Sent: Monday, March 25, 2013 11:50 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Chuter, Jackie
Subject: Regarding the proposed Senna Hills Office complex--- Case Number C12M-2013-0002

Sir/Madam,

I am a resident of senna hills since 2005. We had moved in to this neighborhood and area because of the serene residential nature of the surroundings. The understanding we had when we bought the house was that a school/library would be coming up on the site in question.

The current plan by the developer to build an office complex would disrupt the residential nature of the neighborhood. The office complex would cause a tremendous increase in the neighborhood traffic, cause safety issues and would also negatively affect the value of our houses....

We would like to urge you to consider our strong opposition to this project and please take in to consideration the negative impacts it would cause to this community when adjudicating this case...

Regards,
Anitha & Atchyuth Gorti
1613 Milagro Dr.
Austin, TX 78733

Chuter, Jackie

From: Archita Gunturu
Sent: Tuesday, March 26, 2013 8:06 AM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: Opposing School Site - Senna hills

Hi,

I a resident of Senna Hills and my family opposes the building of school site in our residential community. I think building a commercial property here will have a great impact on our lifestyles. Traffic will increase a lot and speed limit following by the cars is not guaranteed. Property values of our homes will go down. The overall peace of this nice little community will be gone.

I hope you will consider these things and oppose the commercial building.

Thank You
Archita Gunturu

Chuter, Jackie

From: Rod Harlander
Sent: Monday, March 25, 2013 5:56 PM
To: Dave.Anderson@austintexas.gov
Subject: Senna Hills Office Complex Development

Dave, I am a resident in Senna Hills and am writing to you to express my opposition to the office complex development proposed by Rip Miller in Senna Hills. Senna Hills was established as a planned, single family residential community, and that plan did not include commercial traffic on Senna Hills Drive. Since there is only one other entrance/exit for the entire development, traffic would become a major issue for all the residents of Senna Hills. The amenities associated with a school, if it were to be built on this contested site, would be much more agreeable to most residents.

Thank you for considering the opinions of the Senna Hills residents.

Rod Harlander

Chuter, Jackie

From: Chen He
Sent: Monday, March 25, 2013 10:01 AM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Opposition to the proposed Senna Hills Office Complex - Case Number C12M-2013-0002

To Whom It May Concern:

Here we'd like to express our strong opposition to the proposed Senna Hills Office Complex - Case Number C12M-2013-0002 . Our family has been living in Senna Hills since 2007. This proposed complex will have a huge negative impact on my family's quality of life, causing more traffic than the neighborhood was originally designed for, and the property values of homes in the neighborhood will decrease.

Thanks,
Chen He and Lijia Liu
10512 Prezia Drive

Chuter, Jackie

From: elisa a
Sent: Sunday, March 24, 2013 10:13 PM
To: Chuter, Jackie
Subject: opposition to the proposed - Case Number C12M-2013-0002

Dear Ms. Chuter,

I want to write personally express my opposition to the proposed Senna Hills Office Complex - Case Number C12M-2013-0002.

We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. Our family have lived in Senna Hills for 4 years. We oppose the requested change. Mr. Miller has presented his plan to the residents and we overwhelmingly rejected his proposal. Our major reasons are as follows:

- o We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex.
- o Mr. Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space. This is unsafe for the family and children living in the area.
- o Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently travel on foot. Again, this is unsafe for the neighborhood which many families have small children.
- o Parking spaces planned would not be adequate for the businesses expected to lease (medical).
- o Mr. Miller cites his Westlake Medical Center development as an example of his plan for the Senna Hills offices. The Westlake Medical Center is a poor model to follow and increases our concerns. It has heavy traffic all day with cars constantly arriving and departing, a tricky narrow drive around and between the buildings, and such a shortage of parking spaces that people park in no parking zones and someone was hired to drive around in a cart to help them find a legal parking spot.
- o With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We would appreciate your conveying to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

Sincerely yours,

Elisa Huang

1805 Lemon Mint Ct

Chuter, Jackie

From: Kevin Hung
Sent: Sunday, March 24, 2013 10:13 PM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Proposed Office Development at Senna Hills

Dear Sir and Madam:

We are writing to express our opposition to the proposed office development at Senna Hills by Mr. Rip Miller. When we purchased our house, our understanding was that the site was designated for an education center or school, hence the access to the site is from Senna Hills Drive. This makes sense for a school/education center to have access on a minor road.

However, with the current proposal by Mr. Miller of turning the school site into a 4-storey, 3-building office building, with overflow parking on the east side of Senna Hills, it is a huge concern to us the extra traffic throughout the day the new office building would bring to Senna Hills, especially on Senna Hills Drive. It would be unsafe for our kids to play on the street or walk from the school bus stop to home. We strongly oppose the current proposal.

We would like to request that if there is any development to be done on that original school site, the access would have to be off Bee Caves Road, and should not be routed to Senna Hills Drive at all. If this request cannot be met, we would oppose any development on that site except for a school / education center.

Regards,
Kevin and Cecilia Hung
2205 Rivina Drive

Chuter, Jackie

From: Monica Jeffs
Sent: Monday, March 25, 2013 8:26 AM
To: Chuter, Jackie
Subject: Proposed Senna Hills Building Project

Dear Ms. Jackie Chuter,

I wanted to take a moment to share my concerns and opposition to the proposed Building Project. I moved into Senna Hills three years ago because of the beauty, relaxation, and family support and community.

With the current proposed project all three interests are in danger including additional concerns of safety and declining home values in the community.

Senna Hills is a beautiful developed community that for many years was under the impression that an education center would be built on the property. In fact, there is still a sign up on Bee Caves Road advertising.

As a homeowner, I am naturally concerned about the aesthetics of the community, home values, and increased noise levels the proposed construction and traffics will cause, and safety issues. I have a teenager that I worry about as it is very difficult to cross Bee Cave Road in the morning. This project will only make this situation worse and will increase the traffic to this area tremendously. I am urging you as a concerned parent that this project will decrease safety to this community.

Please reconsider other solutions on behalf of your constituents in The Senna Hills community. An entry access off of Senna Hills is not a viable solution, nor is the proposed Building project.

Respectfully,

Bob and Monica Jeffs
909-659-9530
2224 Rivina Drive

Sent from my iPad

Sent from my iPad

Chuter, Jackie

From: swati joshi
Sent: Saturday, March 23, 2013 10:04 AM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: senna hills office development-Garden Home Resident

Hello Mr. Anderson,

As a Senna Hills resident, I strongly resist the development of an office complex by Mr. Rip Miller. It will be a big nuisance to the residents and introduce unwanted traffic to our otherwise peaceful community.

When we purchased our property in Senna Hills, we were promised a peaceful environment and the best school district in the entire Austin area. I want to see our kids play fearlessly in the cul-de-sacs and have a normal childhood. But this office complex will introduce noise, traffic and unwanted guests in our community.

As a garden home resident, I strongly oppose the construction of this complex. This will back our houses and during its construction we will have extremely high levels of noise. Since the entrance of this complex will be through Senna Hills drive, we will see lots of cars going in and out of our community. It will be extremely unsafe for our children and residents as well.

Please do look into all the pros and cons before making your decisions.

I appreciate your time to read this e-mail.

Thank you in advance

Swati Joshi and Manish Kumar
2324, Gilia Drive,
Austin Texas-78733.

Chuter, Jackie

From: Jan Kampen
Sent: Monday, March 25, 2013 2:45 PM
To: Chuter, Jackie
Subject: Senna Hills Office Proposal

Dear Jackie,

We have lived in Senna Hills for 12 years. We were told that the land usage was for a school. Never was it assumed there would be a 3 building office site placed on this property. This is a single home community. Using this land for a multiple building office site is a danger to our community. The amount of traffic that this will ensue is unthinkable. Then we find out that the only entrance and exits for the planned buildings is onto our residential street. Thus making our west entrance so congested and a major traffic issue. Please vote this plan down for all the families and children that live in this community.

Thank you for your consideration,
Janet Kampen

Chuter, Jackie

From: Barry Kihneman
Sent: Sunday, March 24, 2013 12:30 PM
To: Chuter, Jackie
Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

Ms Chuter,

My wife and I are residents of Senna Hills and would like to join the overwhelming majority of our neighbors who strongly oppose the proposed office complex development Case # C12M-2013-0002. We would greatly appreciate your assistance in representing our opposition to this project.

Barry & Rokiah Kihneman

Chuter, Jackie

From: Rama kanth
Sent: Monday, March 25, 2013 9:33 PM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

Dear Ms. Chuter,

Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

We received the Notice of Filing to amend the consent agreement between the City of Austin and Sennahills MUD to change the tract designated for school use to office use.

The proposed buildings of several stories high will be located directly behind our backyard. When we were buying this property in Sennahills garden home section, we were told by the builder that this was designated for future school needs. With this proposed change, we will be one of the home owners directly be impacted with multi story office buildings in several ways:

1. with a multistory building, view we enjoy from our property will be completely obstructed as opposed to a school building generally single story will not.
2. Traffic increase on Sennahills drive, and this complex does not even have a dedicated entrance (not that having a direct access from Bee cave rd changes our opposition if there is one)
3. Unlike a school, which winds down by sun down, multistory lighted office buildings wont. (light pollution in to late hours into our homes and human activity on our roads)
4. With enormous office structure changes the character of quite, green neighborhood we thought we moved into.

We are worried that this will change our kid friendly community into a noisy, congested roads laden with automobile traffic, business/commercial oriented/related activities and unsolicited visitors.

5. And unknowns such as street side parking, any impacts to our water and irrigation systems, and utilities.

we strongly oppose this proposal.

We would appreciate your communicating this to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

sincerely,

Kondagunturi family
10913 Bidens Place
Austin, TX 78733

Chuter, Jackie

From: Krishna <
Sent: Monday, March 25, 2013 6:29 PM
To: Chuter, Jackie
Cc: Chuter, Jackie
Subject: Case Number C12M-2013-0002

Dear Ms. Chuter,

We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. We oppose the requested change. Mr. Miller has presented his plan to the residents and we overwhelmingly rejected his proposal. Our major reasons are as follows:

- * We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex.
- * Our backyard directly abuts the property in question with very little buffer space. So, this proposed complex will have a negative impact on our family's life.
- * Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children, including my children, frequently travel on foot.
- * Parking spaces planned would not be adequate for the businesses expected to lease. So, we expect overflow parking on Senna Hills Drive.
- * With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We would appreciate your conveying to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

Sincerely yours,

Srikala and Krishna Kondapalli
2313 Gilia Dr
Austin, TX 78733

Chuter, Jackie

From: Buck Krawczyk
Sent: Monday, March 25, 2013 11:19 PM
To: Chuter, Jackie
Cc: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC
Subject: Senna Hills Development Proposal

Dear Ms. Chuter & Members of the Planning Commission,

We have lived in the Senna Hills community for the past 13 years and have enjoyed it for a variety of reasons, one of the primary ones being a peaceful and friendly neighborhood where folks can take a daily walk without the fear of excessive vehicle traffic making their walk a dangerous proposition. Our community was designed by the builder (Rip Miller) as a residential development with the possibility of a school in the future.

Miller's proposed new office complex will have a dramatic and irreversible impact on the neighborhood and current lifestyle of Senna Hills residents: an inordinate increase in the noise, traffic and danger to residents in the neighborhood, a reduction in property values and a dramatic change in the overall appeal of living in Senna Hills.

For these reasons – and the fact that when we purchased our property the only “potential” use of the land would be an elementary school – we are adamantly opposed to the planned office complex development.

Sincerely,

Buck & Carolyn Krawczyk
10611 Pluche Cove
Senna Hills

Chuter, Jackie

From: Kumar, Manish
Sent: Monday, March 25, 2013 4:15 PM
To: Chuter, Jackie
Cc: Dave.Anderson@austintexas.gov
Subject: oppose: S-hills office complex

Dear Jackie/Dave,

Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

As you have heard from other residents before, we all collectively oppose this massive office building project at the entrance of our neighborhood of Senna Hills in western Travis County.

The site is for a school project and not a commercial massive office project. We bought our homes and enjoying the quiet neighborhood with school site in mind. Office building is not appropriate as it will increase traffic, impact adversely the safety of our kids, our property values along with increased noise and light pollution.

Please for the sake of our kids and family neighborhood we kindly request you not to allow this office project. We all will really appreciate your kind consideration.

Have a nice day.

Chuter, Jackie

From: Trish Kuppusamy
Sent: Sunday, March 24, 2013 10:57 PM
To: Anderson, Dave - BC; Chuter, Jackie
Cc: Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Case Number C12M-2013-0002 .

To whom it may concern,

Please note that we own a home in Senna Hills and oppose the proposed building of an office complex. We are aware that the proposed building will have an entrance from within the subdivision. Excess traffic into or through Senna Hills will be detrimental to the community and its suburban appeal will be lost.

When we purchased our home in 2007, we were told that the proposed area would be utilized for educational purposes.

Please consider our opposition to this proposed building and all it will entail.

Thank you,

Pratiksha Kuppusamy
1508 Milagro drive,
Austin, TX 78733

(512) 241-3770

Sent from my iPhone

Chuter, Jackie

From: Kay Lee
Sent: Monday, March 25, 2013 11:15 AM
To: Chuter, Jackie
Subject: Opposition to Rip Miller's office complex at Senna Hills

Dear Ms. Chuter,

I am a Senna Hills resident and am writing to express my opposition to Rip Miller's proposed office complex (case number C12M-2013-0002). This proposed complex will have a huge negative impact on my family's quality of life at Senna Hills. Thank you for your consideration.

Sincerely,
Kay Lee

Chuter, Jackie

From: Daniel Ley
Sent: Monday, March 25, 2013 12:40 AM
To: Chuter, Jackie
Subject: Planned Development in Senna Hills

Ms. Chuter,

I am writing you to let you know that I am a resident of Senna Hills and I am opposed to the proposed change in zoning and the associated development of commercial office on the property in question. It is my understanding that the Planning Commission will be hearing and potentially voting on this proposal this week. I have lived in this neighborhood since 2006 and when I purchased my home I did so with the understanding that the land was zoned and planned for an educational facility and moved in with that assumption. The change in zoning is something that I and most residents oppose, it is not why we moved into the community and had I known that was the plan I would not have purchased this property. This is a change that will significantly impact the residents of this community in significant ways, of particular concern:

- The entrance to the office space is planned within the community itself off of Senna Hills drive. The increase in traffic within the community and the surrounding areas is very concerning. We chose to live in the suburbs so that our children would live in a traffic free and safe community with open space. In addition, the impact on traffic, parking, environment, etc by a facility of the size proposed is not clearly understood and certainly not within the expectations set when we made a decision to purchase a home here. Why wouldn't the planned space have an entrance directly off of Bee Cave Road/RM2244?
- We are very concerned about impact on property values, as mentioned we moved here 7 years ago with expectations set that the space was reserved for an educational facility NOT commercial space. This change will impact values and should not be allowed without assessment of said impact, the input of the residents and, compensation for impact on values.
- The impact on our utilities is of concern as we have our own MUD and the sewer, water and gas/propane distribution was planned for and is managed for a community our size. We are concerned that the office space planned will demand more power, water and fuel than the educational facility originally in the plan. Any adverse effect on the cost or reliability of our utilities is unacceptable. I would demand clear impact analysis for the proposed development and guarantees that there will be no impact before this is approved.

If there is any additional information or data that I can provide, I will be glad to do so. I respectfully request that the planning commission reject the request for approval for this commercial property and that the above factors and impacts be clearly understood and documented before any decisions are made.

Thank you,

Daniel Ley

1600 Acacia Bud Drive

Austin, TX 78733

tel 512.263-9168

Chuter, Jackie

From: rslikki
Sent: Saturday, March 23, 2013 1:23 PM
To: Chuter, Jackie
Subject: Senna Hills school site converting to Office Complex

Jackie,

My name is Ranga Likki lives here in Senna Hills at 10825 Straw Flower Dr, Austin, TX-78733. I strongly oppose Proposed office Complex using Senna Hills Road. Developer is welcome to do development as long as he don't use Senna Hills Road. We always was told Senna Hills road is for only Senna Hills Single family residents or School not for office complex.

Please take appropriate steps don't let developer to use Senna Hills Drive.

Thanks
Ranga Likki
512-431-2302 cell

Chuter, Jackie

From: Hui Lin <...>
Sent: Sunday, March 24, 2013 4:57 PM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: Case Number C12M-2013-0002

Dear members of commission:

We would like to express our opposition to the proposed Senna Hills Office Complex.

Sincerely,
Hui and Aria

Chuter, Jackie

From: huining liu
Sent: Saturday, March 23, 2013 12:08 AM
To: Anderson, Dave - BC; Chuter, Jackie; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnirghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Ying Wu; Hui Lin; Xun Yang; liqing yang; Zhu; Janet Cao; xiaofan fei; Bing Tan; Betty Zhang; liuyijingxy@yahoo.com; jianrong_ma@yahoo.com
Subject: school site/office complex develop near Senna Hills

Dear Planning Commissioners:

We are the resident of Senna Hill community. Our address is 10801 straw flower Dr.

We believe appropriate land use of the school site must be compatible with, and not detrimental to, our existing residential neighborhood. Senna Hills is a planned, single family residential community and that plan did not include commercial traffic on Senna Hills Drive. The community amenities associated with a school – playing fields, playgrounds, open public space – should be part of any development on that site.

Thanks,

Helen @ Bruce

(512)782-2690 (h)
(512)228-8859 (c)

Chuter, Jackie

From: Lisa McKenzie
Sent: Sunday, March 24, 2013 11:11 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: C12M-2013-0002 Senna Hills MUD Consent Agreement

Ladies and Gentlemen:

We are Senna Hills homeowners who oppose Senna Hills, Ltd.'s request (C12M-2013-0002) to change the Senna Hills school site into an office complex. We believe such a change would degrade the residential integrity of our neighborhood.

Senna Hills is a master-planned community. The plan, approved in 1995, provides for single family residences and community amenities, including a school. A school would have low profile buildings and ground level parking, and provide open space, playing fields and other recreational facilities that would enhance our community. Senna Hills, Ltd.'s proposed office complex does not, so we oppose this amendment request.

We fear that an office complex would generate an enormous increase in traffic on Senna Hills Drive, the only access to Senna Hills homes and the school site. The western outlet from Senna Hills Drive to Bee Cave Road is close to the school site, but has limited visibility of approaching traffic on Bee Cave Road. We believe that office workers and clients will realize it is safer to turn east onto Bee Cave Road from the eastern outlet of Senna Hills Drive, leading them to drive all the way through our community, past homes, our playground and pool, and the main school bus stop. We strongly oppose having office traffic on Senna Hills Drive.

We ask you to join us in opposing this land use change. Thank you.

Lisa and Scott McKenzie
10318 Indigo Broom Loop

Chuter, Jackie

From: Mark Nodine
Sent: Saturday, March 23, 2013 9:31 AM
To: Chuter, Jackie
Subject: Proposed commercial development in Senna Hills

Dear Jackie,

I'm a long-time resident of Senna Hills (since 1996), and when I moved in, I was told that the area near what has become the west entrance of Senna Hills (the road had not extended that far when I first got here) was zoned for an elementary school for the Eanes school district.

Now, the developer, Rip Miller, has proposed putting in a commercial development instead. I understand that you are the City Planner assigned to this case. I want to register my opposition to Rip's proposal on the bases that it will increase traffic on a road not intended for such traffic, will threaten the residential character of our suburban community, and will likely decrease our property values.

Thank you for hearing my concerns.

--Mark Nodine

Chuter, Jackie

From: C North -
Sent: Monday, March 25, 2013 9:48 AM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: Disapproval - Senna Hills Office Complex - Case Number C12M-2013-0002

My husband and I are residents in Senna Hills. We adamantly disapprove of the above commercial development in our residential neighborhood. The above proposed office complex will decrease our residential real estate values, create a traffic nightmare in our residential streets, create severe traffic problems and the likelihood of catastrophic automobile, bicycle and pedestrian accidents both in our neighborhood and entering and exiting Senna Hill Drive unto Beecave(FM2244) in addition to increasing crime rates in our neighborhood.

We ask that the City NOT further approve any aspect of this development.

Regards,
Cindy and Greg North
2216 Rivina Drive
Austin, TX. 78733

Chuter, Jackie

From: Binti
Sent: Tuesday, March 26, 2013 10:23 AM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: oppose: S-hills office complex

Dear Jackie/Dave,

Subject: Senna Hills Office Complex - Case Number C12M-2013-0002

As you have heard from other residents before, we all collectively oppose this massive office building project at the entrance of our neighborhood of Senna Hills in western Travis County.

The site is for a school project and not a commercial massive office project. We bought our homes and enjoying the quiet neighborhood with school site in mind. Office building is not appropriate as it will increase traffic, impact adversely the safety of our kids, our property values along with increased noise and light pollution.

Please for the sake of our kids and family neighborhood we kindly request you not to allow this office project. We all will really appreciate your kind consideration.

Have a nice day.

Binta Patel

Chuter, Jackie

From: Ronald Preston
Sent: Monday, March 25, 2013 2:35 PM
To: Chuter, Jackie
Cc: Anderson, Dave - BC
Subject: Fw: Senna Hills MUD Consent Agreement Amdenment (2013-010011ZC)

Jackie,

I followed up with a member of the MUD board who confirmed that SHL still owns several of the lots that are currently platted as irrigation. In addition some portion of these lots are currently used for effluent irrigation. It would appear to me (as a layman) that SHL is not in full compliance with the current CA as currently amended since the agreement and ordinance appear to indicate that the lands should have been transferred and not simply encumbered with ROWs and easements. As a MUD taxpayer, it would seem that SHL needs be in compliance with the current CA before future amendments should be considered.

I would respectfully request that the city disapprove future amendments to the CA until such time as SHL is deemed to be in compliance. That potentially would mean that SHL would need to transfer any of the lots they still own to the MUD.

thank you

Ron Preston
2149 Rivina Dr
Austin, TX 78733

----- Forwarded Message

From: Ronald Preston <
To: jackie.chuter@austintexas.gov
Sent: Sun, March 24, 2013 11:40:05 PM
Subject: Senna Hills MUD Consent Agreement Amdenment (2013-010011ZC)

Jackie,

I am a resident of the Senna Hills development serviced by the Senna Hills MUD. I would like to register my concerns about the proposed amendments to the consent agreement by the City, Senna Hills MUD, and Senna Hills LTD (2013-010011ZC)

In particular, I would like to understand how SHL responded to some of the questions raised by the city..

You had indicated in the MUD review that SHL should have transferred all irrigation lands to the MUD both as part of the original CA and additionally as required under an ordinance. I found the response from SHL to be evasive in answering this question. They indicated the irrigation lands are "either" owned by the MUD or have an easement allowing irrigation. I would like to understand which lots were actually transferred to the MUD and which are still owned by SHL. I would also like to understand which lands are currently actively used for irrigation and what will be needed if the propose office building and the remaining residential lots are developed.

I believe that the majority (perhaps all) of the irrigation land fronting RM 2244 is still owned by SHL. My concern is that SHL will eventually pursue other amendments to the land use plan to enable further development. If this development was to occur then the MUD will have been deprived of a significant financial benefit since those irrigation lands were to have been transferred to the MUD and not held onto by SHL. We do know that SHL has made beneficial use of this land already as they have parked trucks on the land in the past. Note that I likewise found their response to the Austin Energy question to be evasive as they indicate they don't own or control other lots. The fact is that they can and do make some use of "irrigation" lots.

A major contention from SHL is that the MUD has "enough" irrigation land however that doesn't answer the question as to whether SHL is currently in compliance with the CA. Since a major portion of the current request is to modify the land use plan and irrigation plan to favor their development plans, I think we need to get a full understanding of the current state of the irrigation plots and whether SHL is in compliance with the CA and required ordinances. If SHL is not currently in compliance then I don't believe that either the city or the MUD should agree to amendments favoring their development.

Thank your for time and consideration

Ronald Preston
Deborah Preston
2149 Rivina Dr
Austin, TX 78733

The current proposal from SHL makes both adjustments to the irrigation plan and the conceptual land use. The proposed development is quite large, I forget the

Chuter, Jackie

From: Danny Reible
Sent: Monday, March 25, 2013 7:58 PM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: Proposed land use amendment for Senna Hills Subdivision

I would like to express my opposition for a land use amendment for Rip Miller concerning Senna Hills Subdivision that will be discussed tomorrow at the planning commission meeting. I cannot attend the meeting due to travel to Lubbock but I feel that the proposed plan for an office complex on the site that currently must have ingress and egress only onto Senna Hills Dr is incompatible with the nature of the neighborhood and contrary to the original plans for that site.

I could support the office complex if it were allowed to have an entrance and exit only on Bee Cave Road and would not need access to the subdivision.

Danny Reible
10300 Indigo Broom Loop
Senna Hills Subdivision
Austin, TX 78733

Chuter, Jackie

From: on behalf of Rob Rosenfeld
Sent: Monday, March 25, 2013 10:21 AM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Opposition to Proposed Commercial Development in Senna Hills - Case Number C12M-2013-0002

Hello All,

I'm writing you to voice my opposition to the commercial development proposed on the land set aside for an educational facility under Case Number C12M-2013-0002 in my community, Senna Hills. My wife and I believe that dedicating that land to an educational facility enhanced the residential nature of the community. We are looking forward to the youth oriented facilities would could expect to accompany an educational facility. A commercial site will increase traffic on the streets our children use, introduce unsightly buildings and lighting, and significantly change the nature of our community for the worse.

Please note my opposition at the meeting planned for 26-Mar, which I unfortunately cannot attend.

Regards,
Rob Rosenfeld
2121 Rivina Dr, Senna Hills

Chuter, Jackie

From: A&K Roy
Sent: Saturday, March 23, 2013 12:32 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie

To,
The Planning Commission
We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. We oppose the requested change. Mr. Miller has presented his plan to the residents and we overwhelmingly rejected his proposal. Our reason for opposing the building of a commercial complex next to our quiet & peaceful residential complex are as follows:

- o We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex.
- o Mr. Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space.
- o Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently travel on foot. The traffic and safety will be seriously affected.
- o Parking spaces planned would not be adequate for the businesses expected to lease (medical).
- o Mr. Miller cites his Westlake Medical Center development as an example of his plan for the Senna Hills offices. The Westlake Medical Center is a poor model to follow and increases our concerns. It has heavy traffic all day with cars constantly arriving and departing, a tricky narrow drive around and between the buildings, and such a shortage of parking spaces that people park in no parking zones and someone was hired to drive around in a cart to help them find a legal parking spot.
- o With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We would appreciate your conveying to the staff, Planning Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

Sincerely yours,
Kajal & Anirban ROY

2141 Rivina Drive, Austin

Chuter, Jackie

From: Shahram Salamian
Sent: Sunday, March 24, 2013 6:14 PM
To: Chuter, Jackie; Anderson, Dave - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC
Subject: Case Number C12M-2013-0002

Dear members of City Planning Commission:

We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use adjacent to Senna Hills neighborhood entrance on Senna Hills Dr. My wife and I have lived in Senna Hills for 5 years. We oppose the requested change. Mr. Miller has presented his plan to the residents and we overwhelmingly rejected his proposal. Our major reasons are as follows:

- o We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex.
- o Mr. Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space.
- o Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently travel on foot. No access from Bee Cave Road (2244) is planned or allowed - per TxDOT restrictions.
- o Parking spaces planned would not be adequate for the businesses expected to lease (medical).
- o Mr. Miller cites his Westlake Medical Center development as an example of his plan for the Senna Hills offices. The Westlake Medical Center is a poor model to follow and increases our concerns. It has heavy traffic all day with cars constantly arriving and departing, a tricky narrow drive around and between the buildings, and such a shortage of parking spaces that people park in no parking zones and someone was hired to drive around in a cart to help them find a legal parking spot.
- o With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We appreciate your consideration of factors above and make our opposition known to water and wastewater Commission, the Environmental Board, and the City Council to a change in the consent agreement between the City and Senna Hills MUD.

Sincerely yours,

Shahram and Patricia Salamian
11101 Muddler Cove
Austin, TX 78733

Chuter, Jackie

From: David and Linda Savage <
Sent: Monday, March 25, 2013 10:57 AM
To: Chuter, Jackie; Alfonso.Hernandez@austintexas.gov; Dave.Anderson@austintexas.gov; Jean.Stevens@austintexas.gov; Danette.Chimenti@austintexas.gov; Jeff.Jack@austintexas.gov; James.Nortey@austintexas.gov; Stephen.Oliver@austintexas.gov; Brian.Roark@austintexas.gov; Myron.Smith@austintexas.gov
Subject: Case Number C12M-2013-0002

Ms. Chuter and members of the planning board,

As a resident of Senna Hills for the past 4 and a half years, my Husband and I I want to express our opposition to the proposed amended development which allows an entrance to a building site off of a residential street.

I would urge you to first not allow the change in zoning from educational to commercial. Secondly, allowing an entrance to any such site off of a residential street would have serious negative impact to all residents in Senna Hills.

Our community is a thriving neighborhood with many children and families who enjoy the ability to ride their bikes, walk their dogs and simply enjoy the common pathways that a residential neighborhood affords.

The proposed amendment would change this and in fact make Senna Hills Drive a very dangerous place especially for the youngest of our community.

Please take note of 2 additional names in opposition to the proposed amendment and development that has access from Senna Hills drive.

Sincerely,

David S Savage
Linda G Savage
1713 Acacia Bud Drive
512-297-2391

Chuter, Jackie

From: Hilary Schmidt
Sent: Saturday, March 23, 2013 9:19 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Chuter, Jackie
Subject: Case Number C12M-2013-0002

Members of the Planning Commission:

We are writing to express our opposition to the proposed Senna Hills Office Complex - Case Number C12M-2013-0002 - the proposed change to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use.

We have lived on Gilia Drive since March 2009; our backyard abuts the property in question. We purchased our home with the understanding that an educational facility would be built on the tract, not an office complex. We strongly oppose the requested change. Our major reasons are as follows:

1. Rip Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space.
2. Property values will decrease with the building of the office complex directly behind our backyard.
3. The view from our back porch will change from the existing greenbelt to a high-rise office complex with parking garages and parking lot lighting.
4. With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.
5. Land use of the school site should be compatible with, not detrimental to, our existing residential neighborhood.
6. Senna Hills is a planned, single-family residential community, and that plan did not include commercial traffic on Senna Hills Drive.
7. Traffic congestion will increase on Senna Hills Drive, which is already congested during the morning and evening rush hours.
8. The proposed office park will not only change our lifestyle, but more importantly will endanger our families.
9. We have absolutely no interest in the concessions Rip Miller has offered - fitness center, health club membership, community conference room, walking trail, playground, etc - in an effort to convince residents to accept his proposal.

Thank you for considering our position.

Hilary Schmidt and Eli King

2317 Gilia Drive
Austin, TX 78733

Sent from my iPhone

Chuter, Jackie

From: sameer shah ·
Sent: Sunday, March 24, 2013 10:47 AM
To: Chuter, Jackie
Cc: Anderson, Dave - BC
Subject: Case Number C12M-2013-0002 (Opposition from #1417 Milagro Dr)

Hi Jackie,

Last year our family moved into Senna Hills Community with our two young kids, aged 5 & 1yrs. The single biggest reason for us to chose Senna Hills is the calm, quite and kids friendly aspects of this community.

Just very recently we became aware of the proposed amendment to the Land currently reserved for a school. If the proposed amendment is approved, in my view and in view of overwhelming majority of the Senna Hills resident, it will change the community in many ways which are not in favor of the residents. My major objections to the proposed amendment are:

1) Non-commercial to Commercial use:

In original plan this land was meant for non-commercial public use as a school site. So while the site is no more needed for a school then it could be used for a public park, a community center or other non-commercial use.

2) Un-expected Heavy Traffic on inner road:

If the commercial building does come up then it would create lot of extra traffic on Senna-Hills Drive which would not only disturb the calm and quit of the community but also make the street less safe for the young population of the community.

3) Home Value:

Because of above two points, the home value in the neighborhood will undoubtedly go down. It would be unfair for the current resident like us who bought the house with the knowledge that the site is not meant for commercial use and no new changes would rob its calm and quietness.

Therefore I would humbly request the committee to weigh in on these aspects of the community while considering the amendment and earnestly hope that the committee decides not to approve the amendment.

Thanks for your consideration.

Sincerely,

Sameer and Rakhi Shah
1417 Milagro Dr
Austin, 78733

Chuter, Jackie

From: Lauren Shen ·
Sent: Monday, March 25, 2013 10:22 PM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrgatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Jason Shen
Subject: Oppose Office building at Senna Hills

Dear Members of Planning Commission:

As a Senna Hills resident, our family strongly oppose an office building to be built at this area. Traffic is already getting worse. It will be a lot worse if there is a new office building in this area. It will also affect our property value. We moved to this side of Eanes School district mainly because it is quiet and there is no office building close by. Please please please don't approve any office building to be built in this area.

Thank you very much!

Jason and Lauren Shen
10516 Prezia Drive.
Austin, TX 78733

Chuter, Jackie

From: Christina Simpson
Sent: Sunday, March 24, 2013 9:38 PM
To: Dave.Anderson@austintexas.gov; Chuter, Jackie
Cc: Alfonso.Hernandez@austintexas.gov; Jean.Stevens@austintexas.gov;
Danette.Chimenti@austintexas.gov; mnrgatfield@yahoo.com;
Jeff.Jack@austintexas.gov; James.Nortey@austintexas.gov;
Stephen.Oliver@austintexas.gov; Brian.Roark@austintexas.gov;
Myron.Smith@austintexas.gov
Subject: Case Number C12M-2013-0002 Senna Hills MUD

Dear Mr. Anderson and Ms. Chuter,

I am writing in opposition to the proposed amendment to the consent agreement with the Senna Hills MUD.

The consent agreement, as it currently stands, allows for the development of an educational facility that would complement our small residential community. The current consent agreement limits the size and type of development in order to protect the Barton Creek and Lake Austin watersheds and comply with the environmental ordinances.

Senna Hills is a community in which children and adults enjoy walking to visit friends; to go to the pool, playground, tennis courts, and basketball court; and to get exercise walking up and down Senna Hills Drive. Residents bought their homes thinking that an education center would be built and that it would be an asset to the community. The signs advertising an education center are still up and influencing prospective buyers to choose Senna Hills.

The office complex, having been planned by Mr. Miller for a number of years, would bring more people and traffic into the community daily than there are households in Senna Hills. The nature of the anticipated occupants (medical offices) would generate constant traffic five days a week.

If the entrance to the office complex is from the west end of Senna Hills Drive, as is planned and unlikely to be changed, we believe that many of the people leaving the offices would drive through the heart of Senna Hills to exit at the east end of Senna Hills Drive. We base this assumption on the fact that turning left (east) from the west end is extremely hazardous due to the poor visibility caused by the dip and curve of FM-2244 in that direction. We have already had problems with cars not stopping at the stop signs along Senna Hills Drive. By adding hundreds more cars per day, the chance of an accident would certainly increase.

I urge all of the members of the Planning Commission to vote against amending the consent agreement.

Sincerely yours,

Christina Simpson and David Lippman
10546 Indigo Broom Loop
Residents of Senna Hills since 2000

Chuter, Jackie

From: Rami Sinno
Sent: Monday, March 25, 2013 4:03 AM
To: Chuter, Jackie
Subject: Opposition to Senna Hills Office Complex Case Number C12M-2013-0002

Dear Ms. Chuter,

I am writing to you as a resident to Senna Hills to show my opposition to the proposed office complex in our neighborhood (Case Number C12M-2013-0002). Appropriate land use of the school site must be compatible with, and not detrimental to, our existing residential neighborhood. Senna Hills is a planned, single family residential community and that plan did not include commercial traffic on Senna Hills Drive.

Respectfully,
Rami Sinno
1704 Allium Dr.
Austin, TX 78733

Chuter, Jackie

From: Thomas
Sent: Monday, March 25, 2013 8:41 AM
To: Chuter, Jackie; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Objection Rip Miller's Senna Hills Proposal

To Jackie Cutter and the Members of Planning Commission,

We want to voice our strong opposition to the approval of Rip Miller's proposed office complex within the Senna Hills subdivision. We were told by our builder over 7 years ago that the new school was the only planned construction allowed by our MUD. Destroying our family environment and home value for the non authorized gain of the city and a single individual is fundamentally wrong and a violation of the public trust.

Please recognize the view of the existing tax paying homeowners during your evacuation.

Sincerely,

**Thomas and Michele Sonderman
5-2-263-5669**

Chuter, Jackie

From: Monisha Srivastava
Sent: Monday, March 25, 2013 3:02 PM
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; mnrghatfield@yahoo.com; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Chuter, Jackie
Subject: OPPOSITION TO COMMERCIAL DEVELOPMENT IN SENNA HILLS

We strongly oppose any commercial development in Senna Hills, whether it be on Bee Cave Rd.

Thank you,

Monisha and Paul Walling
1500 Milagro Dr.

Chuter, Jackie

From: Bing Tan
Sent: Monday, March 25, 2013 9:54 AM
To: Chuter, Jackie
Subject: oppose to senna hill office building

Dear Jacke Chuter,

I am a resident of Senna Hill. I would like to let you know I am agaist the new plan to buid up office buildings close to our homes. I am really concerning our chilren's safty once the ove flow traffic goes through our neighborhood. Thank you for your attention.

Best,

Bing Tan

Chuter, Jackie

From: Hway-Siew Tan
Sent: Sunday, March 24, 2013 1:27 PM
To: Chuter, Jackie
Subject: Opposing development of office complex by Senna Hills

Dear Ms. Chuter,

As a resident here in Senna Hills, my family and I are very concerned about the possibility of a commercial development right by our neighbourhood.

When we bought our home 6 years ago, we were informed the site adjoining the neighbourhood would be for a school which is compatible with our neighbourhood of mostly young families with school-age children. We have very much enjoyed the quiet and peace of the neighborhood which was what attracted us to buy in Senna Hills to begin with. The changing of plans to build a commercial property will definitely increase traffic to the area. This is not conducive for a family neighbourhood such as ours and will adversely affect the neighbourhood and its residents.

Please consider and understand our opposition to this office complex development. Please do not allow this office complex to be built.

Thank you,
Daniel Tan

Chuter, Jackie

From: Thu Dao
Sent: Saturday, March 23, 2013 3:35 PM
To: Chuter, Jackie; Anderson, Dave - BC
Cc: Thu Dao
Subject: Office development near Senna Hills

Dear Mr. Anderson and Ms. Chuter,

We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. My family have lived in Senna Hills for over 12 years and we strongly oppose the requested change. My neighbors and we have seen the plan from Rip Miller and we overwhelmingly rejected his proposal for the following reasons:

- When we bought our house, our understanding was that the plan was to build an educational facility, not an office complex.
- The scale of the office complex is much larger than the original facility, to be built very close to the garden homes section with little buffer
- Main car access would be through Senna Hills Drive, which is already congested during the morning and evening rush hours. There's no traffic lights at the Senna Hills entrances, so it always takes time to safely make left/right turn into traffic that travels 60 mph on Bee Cave Road. There are also many children walking and playing on Senna Hills Drive. Increasing traffic here would impact their safety.
- Few parking spaces planned for the office buildings, which means parking would spill onto residence streets.
- Mr. Miller cites Westlake Medical Center development as an good example of his plan for the Senna Hills offices. If you've been to the Westlake Medical Center, you'd know that it is not well designed at all. Parking is a nightmare at that Center. Parking spaces are tight and hard to maneuver.

We would appreciate your conveying to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD.

Thank you.

Sincerely yours,

Tai Truong and Thu Dao
10305 Indigo Broom Loop
Austin, TX 78733

Chuter, Jackie

From: satya vadlamani
Sent: Monday, March 25, 2013 9:29 AM
To: Chuter, Jackie
Subject: Opposition to commercial development in Senna Hills

Hello Jackie,

I am one of the residents of Senna Hills neighborhood and I strongly oppose any and all commercial development in the neighborhood.

Thanks,

Satya

Chuter, Jackie

From: R. Wang
Sent: Friday, March 22, 2013 7:19 PM
To: Chuter, Jackie
Subject: Case Number C12M-2013-0002

Dear Ms. Chuter,

We received the Notice of Filing to amend the consent agreement between the City of Austin and Senna Hills MUD to change the tract designated for school use to office use. We oppose the requested change. Mr. Miller has presented his plan to the residents and we overwhelmingly rejected his proposal. Our major reasons are as follows:

- o We purchased our property with the understanding that an educational facility would be built on the tract, not an office complex.
- o Mr. Miller's plans call for three buildings of several stories that abut the garden home section of our community with very little buffer space.
- o Access would be via Senna Hills Drive, which is already congested during the morning and evening rush hours and across which many children frequently travel on foot.
- o Parking spaces planned would not be adequate for the businesses expected to lease (medical).
- o With the capacity of Senna Hills at 95% of build-out, we think it unwise to reduce the land designated for the irrigation of effluent from the MUD's wastewater treatment plant.

We would appreciate your conveying to the staff, Planning Commission, the Water and Wastewater Commission, the Environmental Board, and the City Council our opposition to a change in the consent agreement between the City and Senna Hills MUD. Thank you.

Sincerely yours,

Rongshan Wang
10704 Purslane Cove
Austin, TX 78733

Chuter, Jackie

From: Rebecca Warshawsky
Sent: Monday, March 25, 2013 7:28 AM
To: Chuter, Jackie
Subject: Senna Hills proposed commercial buildings

Dear City of Austin planning commission, I am a resident of Senna Hills. My husband and I recently became aware of a plan for a multiple building commercial complex to be located on Bee Caves Road, with the entrance through Senna Hills. Our primary objection to this development is the plan for the thoroughway to the buildings themselves. Senna Hills is a neighborhood community with many young children, elderly folks and teenagers. They are out walking, riding bikes and playing throughout the day. The entrance to these proposed buildings should not be through a family, residential neighborhood. It simply makes no sense to have the entrance through the neighborhood, creating a dangerous situation for children and the elderly. Would you want this situation in the neighborhood in which you live?

Thank you for your consideration.
Rebecca and Marc Warshawsky
11116 Muddler Cove
Austin, TX 78733

Chuter, Jackie

From: Linghui Wu
Sent: Sunday, March 24, 2013 11:03 AM
To: Chuter, Jackie
Cc: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; mnrgatfield@yahoo.com; Smith, Myron - BC; Jack, Jeff - BC
Subject: proposed Senna Hills Office Complex - Case Number C12M-2013-0002

To Whom It May Concern:

I am writing this email to express my concern about the proposed development.

My main concerns are:

- 1) The proposed commercial complex will use entrance inside residential area, with many children playing, walking, getting off bus, it is a huge safety concerns. It will negatively impact the quality of life for the residence in our community.
- 2) It will increase the traffice significantly coming into or getting out of Senna Hill. You now, it is not a safe intersection now. Two family from Senna Hill were involved in the car accident at that intersection last year. Fortunately none of these accident were fatal. With increase traffic, I am deeply concerned.

Regards!

kevin Wu

10821 Straw Flower Dr

Chuter, Jackie

From: Henry Yeung <hyeung@austin.rr.com> [mailto:hyeung@austin.rr.com] - behalf of Henry Yeung
Sent: Saturday, March 23, 2013 8:29 AM
To: Chuter, Jackie
Cc: Dave.Anderson@austintexas.gov [mailto:Dave.Anderson@austintexas.gov]
Subject: Senna Hills Office Building Development Plans

Dear Ms. Jackie Chuter,

I have recently learned of the plans by Mr. Rip Miller to build several large office buildings instead of a school in Senna Hills and wanted to let you know that proposal is objectionable; and for whatever it is worth, does not have my support. I purchased my home in 1999 and the proposal of a school for this section of Senna Hills was all that I was aware of at that time.

Sincerely,

Henry Yeung
2001 Vervain Court
Austin, TX 78733

Chuter, Jackie

From: betty zhang
Sent: Sunday, March 24, 2013 12:17 PM
To: Chuter, Jackie; Anderson, Dave - BC
Subject: Case Number C12M-2013-0002

Hi Jackie and Dave,

This email is opposing the office buildings in Senna Hills. Senna Hills is a planned, single family residential community and that plan does not include commercial office buildings. The office buildings will have a huge negative impact on my family's quality of life, and the property values of all homes in the neighborhood will decrease.

Thanks,
Louie and Betty Liu

Chuter, Jackie

From: Newhouses
Sent: Monday, March 25, 2013 11:59 PM
To: Chuter, Jackie
Subject: I oppose the Senna Hills land use change
Attachments: 3-16-12 Letter to City of Austin re Senna Hills Office Park - LEGAL OPINION.pdf

Ms. Chuter,

I'm writing to express my opposition to the proposed amendment to the current Senna Hills land use agreement by the developer, Rip Miller, and his corporation Senna Hills Ltd. I stand with the majority of residents of the Senna Hills residential community and the HOA in opposing the proposed change, which would allow the developer to construct a commercial office building where only a school can now be constructed.

Attached is the official legal position of the Senna Hills HOA explaining the main points of opposition, which I agree with.

Kind Regards,

Corey Newhouse
10800 Gaillardia
Austin, TX 78733
(Senna Hills)

LACKEY & SMITH, PLLC

ATTORNEYS AT LAW

900 S. Capital of Texas Highway, Suite 425, Austin, Texas 78746

Telephone: 512.615.0500 Fax: 512.610.4401

www.lackeysmith.com

March 26, 2012

Via Certified Mail RRR

City of Austin
Planning and Development Review Department
Attn: Mr. Benny Ho
505 Barton Springs Road
Austin, Texas 78704

RE: Case Number: SP-2011-0286D
Project Name: Senna Hills Office Park
Location: 10900 Senna Hills Dr., Austin, Texas
Application Date: October 26, 2011
Applicant: Senna Hills, Ltd.

Dear Mr. Ho:

This firm represents Senna Hills Homeowners Association, Inc. (the "HOA") in connection with the above-referenced matter.¹ Representatives of Senna Hills, Ltd. (the "Developer") recently met with the HOA's Board of Directors to discuss the Developer's plans for a proposed office park on an approximately 11.73 acre parcel of property at the western intersection of FM 2244 and Senna Hills Drive (the "Project"). The HOA understands that the Developer has submitted a site plan application for the Project, and that application is currently under review by the City of Austin (the "City").

As you are aware, the size and scope of the Project is enormous. The original site plan and application materials submitted to the City indicate that the Project would encompass 2 multi-storied office buildings with approximately 96,800 sq. ft. of finished space, multiple parking garages, surface parking lots, landscaping, drainage improvements, a retention pond, a re-irrigation system, pumping facilities, etc. However, site renderings and information submitted by the Developer to HOA residents indicate that the Project could be much larger in size and scope with at least 3 office buildings of approximately 144,000 gross sq. ft.

¹ The HOA is a Texas non-profit corporation that is governed by the Senna Hills Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (dated September 1, 1994 and filed in the Travis County Real Property Records at Volume 12289, pages 0601-0632). The HOA currently consists of 392 owned lots, each of which is restricted to single-family residential use.

The Project is located within the City's extra-territorial jurisdiction, the Senna Hills Municipal Utility District (the "MUD"), and the Barton Creek Watershed. The property proposed as the site of the Project is heavily wooded with natural live oaks, blue junipers and other native trees, plants, and wildlife. It has significant grade changes and slopes sharply toward Barton Creek, which is only 1,200 feet away. In addition, the Project's northern boundary is abutted by residential properties owned by members of the HOA. As such, the Project raises a variety of environmental, governmental, and economic issues that must be evaluated by the City, and ultimately resolved by the Developer.

At this time, the HOA is opposed to the Project and has a number of serious concerns regarding same. On behalf of the HOA, I write to express those concerns, which are set forth in detail below. We trust that you and the City, will give careful consideration to each of the HOA's concerns in reaching your ultimate decision on the Project.

1. **The Project Violates the MUD Agreement.**

Because the Project would be located within the MUD, it is subject to the First Amended and Restated Agreement Concerning Creation and Operation of Senna Hills Municipal Utility District by and between the City, the Developer, and the MUD (dated effective as of October 1, 1992), as amended by a Second Amendment to the First Amended and Restated Agreement Concerning Creation and Operation of Senna Hills Municipal Utility District (executed in December 2003) (collectively, the "MUD Agreement").² Pursuant to Article 9 of the MUD Agreement, all property within the MUD must be developed and maintained in accordance with the "Conceptual MUD Land Plan" attached as an exhibit to the MUD Agreement (the "Land Plan").³

The property proposed as the site of the Project is identified on the Land Plan as Lot 3 (approximately 10.0 acres) and Lot 4 (approximately 1.7 acres). Lot 3 is clearly designated for use solely as a school, while Lot 4 is designated solely for irrigation use.⁴ It is also important to note that Lot 3 is encumbered by an 8.0 acre irrigation easement that must be retained by the MUD.⁵ As you may be aware, the MUD provides water and wastewater services to all members of the HOA.

² The site of the Project is also subject to the restrictive covenants of record in the Senna Hills Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (dated September 1, 1994 and filed in the Travis County Real Property Records at Volume 12289, pages 0601-0632) (the "Declaration"). The Declaration expressly incorporates and is subject to the Land Plan and the MUD Agreement's provisions regarding future development and changes in land use. Consequently, changing the Land Plan to accommodate the Project could substantially affect the titles for all HOA members' properties.

³ The most current version of the Land Plan is Exhibit B to the Second Amendment to the First Amended and Restated Agreement Concerning Creation and Operation of Senna Hills Municipal Utility District. A copy of that version of the Land Plan is enclosed for your reference.

⁴ An enlarged portion of the Land Plan showing the site of the Project is also enclosed for your reference.

⁵ See the "Note" in the bottom corner of the enlarged portion of the Land Plan.

Changing the property's designated use to commercial/office violates both the spirit and express terms of the Land Plan. Although the MUD Agreement permits the Developer to request a variance from and/or modification of the Land Plan, such requests must comply with the City's applicable ordinances and the granting of a variance and/or modification is not guaranteed.⁶ In addition, any increase in the MUD's living unit equivalents ("LUEs"), increase in the intensity of land uses, or any change in the land uses shown on the Land Plan must be approved by a majority of the members of the City Council and must be in accordance with the City's Water District Procedure Ordinance.

At this time, the Developer's site plan does not appear to comply with many of the applicable City ordinances, including but not limited to, the FM 2244 Ordinance, the Barton Creek Ordinance, and the Save Our Springs Water Quality Ordinance. In addition, the Project would definitely increase the intensity of land use and would most likely result in a substantial increase in the amount of LUEs originally allotted for the subject parcels.⁷

Finally, due to the overwhelming size of the Project, it is clear that the Land Plan's designation of Lot 4 for irrigation use and the 8.0 acre irrigation easement on Lot 3 could not be maintained. The very purpose of Lot 4 and the easement on Lot 3 was to ensure that the MUD would always have sufficient wastewater irrigation land available to serve the Senna Hills residential community. Changing the designated irrigation use for Lot 4 and eliminating the irrigation easement on Lot 3 to accommodate the Project, could substantially impair the MUD's ability to continue providing HOA members with wastewater service.

2. The Project Could Substantially Impact the MUD's Wastewater Permit from the Texas Commission on Environmental Quality ("TCEQ").

The MUD provides wastewater service to HOA members through the Senna Hills Wastewater Treatment Facility, which is governed by Permit No. WQ0013238001 issued on June 16, 2010 by the TCEQ (the "Permit"). In summary, the Permit authorizes the MUD to dispose of treated domestic wastewater effluent at a daily average flow not to exceed 0.157 MGD via surface irrigation of 70.3 acres of public access land in the final phase. The property proposed as the site of the Project is designated as "Irrigation 3" and "Irrigation 4" on the Site Map that is Attachment A to the Permit.⁸

As previously discussed, the Land Plan requires that Lot 4 ("Irrigation 4" in the Permit) be used solely for irrigation and that the MUD maintain an 8.0 acre irrigation easement on Lot 3 ("Irrigation 3" in the Permit). Eliminating Lots 3 and 4 as potential irrigation areas to accommodate the Project could result in the MUD having an insufficient amount of irrigable land to comply with the terms of the Permit. The HOA has not been provided

⁶ See Section 9.2 of the MUD Agreement.

⁷ The MUD Agreement allows only 10 LUEs for Lot 3. See Section 4.2 of the MUD Agreement.

⁸ A copy of Attachment A to TCEQ Permit No. WQ0013238001 is enclosed.

with any information from the Developer (nor is the HOA aware of any information that the Developer has submitted to the City, the MUD, or the TCEQ) regarding the Project's potential impact on the MUD's ability to continue operating within the terms of the Permit.

3. The Project Will Cause Additional Traffic Problems and Congestion in an Existing High-Traffic Area

According to the Developer's original site plan, vehicular access to the Project would be via Senna Hills Drive. However, the HOA understands that the Developer may have recently changed its plans and now intends for vehicles to access the Project via FM 2244 (Bee Cave Road). Regardless of whether the Project is accessed from Senna Hills Drive or Bee Cave Road (or both), it would undoubtedly result in a substantial amount of vehicular traffic being added to an already existing "high-traffic" area.

Many of the HOA's approximately 1,200 residents (and their guests) use the western intersection of Senna Hills Drive and Bee Cave Road multiple times per day for ingress and egress to their homes. TxDOT traffic counts for 2010 indicate that approximately 20,000 vehicles per day travel along the portion of Bee Cave Road near the two entrances to Senna Hills Drive, which is a winding stretch of highway with multiple access points. Within the last several years, there have been numerous automobile accidents in the area, some of which involved serious bodily injury and fatalities. Adding traffic associated with a large office park at the proposed location will only exacerbate traffic congestion and substantially increase the risk of automobile accidents in the area.

Although the Developer may not be required to submit a Traffic Impact Analysis in connection with its site plan, the Project's impact on existing traffic in the area should be thoroughly reviewed and considered by the City and/or TxDOT. Indeed, Section 9.9 of the MUD Agreement requires the City and/or TxDOT to determine whether the Developer must provide and post fiscal arrangements for a traffic signal and dedicated turn lanes at the western intersection of Senna Hills Drive and Bee Cave Road in connection with the Project. In addition, to the extent that the Developer now plans for the Project to be accessed via Bee Cave Road, a permit for such entrance must be obtained from TxDOT.

To be clear, the HOA opposes the Project regardless of how it is accessed. With that being said, if the Project is ultimately approved by the City, the HOA requests that such approval require vehicular access to the Project solely from Bee Cave Road. In addition, such approval should require the Developer to provide and post fiscal arrangements for a traffic signal and dedicated turn lanes at the western intersection of Senna Hills Drive and Bee Cave Road, so as to minimize the risk of future traffic accidents in the area.

4. **The Project Would Negatively Affect HOA Property Values**

As previously stated, the Land Plan designates a portion of the site of the Project for school use. Over the years, HOA members made a substantial financial investment and purchased their homes with the expectation of one day living near a school, and they never envisioned the possibility of living next to a large office park. Quite obviously, living near a school (or land that has been designated for a potential school) is desirable and appreciably increases the value of HOA members' properties. On the other hand, living next to a large office park is undesirable and appreciably decreases the value of HOA members' properties.

The reasons for this decrease in HOA members' property values include, but are not limited to, obstructed views (the Project includes massive, multi-storied office buildings of approximately 100,000 sq. ft. or more that will be visible from residences within the southwestern portion of Senna Hills), additional traffic congestion (the Project calls for approximately 100 surface parking spaces and two-levels of underground parking for each building), increased noise activity, increased pollution, and bright lights in and around the Project that would be a nuisance to nearby HOA residents at night. This being the situation, it is highly likely that the Project would negatively affect all current and future home values in Senna Hills.

In order to reduce the Project's negative effect on HOA property values, the Developer should, at a minimum, be required to provide a large buffer and/or conservation easement along the Project's northern boundary line to separate any structures, facilities, and parking lots from the adjoining HOA residences. This buffer and/or conservation easement should contain a large berm, trees, shrubbery, and natural vegetation that is acceptable to the HOA.

In summary, the Project's only benefit is a financial one for the Developer. Whereas, the negative consequences associated with the Project are quite numerous and include harm to the environment, a loss of natural habitat, decreased water quality in Barton Creek and the Edwards Aquifer, increased water usage, increased traffic and safety problems, loss of home values, loss of privacy, and encouraging urban sprawl.

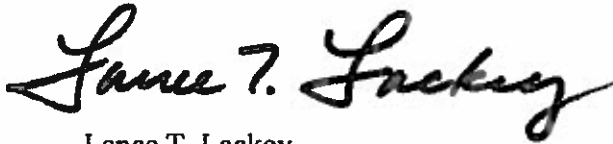
Based on all of the foregoing, the HOA respectfully requests that the City deny the Developer's site plan.

To the extent any public meetings and/or hearings regarding the Project are scheduled, please provide me with written notice of same at the address listed above. In addition, the HOA requests that a copy of this letter and its attachments be included in the City's permanent file for the subject property.

City of Austin
Mr. Benny Ho
March 26, 2012

Thank you for your consideration of these issues and the HOA's opposition to the Project. Should you have any questions or need additional information from the HOA, please do not hesitate to contact me.

Sincerely,



Lance T. Lackey

Direct Phone: (512) 615-0501

Email: llackey@lackeysmith.com

cc: Senna Hills, Ltd.
Attn: Mr. Rip Miller
P.O. Box 161507
Austin, Texas 78716

Via Certified Mail RRR

Axiom Engineers, Inc.
Attn: Mr. Alan D. Rhames, P.E.
13276 Research Blvd. #208
Austin, Texas 78750

Via Certified Mail RRR

Mr. Greg Guersney
Director
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Via US First Class Mail

Mr. Marc A. Ott
City Manager
City of Austin
P.O. Box 1088
Austin, Texas 78767

Via US First Class Mail

Mayor Lee Leffingwell
City of Austin
P.O. Box 1088
Austin, Texas 78767

Via US First Class Mail

City of Austin
Mr. Benny Ho
March 26, 2012

Mayor Pro Tem Sheryl Cole
City of Austin
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Via US First Class Mail

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City Council Member, Place 1
City of Austin
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Via US First Class Mail

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City Council Member, Place 2
City of Austin
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City Council Member, Place 3
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City Council Member, Place 4
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Mr. Bill Spellman
City Council Member, Place 5
City of Austin
P.O. Box 1088
Austin, Texas 78767

Via US First Class Mail

Mrs. Karen Huber
Travis County Commissioner, Precinct 3
314 W. 11th, #530
Austin, Texas 78701

Via US First Class Mail

Texas Commission on Environmental Quality
Attn: Mr. Mark R. Vickery
Executive Director, MC-109
P.O. Box 13087
Austin, Texas 78711-3087

Via US First Class Mail

City of Austin
Mr. Benny Ho
March 26, 2012

Senna Hills Municipal Utility District
Attn: Mr. Chet Palesko
President
1502 San Juan Drive
Austin, Texas 78733

Via US First Class Mail

Save our Springs Alliance
Attn: Mr. Bill Bunch
Executive Director
P.O. Box 684881
Austin, Texas 78768

Via US First Class Mail

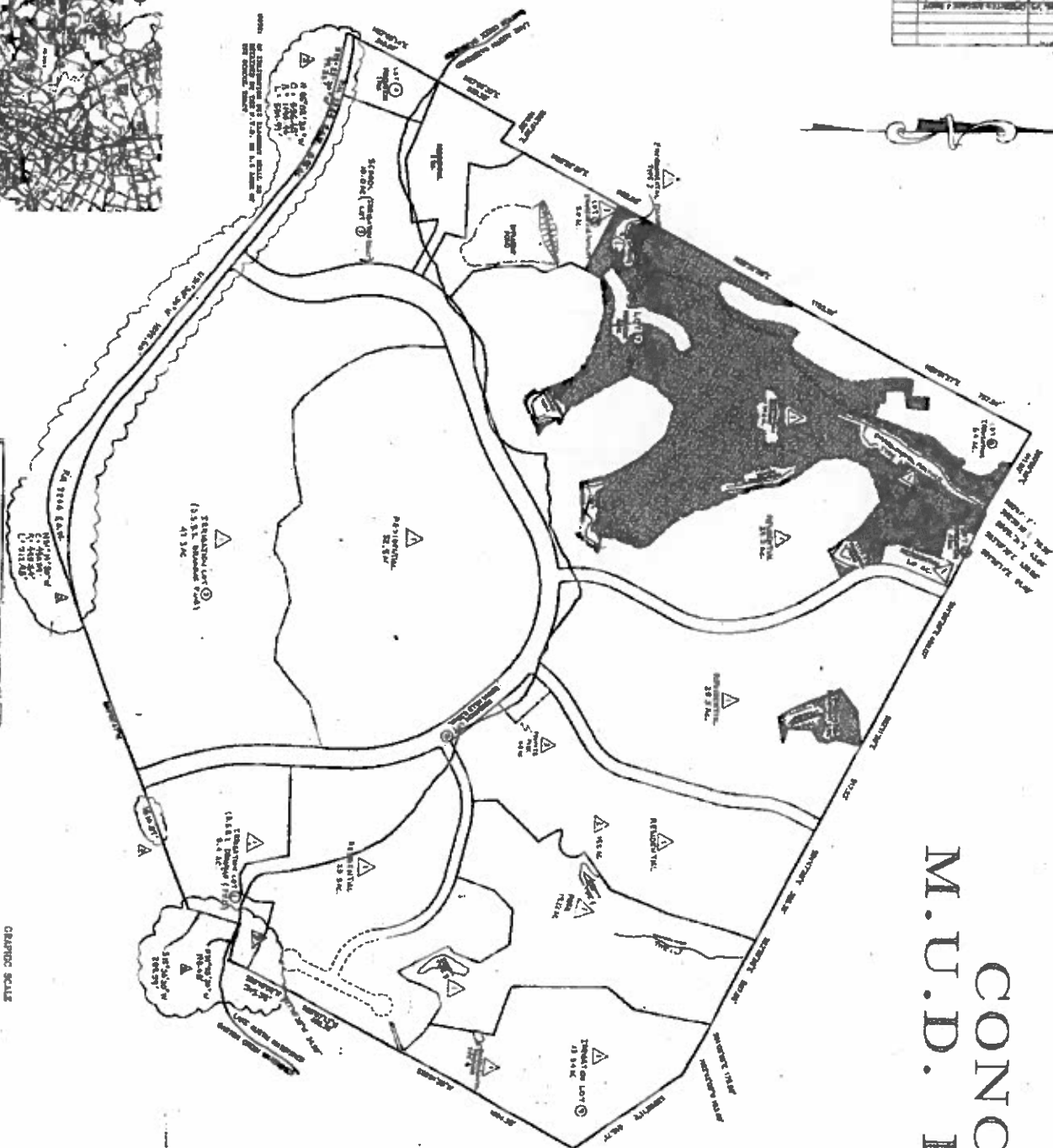
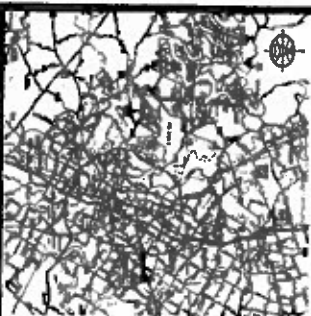
Austin Nature Conservancy
318 Congress Ave.
Austin, Texas 78701

Via US First Class Mail

Mr. Mike Willat
Willatt & Flickinger
2001 North Lamar
Austin, Texas 78705

Via US First Class Mail

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12	M	5'4"	130	1:00
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14	M	5'8"	150	0:50
15	M	5'10"	160	0:45
16	M	5'12"	170	0:40
17	M	6'0"	180	0:35
18	M	6'2"	190	0:30
19	M	6'4"	200	0:25
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CONCEPTUAL
M.U.D. LAND PLAN

ADMINISTRATIVE APPROVAL

ADMINISTRATIVE APPROVAL

**ADDC OLASCO, DIRECTOR,
DEVELOPMENT REVIEW
AND INSPECTIONS**

TRACY WATSON, DIRECTOR
DEPARTMENT OF
PLANNING & DEVELOPMENT



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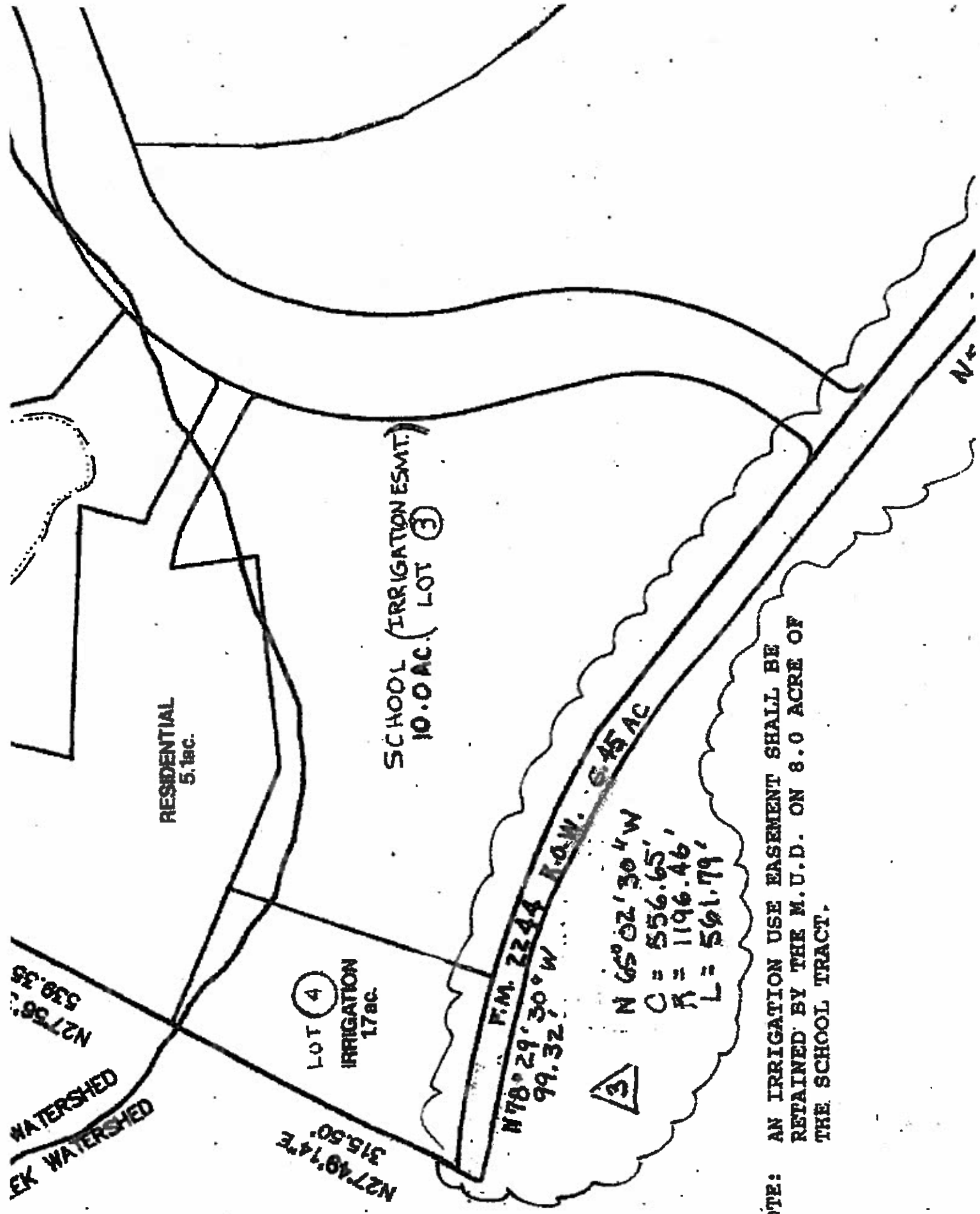


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Santa Fe

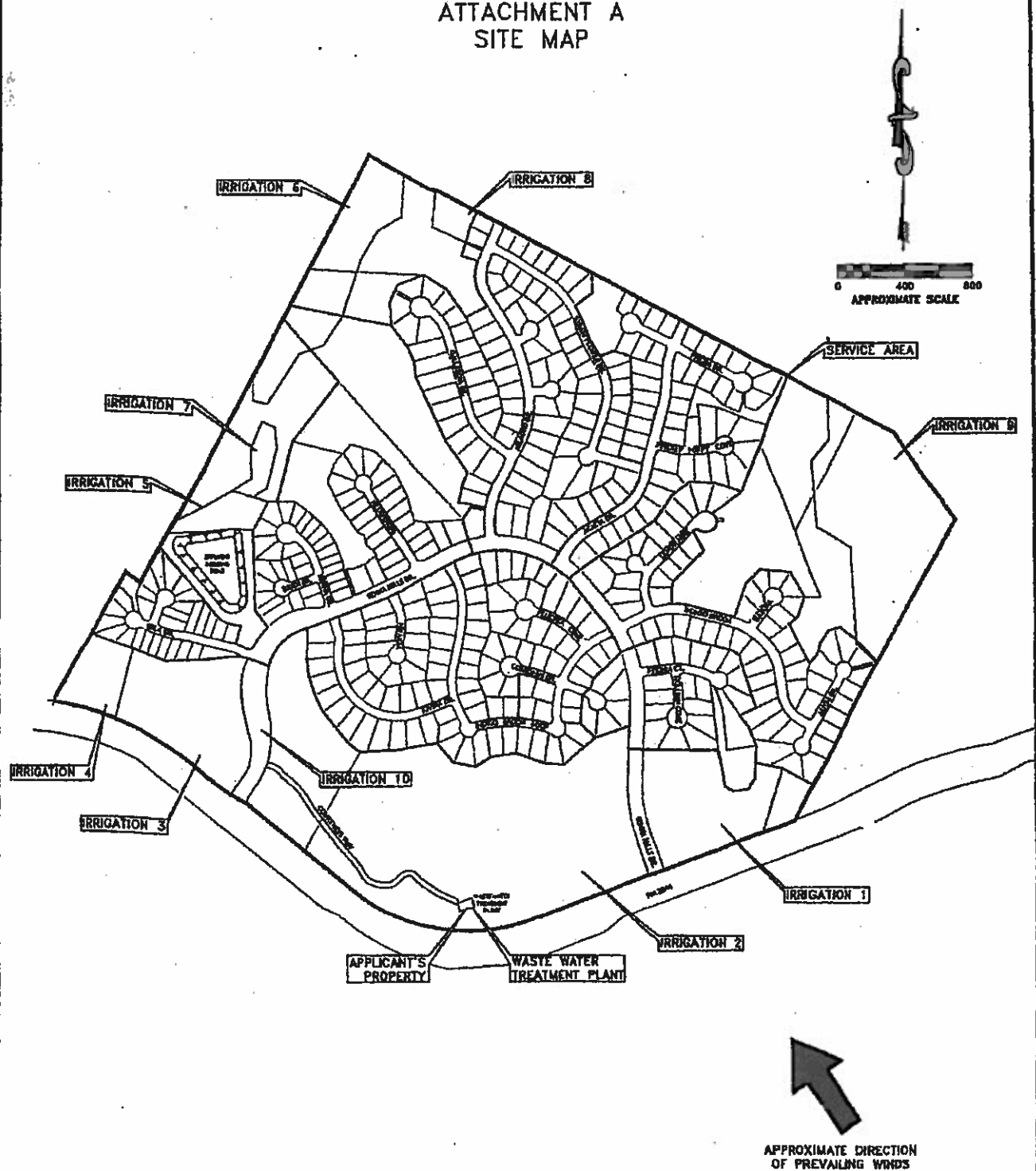
HUPFUT & ASSOCIATES, INC.
also includes Dr. Paul and Angela Hupfut 613-994-0751

CB-82-0080



NOTE: AN IRRIGATION USE EASEMENT SHALL BE RETAINED BY THE M.U.D. ON 8.0 ACRE OF THE SCHOOL TRACT.

ATTACHMENT A
SITE MAP





Chuter, Jackie

From: Phyllis Cosentino [REDACTED]
Sent: Tuesday, March 26, 2013 3:51 PM
To: Chuter, Jackie
Subject: Senna Hills resident vehemently opposed to development by Rip Miller

Jackie,

My husband and I reside at 2129 Rivina Drive in Senna Hills and we absolutely oppose the proposed development by Miller. This large development will create traffic hazards and destroy our community. Without direct access to Bee Cave Road the traffic will be unmanageable and is really an inappropriate use of our local residential area. Please oppose this development and please feel free to contact me if you need further information. Thanks so much for your consideration.

Phyllis Cosentino

2129 Rivina Drive

Austin, TX 78733

512 450 8944

I am also sending this note to:

Dave Anderson, Chair

Contact Phone: (512) 653-3283

E-mail Address: bc-Dave.Anderson@austintexas.gov

Alfonso Hernandez, Parliamentarian

Contact Phone: (512) 619-5977

E-mail Address: bc-Alfonso.Hernandez@austintexas.gov

Jean Stevens, Secretary

Contact Phone: (512) 236-1626

E-mail Address: bc-Jean.Stevens@austintexas.gov

Danette Chimenti, Vice Chair

Contact Phone: (512) 565-0217

E-mail Address: bc-Danette.Chimenti@austintexas.gov

Richard Hatfield

Contact Phone: (512) 345-9538

E-mail Address: mnrghatfield@yahoo.com

SECRET

• **Jeff Jack**

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E-mail Address: bc-Jeff.Jack@austintexas.gov

James Nortey

Contact Phone: (512) 636-6139

E-mail Address: bc-James.Nortey@austintexas.gov

Stephen Oliver

Contact Phone: (512) 373-2365

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Brian Roark

Contact Phone: (512) 657-5139

E-mail Address: bc-Brian.Roark@austintexas.gov

Myron Smith

Contact Phone: (512) 913-0957

E-mail Address: bc-Myron.Smith@austintexas.gov

Senna Hills resident vehemently opposed to the development by Rip Miller

Item C-10

401 Congress Avenue
Suite 2100
Austin, Texas 78701

512.370.2800 OFFICE
512.370.2850 FAX
winstead.com

March 26, 2013

direct dial: 512-370-2821
sdrenner@winstead.com

Mr. Marc Ott
Austin City Manager
301 W. 2nd, 3rd Floor
Austin, Texas 78701

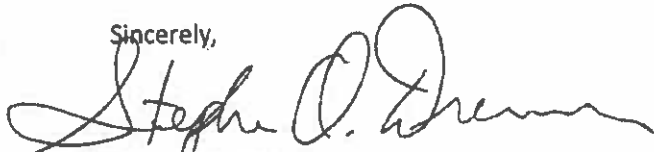
VIA ELECTRONIC MAIL

Re: MUD Consent Agreement Amendment C12M-2013-0002 – Senna Hills

Dear Mr. Ott,

On behalf of the applicant, Senna Hills Limited, we hereby withdraw the application to amend the Senna Hills MUD consent agreement effective immediately.

Sincerely,



Stephen O. Drenner

Cc: Ms. Jackie Chuter, Planning and Development Review Department
Ms. Virginia Collier, Planning and Development Review Department
Ms. Nikki Hoelter, Planning and Development Review Department

