

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Planning Commission

Nathan Vassar, Zoning Chair, Allandale Neighborhood Association
Your Name (please print)

c/o ANA P.O. Box 10886 Austin, TX 78766
Your address(es) affected by this application

Lee Heckman
Signature

Signature

Date

Daytime Telephone: *(512) 322-5867*

Comments: *On behalf of the Allandale Neighborhood Association I write to state our opposition to the applicant's requested rezoning from L0 SF-3 LR and GR to PUD. The Allandale Neighborhood Association voted on September 3, 2014 to oppose the rezoning request as the PUD proposal is incompatible with adjacent neighborhoods including Allandale. Allandale residents have raised a variety of concerns including proposed impacts upon traffic, height (including viewshed blockages into Allandale), and the elimination of heritage trees among others.*

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

City of Austin

Planning & Development Review Department

Lee Heckman

P.O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

12-5-14

R 12/09/14

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Case Number: C814-2014-0120

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Leonard R. Chapman

Your Name (please print)

#1315

7600 Wood Hollow Dr Austin, TX

Your address(es) affected by this application 78731

☐ I am in favor
☒ I object

[Signature]

Signature

December 8, 2014

Date

Daytime Telephone: 512 372 8107

Comments: Please do not grant this zoning request.
To do so would probably increase property taxes,
and rent for housing throughout the entire area.
It would also probably increase traffic in and out
of our neighborhood. In addition, it would
most likely increase noise, pollution, and light
pollution, reducing the quality of life in
this older cozy neighborhood. Thank you
for your time. Please take time to seriously
consider these and other consequences in granting

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this zoning
request.

Thank you.

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Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

KUMAR & DENISE NANDI

Your Name (please print)

7805 LINDENWOOD CIRCLE, AUSTIN, TX 78731

Your address(es) affected by this application

[Signature]

Signature

12/8/2014

Date

Daytime Telephone: 732-207-7671

Comments: NOTHING SUPERIOR ABOUT DEVELOPMENT, JUST A

NEIGHBORHOOD CENTER. ALREADY A NEIGHBORHOOD CENTER ON FAR WEST
INCREASED TRAFFIC. REMOVAL OF HERITAGE TREES. SCHOOLS ARE
ALREADY OVER CAPACITY. THESE ARE THE REASON WE OBJECT
TO A PUD.

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Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Planning Commission

DONNA CARLSON

Your Name (please print)

7807 LINDENWOOD CIRCLE

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone: 512 - 345-8112

Comments: We object to 17 and 14 story buildings, APARTMENTS and the thousands of additional people concentrated into this 31 acre site. This type of development needs to be closer to downtown, not on the door steps of good neighborhoods. In addition, we object to cutting down of large old trees. This Dallas developer does not care about Austin. Don't enable them to destroy our neighborhood.

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P. O. Box 1088

Austin, TX 78767-8810

Haase, Victoria (Tori)

Subject: FW: Please respect existing zoning

From: Darin Duvall
Sent: Tuesday, December 16, 2014 10:20 AM
To: Haase, Victoria (Tori)
Subject: Please respect existing zoning

Hi Tori,

I live on Hillrise Drive off of Spicewood Springs. I am concerned about the proposed PUD that would allow a developer to replace a tree-filled business park with high-density buildings. Zoning is put in place to prevent this type of thing. There is no point in having zoning if a developer can simply get an exemption or change the zoning when it suits them.

Few citizens are active these days. When a neighborhood unites against something, you can be sure it is important to many people.

Thanks for your time.

Darin Duvall

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Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Alyssa HUDSON

Your Name (please print)

7000 Wood Hollow Dr.

Your address(es) affected by this application

Alyssa Hudson

Signature

12/13/14

Date

Daytime Telephone: 512.904.2073

Comments: My husband & I aren't the typical demographic in this neighborhood. We still do NOT support this. We support growth & development, including mixed use. However, we do NOT support it when the infrastructure can't handle it.

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Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

May 18, 2015

J.W. Studak
3204 Benbrook
Austin, Tx 78757

Tori Haase
PO Box 1088
Austin, Tx 78767

Dear Ms. Haase,

I'm writing to oppose the rezoning of the Austin Oaks PUD.

I've been keeping up with all the proposals, and I do not think the developer can address the issues this Planned Unit Development creates.

How is this development compatible with the neighborhoods on the four corners of the intersection of Mopac and Spicewood Springs Road/Anderson Lane? 446,000 sf to 1,280,000 is a 350% increase in density. Three nine-story buildings, as well as an eight-story, seven-story, and six-story building are a 300% - 400% increase in height, and establish a precedent along Mopac.

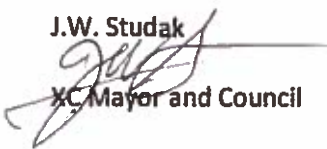
Living on the eastern side of Mopac, I can tell you that Mopac does not have the ability to absorb the 16,000 - 17,000 estimated car trips this project will generate. There is no frontage road on the eastern side of Mopac, and the bridges over Mopac are at capacity now.

What happens if another Neighborhood Center of 10,000 people is built on the Anderson Lane side, which is already denser and has more traffic? I have no doubt that some out-of town developer will build this before the Austin Oaks PUD even get bus stops.

I sincerely hope the applicant withdraws his application, and do not support any extension of time for him. He can build more densely with existing zoning. We shouldn't be bailing out developers who made bad financial decisions. That's just business as usual.

Cordially,

J.W. Studak


XC Mayor and Council

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print)

Gloria Manos
7903 Caberry Drive

☐ I am in favor
☒ I object

Your address(es) affected by this application

Austin 78759

Gloria Manos

Signature

Date

5/29/15

Daytime Telephone: (512) 345-0186

Comments: I absolutely OBJECT. This is an outrageous overcrowding to a residential area. We are allowed to water our lawn one day a week yet this will increase toilets and kitchens and other water use beyond belief. More traffic! NO! NO! NO!

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

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Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Tori Haase, 512-974-7691
Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Mike Manos, Jr.

Your Name (please print)

7903 Ceberry Drive

Austin, TX 78759

Your address(es) affected by this application

Mike Manor Jr.

☐ I am in favor
☒ I object

5-3D-15

Date

Signature

Daytime Telephone: (512) 476-9698

Comments: WE HAVE LIVED HERE FOR 42 YEARS, ON CEBERRY DRIVE, IN A QUIET RESIDENTIAL NEIGHBORHOOD, AND NOW AT 75 YEARS OF AGE A REZONING CHANGE WOULD LESSON THE QUALITY OF LIFE THAT WE HAVE ENJOYED FOR SO MANY YEARS. I CAN JUST IMAGINE THE HORROR OF TRYING TO GET ON OR ACROSS SPICEWOOD SPRINGS FROM OUR CEBERRY DRIVE. IT WOULD BE EXTREMELY DANGEROUS.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print) Sue C. Hill

3701 Green Trails

Your address(es) affected by this application

Sue C. Hill

Signature

June 2-2015

Date

Daytime Telephone: 512-426-1286

Comments:

We know that Austin Oaks will eventually be updated, but we are in hopes that the developers stay within the current zoning laws.

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Planning Commission

Your Name (please print)

Tim Hill
3701 Green Trls. So.

Your address(es) affected by this application

3701 Green Trls. So.

Signature

Date

Daytime Telephone: 512-917-3559

Comments:

We find the changes requested to be detrimental to the neighborhood and the city. We would propose redevelopment be within the current zoning rules. The traffic in our neighborhood is already challenging enough.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Carol Ann Cone

Your Name (please print)

9306 Great Hills Trl. Unit 20

Your address(es) affected by this application

Carol Ann Cone

Signature

Daytime Telephone: 1-512-346-4350

Date

June 3, 2015

☒ I am in favor
☐ I object

Comments: Let us use this land to the best possible use! Most of the land is very rocky, therefore it should be B-1 and sound. And give the MOPAC EXPRESSWAY a very noisy at peak times!

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Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aaron Wise

Your Name (please print)

7630 Wood Hollow Drive #100

Your address(es) affected by this application

Aaron Wise

Signature

Daytime Telephone: *512-658-2927*

Date

06/10/15

Comments: *I am only in favor for redevelopment if it*

provides exclusively for housing - no commercial

property, no retail property → housing ONLY and leave the TREES ALONE.

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Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Margaret Chalmers

Your Name (please print)

3809 Spicewood Springs Rd. #116D

Your address(es) affected by this application

Margaret Chalmers

Signature

Daytime Telephone: 512-345-6849

Date

6/1/2015

☐ I am in favor
☒ I object

Comments: I object this rezoning because

1) I do not want buildings over 4 stories in the area designated for rezoning,

2) I do not want any further leveling of trees or disturbance of natural

areas.

3) I do not want increased traffic volume in the area and therefore noise,

4) and I do not want increased people and building and asphalt density.

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-312-0700

Comments:

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City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Your Name (please print)

JUDY MOLTZ

☐ I am in favor
☒ I object

3809 SPICEWOOD SPNGS #152

Your address(es) affected by this application

Judy Moltz

June 16, 2015
Date

Signature

Daytime Telephone: 512-345-6530

Comments:

Adding the anticipated extra traffic to this already clogged area would be a disaster. And we certainly don't want mini-supercenters "clogging up" our streets.

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Tori Haase

P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Keith and Laura Tilley
Your Name (please print)

☐ I am in favor
☒ I object

7703 Bramblewood Circle
Your address(es) affected by this application

Keith Tilley
Signature

6/1/15
Date

Daytime Telephone: *480-862-4706 (cell)*

Comments: *This area is already populated with lots of high density housing. Apartment complexes like Wood Hollow Plant and Greystone. Doss and Merchison are over crowded and our streets can't handle the existing traffic. The proposals to date do nothing to address these issues.*

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Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

John Buford

Your Name (please print)

7804 Lindenwood Circle

Your address(es) affected by this application

John Buford

Signature

06-05-2015

Date

Daytime Telephone: 512-346-8867

Comments:

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

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Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Samuel Dale McLeMORE
Your Name (please print)

8104 RainTree Place
Your address(es) affected by this application

☐ I am in favor
☒ I am in object

Samuel Dale McLeMORE 6/6/15
Signature Date

Daytime Telephone: 512-345-3677

Comments: Please see the attachment

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

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

Dear Commissioners:

My wife, Patsy McLemore, and I are homeowners who have lived near the intersection of Mopac Blvd. and Spicewood Springs Road for the last 44 years. When we moved to this part of Austin there was no Mopac Blvd., no Loop 360, no Steck Ave. (beyond Balcones Dr.), no Anderson High School, no grocery stores, and no pharmacies, filling stations or any other of the many services that are now available in the neighborhood. We, therefore, have had a front-row seat from which to watch the neighborhood's development. Up to this time we have thought most of the development has worked toward fostering a sense of community and improving the quality of life. The proposed PUD, on the other hand, would mark the beginning of the end. It would be a tipping-point beyond which the preceding type of development would be turned in a sharply different direction that, in time, would destroy the fine community that has gradually come into being.

Please do not approve this proposal.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Starline Dr. LLC

Your Name (please print)

3602 Starline Dr 78759

Your address(es) affected by this application

Marilyn Eggleston 6-3-15

Date

Daytime Telephone: 512 794 0700

Comments: There is no need for retail in the neighborhood - plenty of stores on Far West Blvd. The increase in traffic will negatively impact the environment - trees, etc. and quality of life - congestion on already overbooked streets. - residential lifestyle for families and schools will be lost. - safety will decrease.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

MARY B. KERR
Your Name (please print)

3700 HIDDEN HOLLOW, AUSTIN 78731

Your address(es) affected by this application

Mary B. Kerr

Signature

Daytime Telephone: 512-345-8791

Date

06-02-15

☐ I am in favor
☒ I object

Comments: Please deny any zoning change!

I live on the corner of Hart Lane and Hidden Hollow. My driveway exits on Hart. Traffic is already horrendous with speeding up and down the hill. This will become even worse with any change. Please do not allow them to change our neighborhood. Thank you for your support.

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Planning & Zoning Department

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P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Planning Commission

DALE A. GRIFFIN

Your Name (please print)

3524 Greystone Dr #134

Your address(es) affected by this application

Dale A. Griffin

Signature

Date

Daytime Telephone: 512 4632241

Comments:

The neighborhood does not need any large/complex developments under unified control (i.e. a PUD). Too much people, traffic for neighborhood & surrounding businesses. Quality of life in Austin already on decline due to increase in population, traffic, events, crime & costs.

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City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

6/1/15

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Kevin Sisney

Your Name (please print)

7902 Ceberny Dr.

Your address(es) affected by this application

☐ I am in favor
☒ I object

6/8/15

Date

Daytime Telephone: 512-227-2070

Comments:

Current plan is too much!
Traffic already bad enough. Schools over crowded.

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

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Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Planning Commission

CAROLYN GOLDSTON

Your Name (please print)

3521 STARLINE DRIVE

Your address(es) affected by this application

Carolyn Goldston

Signature

June 24, 2015

Date

Daytime Telephone: 512 - 338 - 0710

Comments:

It is simply wrong to place this huge PUD in our residential neighborhood. The traffic alone will be horrendous. Also should one man control so many of the water sources of Austin? The Spide wood Spring is precious. I beg with you to stop this horror.

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

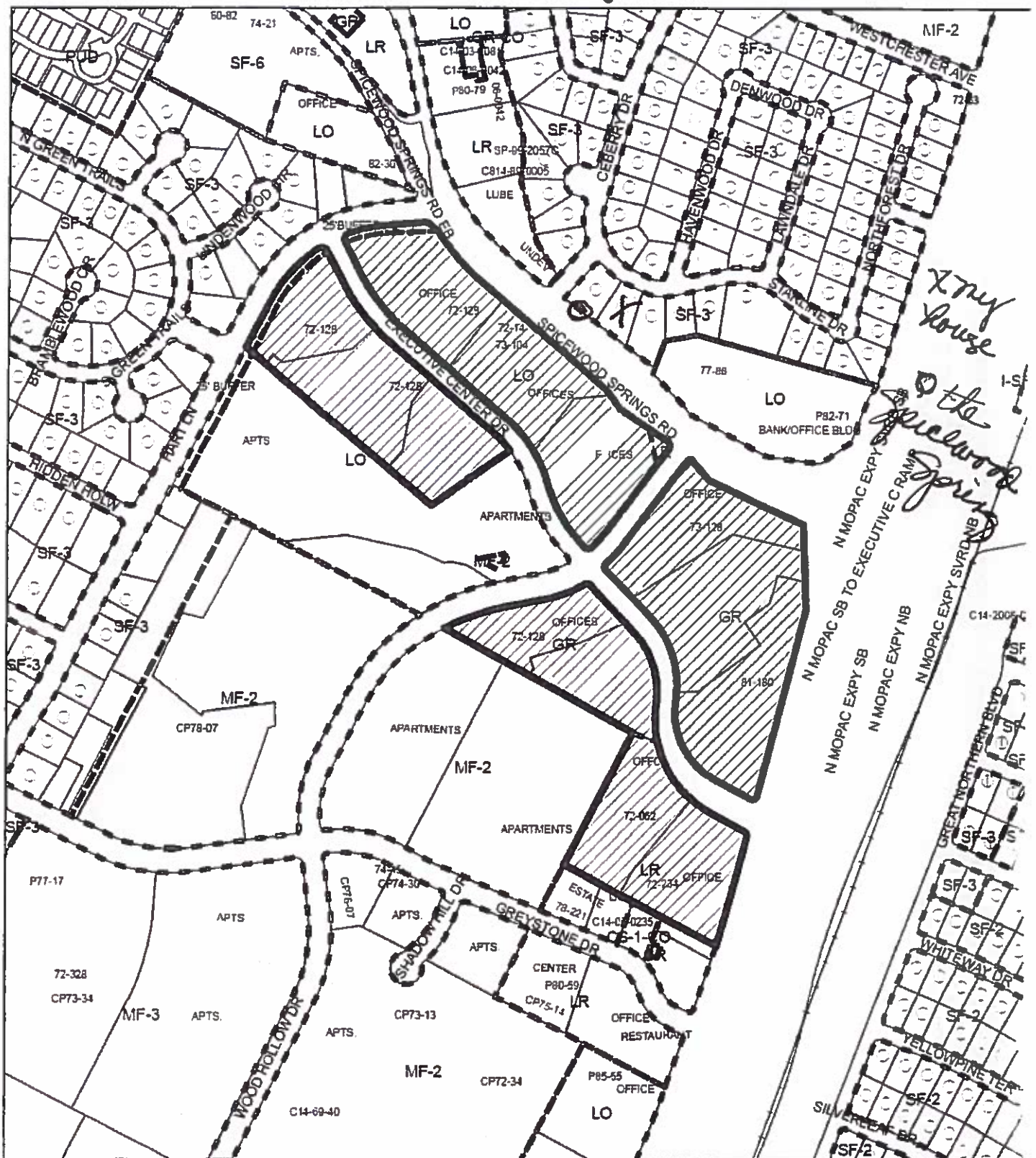
City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2014-0120

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Cynthia Jane Brown
Your Name (please print)

7131 Wood Hollow Apts #124
Your address(es) affected by this application

☐ I am in favor
☒ I object

Cynthia Brown
Signature

6-23-2015
Date

Daytime Telephone: 903-819-2911

Comments: The traffic on Mopac &

Spicewood Springs Rd would

be increased by too much.

Spicewood Springs has collisions

coming out of the neighborhood

on the south side already. Most

of the land is in use productively

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

City of Austin

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Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Veronica Miller

Your Name (please print)

7600 Wood Hollow Dr #309

Your address(es) affected by this application

Veronica Miller

Signature

Date

Daytime Telephone: (512) 471-3286

Comments: I strongly oppose the proposed development. The "condo-ization" of Austin has to stop. The effects on traffic and population density are too great.

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Margaret Chalmers

Your Name (please print)

3809 Spicewood Pointe Springs Rd. #1160

Your address(es) affected by this application

Margaret Chalmers

Signature

6/23/15

Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Charles Brown

Your Name (please print)

3432 Graystone

Your address(es) affected by this application

6/10/15

Date

Signature

Daytime Telephone: *512 695-4442*

Comments: *My home address at*

4028 Enclave Mesa Circle will also be negatively impacted by this project

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P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Don Morgan
Your Name (please print)

7803 HEATHERCREST CIRCLE

Your address(es) affected by this application

[Signature]
Signature

6/12/15
Date

Daytime Telephone: 512-771-4268

Comments: SEE ATTACHED

☐ I am in favor
☒ I object

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

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

6/15/2015

City of Austin
Planning & Zoning Department
Tori Haase

RE: Case # C814-2014-0120 (Austin Oaks PUD)
Public Hearing: June 16, 2015

Ms. Haase,

I was born and raised in Austin and I'm sick of all these Californians and New Yorkers (and everyone else) moving here and ruining what made Austin great. Can't we just build a wall to keep them all out? (that's sarcasm, but maybe wishful thinking with a slight hint of seriousness). Actually, I'm all for progress and development when it's done right and fits the context of the surrounding area.

I live within 500 feet of the proposed Austin Oaks PUD, literally under the shadows of the proposed 10 story towers, in Green Trails across Hart Lane.

The proposal to redevelop Austin Oaks with the PUD designation is wrong for the surrounding neighborhoods and would set a bad precedent for Austin. I **OPPOSE** the proposed zoning change to PUD.

First of all, just read the city's own zoning definitions for the current Austin Oaks zoning: **LO** (Limited Office district) is intended for offices serving **neighborhood** needs, adjacent to **residential neighborhoods**. **SF3** is intended for moderate density SFR use. **LR** (Neighborhood Commercial district) is intended for **neighborhood** shopping facilities providing limited business service and office facilities for the convenience of residents of the **neighborhood**. **GR** (Community Commercial district) intended for office and commercial uses serving **neighborhood** and **community** needs. Notice some of the key words in the city's zoning descriptions...**Neighborhood, community, moderate, limited**.

I could argue that the existing Austin Oaks development doesn't fit some of its current zoning as described above, but the Austin Oaks PUD proposal is most certainly anything but moderate or limited and infringes on the surrounding neighborhood communities. The definition of a PUD explicitly takes the neighborhood, the community, the moderation, the limits, the residents...out of the equation. A PUD is not appropriate for an in-fill redevelopment of the proposed extent in a dense residential area. Let me rephrase that...a PUD of any extent is not appropriate for any residential area, period. Could I support responsible redevelopment of the Austin Oaks property? Absolutely, sure! But a PUD provides too much flexibility to infringe upon the established surrounding community.

Second, the Traffic Impact Analysis suggests 4-5 times the amount of traffic resulting from the proposed redevelopment density once fully built out. Many of the surrounding intersections are already failing. I sit through 2-3 cycles of the light at Spicewood and Mopac. Ever eat lunch at a restaurant on Anderson Lane or Burnet Road and try to get there and back during the lunch hour (@ 11-2)? Those intersections along Anderson Lane and nearby Burnet Road were not included in the TIA, but I guarantee you they already fail. Anderson Lane is backed up solid from Mopac to past Burnet in both directions during lunch with commuters to/from Austin Oaks and other 'neighborhood' offices.

It would be irresponsible and unacceptable for the City to grant approval for a development that knowingly would increase (worsen) traffic congestion by 4-5 times. Austin's traffic problems are well known and only getting worse on their own. We don't need to be voluntarily contributing to worsening traffic conditions. The developer's pledged 'fund' to mitigate traffic doesn't go nearly far enough. Where are the details? Where does the money go? Where are the new lanes to accommodate additional traffic? Expanded bridges with new lanes (Spicewood, Far West, Steck) over Mopac? It's not enough. Furthermore, the TIA indicates that even with traffic mitigation, many of the intersections will still fail.

Third, the schools serving the multi-family component of the proposed development don't have the capacity for additional students. They don't have capacity for the *existing* student population! I don't know what projections might look like for the expected number of children living in the 600 proposed apartment units, but let's suppose that there is an average of 1 school aged child per unit. So 600 additional students living in Austin Oaks apartments. For simplicity let's just divide those evenly among the three vertical area schools: Doss Elementary, Murchison Middle School, Anderson High School...An increase of 200 students at each school.

Doss has an enrollment of around 940 as of the just-ended 2014-2015 school year. The school was built for 500 (and that included Kindergarten through 6th grade, before 6th was subsequently moved to Murchison). Doss is already at 188% capacity. Adding another (hypothetical estimate) 200 students from Austin Oaks apartments takes it to 211% capacity. This is simply unacceptable. My kids have eaten lunch as early as 10:30 and as late as 1:30 as the school cycles 940 kids through the limited capacity cafeteria. I understand the district is adding additional portable classrooms on the school grounds this summer to accommodate the organic growth in the student population from the neighborhood's existing SFR housing (as younger families replace older residents moving out of the neighborhood). There is no more room on the school property for additional portables to accommodate the existing growth in student population, much less throwing in another 200 or so potential students from dense multi-family development. But the developer is going to donate \$150,000 to Doss to mitigate this? **Insulting!** How about donating land in Austin Oaks to AISD for the site of an entirely new elementary school to pull some overcrowding from Doss? That's a more appropriate contribution (mitigation) and is consistent with what I've seen developers do in other/newer emerging communities around Austin and elsewhere.

Murchison has current enrollment of around 1,413. It was built for 800 students (3 grades) before the permanent 2-story addition and portables increased capacity to 1,100. Current enrollment is 129% of capacity. Without factoring organic neighborhood growth in student population, adding just the 200 (hypothetical estimate) from Austin Oaks apartments takes it to 147% capacity. **Unacceptable.** My daughter ate lunch sitting on the cafeteria floor because there were no seats left at the tables.

Anderson is just slightly above capacity with 2,185 students enrolled vs. expanded capacity of 2,017. Add 200 more students and it's at 118% capacity not counting expected organic growth. Not bad and certainly manageable compared to the elementary and middle school situations. But nonetheless a future problem as the neighborhood continues to turnover naturally with more younger families replacing older residents (often original residents since the 1970s-1980s development of the neighborhood).

There is a whole lot of raw land out east of Austin, in the city's Desired Development Zones, where PUDs and developments of the proposed density are appropriate, without established neighborhood

infrastructure to disrupt and strain. It's an open book, a clean slate ripe for this type of development. That's where Drenner and other developers need to go and where the city of Austin needs to encourage new development...and provide support for an area that needs it most.

I OPPOSE the Austin Oaks PUD zoning change proposal. I can support modernization and responsible redevelopment of the property within the limitations of the current zoning, but even that should still be subject to mitigation of the same issues impacted by increasing the development density to any degree.

Regards,



Jon Morgan
7803 Heathercrest Cir.
(512) 771-4268

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Planning Commission

SUSAN QUAGLINO

Your Name (please print)

3809 SPICEWOOD SPRINGS ROAD

Your address(es) affected by this application

Susan Quaglin

Signature

6/12/15

Date

Daytime Telephone: 512-468-7022

Comments: REGARDING CASE NO. C814-2014-0120 (CONTACT TORI HAASE 512-974-7691) THAT WILL COME BEFORE THE ZONING AND PLANNING COMMISSION/LAND USE COMMISSION AND THE CITY COUNCIL ON JUNE 16, 2015, I AM AGAINST THE PROPOSED DEVELOPMENT AND CHANGE, DUE PRIMARILY TO THE CERTAIN TRAFFIC CONGESTION THAT WOULD OVERTAKE THE CURRENT AUSTIN NEIGHBORHOOD AT SPICEWOOD SPRINGS ROAD AND MOPAC.

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Frank Cheff

Your Name (please print)

2503 Starline Dr. 78759

Your address(es) affected by this application

Signature _____

Daytime Telephone: 512-947-8883

Comments:

Comments: Failure at the Links of Sprucewood Springs & Mopac Anderson Forest. More Sprucewood Springs & Wood Hollow & possibly Stock by Forest are indicated that the road infrastructure could not handle the increased density of phased Project.

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

**City of Austin
Planning & Zoning Department**

Tori Haase

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

PRESCILLE SPAULDING

Your Name (please print)

3809 SPICEWOOD SPRINGS RD #136

Your address(es) affected by this application

Prescille Spaulding

Signature

Date

Daytime Telephone: 512-587-7026

Comments: I TOTALLY OBJECT TO THIS REZONING FOR MANY REASONS:

1. THE TRAFFIC HAS INCREASED 3 FOLDS SINCE I MOVED HERE 5 YEARS AGO. MORE AND MORE DRIVERS ARE USING SPICEWOOD SPRGS RD TO CROSS FROM MOPAC TO 360. ADDITIONAL COMMERCIAL SPACE ON SPICEWOOD WILL ONLY CAUSE ADDITIONAL TRAFFIC MAKING IT IMPOSSIBLE FOR RESIDENTS TO COME TO OR OUT OF HOMES.

2. 10 STORY BUILDINGS WILL TOTALLY CHANGE THE AREA MAKING RESALE DIFFICULT AND LOWER ALL OF OUR PROPERTY VALUES -- THE ONLY PARTY GAINING WILL BE PROSPECTIVE BUILDER/OWNER OF THIS COMMERCIAL PROPERTY AND HE/THEY WOULD NOT WANT IN THEIR OWN

If you use this form to comment, it may be returned to: RESIDENTIAL NEIGHBORHOODS

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Tori Haase, 512-974-7691
Public Hearing: Jun 16, 2015, Zoning and Platting Commission

☐ I am in favor
☒ I object

Your Name (please print) Brenda Schaefer
Your address(es) affected by this application 209 Spicers Spring Date 6/12/15
Brenda Schaefer Signature
Daytime Telephone: 512-345-3383
Comments: Too high.
Too much traffic.
Consider over neighborhood
Please Sky NO

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Terey Dunigan
Your Name (please print)

☐ I am in favor
☒ I object

3908 Spiceland Springs Rd. #136
Your address(es) affected by this application

Terey Dunigan 6/6/2015
Terey Dunigan Date

Daytime Telephone: _____

Comments: We don't need more retail -

there is plenty nearby.

The traffic is already already

affecting the neighborhood.

Additional retail would increase

traffic excessively to an

unacceptable level.

This will hurt my property value

& those of the neighborhood.

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Arturo Obeso

Your Name (please print)

2500 Graystone Dr. #175

Your address(es) affected by this application

[Signature]

Signature

6/10/15

Date

Daytime Telephone: (512) 571-8339

Comments:

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

JAMES P. WISLAK III

Your Name (please print)

7030 Wood Hollow Dr. #306

Your address(es) affected by this application

6/23/2015

Date

Signature

Daytime Telephone: 512-626-8675

Comments: Stop the PUD.

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

Charles E. Brown

4020 Enclave Mesa Circle Austin TX 78731

Your address(es) affected by this application

3624 North Hill Drive B-100 and

4131 Spirewood Springs Rd Blay J-1 6/25/15

Signature

Date

Daytime Telephone: *512 695-4442*

Comments:

*The traffic increase would be
harmful. The area schools are not
equipped to handle the increase in
students that this change would allow.
The negatives far exceed the positives.*

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

HK- Graystone, LLC

Charles E. Brown, Managing Member

Your Name (please print)

3432 Graystone Drive Austin, TX

Your address(es) affected by this application

Charles E. Brown

Signature

Daytime Telephone: 512 695-4442

Date

6/25/15

Comments:

The increase in traffic would be detrimental to the neighborhood. Also, the schools in this area are not able to handle the increase in population in this area with the planned addition of housing.

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

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Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

John Buford
Your Name (please print)

7804 Lindenwood Circle
Your address(es) affected by this application

☐ I am in favor
☒ I object

John Buford
Signature

Date

06-25-2015

Daytime Telephone: 512-346-0367

Comments:

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Jonathan Sampedro
Your Name (please print)

7405 Shadow Hill Dr.
Your address(es) affected by this application

[Signature]
Signature

6-22-2015
Date

Daytime Telephone: *512-507-1198*

Comments: *I feel that any type of mixed commercial rezoning will greatly reduce the neighborhood feel of our community and will create more problems than good. Traffic will increase and not just during morning & evening rush times and this alone makes it unsafe and not worth it.*

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

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Elizabeth Murphy
Your Name (please print)

☐ I am in favor
☒ I object

3809 Spicewood Springs Rd #204

Your address(es) affected by this application

Elizabeth Murphy
Signature

Date

Daytime Telephone: 512-415-8790

Comments:

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

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Elizabeth Fletcher

Your Name (please print)

1030 Wood Hollow Dr. #300

Your address(es) affected by this application

☐ I am in favor
☒ I object

6/23/2015
Date

Signature

Daytime Telephone: 713 294 4138

Comments: We do not want another highrise

put up in our beautiful neighborhood.

We do not want more traffic.

We do not want anymore trees

to be cut for "development".

As a former COA employee, I believe

this PUD will harm our city, not

enhance it.

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Donna Carlson

Your Name (please print)

7807 LINDBENWOOD CIRCLE

Your address(es) affected by this application

Donna Carlson

Signature

6-24-15

Date

Daytime Telephone: (512) 345-8112

Comments: NO CONDOS OR TOWNHOMES, MORE STORES

AND RESTAURANTS. DON'T GIVE DEVELOPER
BLANK CHECK TO DO WHAT HE WANTS
HE DOES NOT CARE ABOUT AUSTIN,
IT'S TREES OR THE TRAFFIC PROBLEMS.
HE AND HIS DEVELOPMENT IS THE
PROBLEM. MONEY VS. PEOPLE AND
FAMILIES.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Leonard Roy Chapman
Your Name (please print)

☐ I am in favor
☒ I object

#1315

600 Wood Hollow Dr Austin, TX
Your address(es) affected by this application

78731

6-22-15

Date

[Signature]
Signature

Daytime Telephone: _____

Comments: _____

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

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Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Planning Commission

CAROL A. CONE

Your Name (please print)

9306 Great Hills Tr. Unit 20

Your address(es) affected by this application

Carol A. Cone

Signature

Date

Daytime Telephone: 512 346-4350

Comments: Lorus McCandless is no longer

with us! She passed away on Jan.

17th 2015. I am her Daughter,

Carol Cone that has inherited

the property. I am in favor

of the project only it can

be made environmentally

friendly. Our world needs to

be clean-air, water and recycle!

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Planning Commission

ANNIE L. ROGERS

Your Name (please print)

3809 Spicewood Spg Rd #137

Your address(es) affected by this application

Annie L Rogers

Signature

Date

Daytime Telephone: 512-343-2431

Comments: Traffic is unreal - already!

☐ I am in favor
☒ I object

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

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Planning & Zoning Department
Tori Haase

P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

MOLLY GREAVES

Your Name (please print)

3809 Spicewood Springs Rd #249
Austin, TX

☐ I am in favor
☒ I object

Your address(es) affected by this application

78759

Molly Greaves

Signature

7/2/15

Date

Daytime Telephone:

512-509-8022

Comments: I am a young, female professional and Austin is expensive for me. I can barely afford to live in Austin and moved to this part of town to feel safe and become a homeowner. I am VERY opposed to LOW INCOME HOUSING being part of this plan. It makes me want to cry and move. I work hard to not have LOW INCOME HOUSING near me.

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City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

HOUSING NEAR ME
door to me
Please think about that
over politics. You will drive
good people like me to a different
town all together

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Michael Z. Gibson
 Your Name (please print)

☐ I am in favor
☒ I object

3700 Green Trails N.

Your address(es) affected by this application

Michael Z. Gibson
 Signature

7-5-15
 Date

Daytime Telephone: 512-520-8240 ext 107

Comments: This development will significantly impact our neighborhood in the following ways.

1. Traffic flow is expected to increase more than 4x.
2. Property values will decline.
3. Schools are not prepared for the influx of new students.
4. Safety

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

City of Austin
 Planning & Zoning Department
 Tori Haase
 P. O. Box 1088
 Austin, TX 78767-8810

August 17, 2015

Dear Mayor and Council Members,

I'm writing to oppose the rezoning of the Austin Oaks property to a Planned Unit Development.

Existing zoning or conventional zoning is adequate for all the uses the developer is proposing. How is the proposed PUD which increases the density 300% (446,091 sf to 1,280,000 sf), the height 300% (2 & 3-story buildings to 6-, 7-, 8- and 10-story buildings), and the traffic almost 400% (4,118 trips to ~16,000 trips) compatible with the neighborhood?

What would the impact on the intersection of Mopac & Spicewood Springs Road/Anderson Lane be if a Neighborhood Center of 10,000 people was developed on Spicewood Springs Road and Mopac and another Neighborhood Center, the Anderson Station Neighborhood Center, was built on Anderson Lane and Mopac? Can this "intersection" support two Neighborhood Centers of 20,000 people?

Density, by its very nature, assumes walkability, bikability and transit. The site has sidewalks and bike lanes now. It will have sidewalks and bike lanes with the PUD. The one thing neither the existing site nor the PUD will have is high frequency, high capacity transit. For that, we'll have to walk .7 of a mile over to Anderson Lane and Shoal Creek, if it ever gets urban rail.

For these reasons, I see nothing superior about the proposed Austin Oaks PUD.

Sincerely,



Robert Stephens
3604 Brownwood Dr.
Austin, Tx. 78759

Cc: Tori Haase, tori.haase@austintexas.gov, please insert in the "Back-up"

Tori Haase
pls put this in
"the backup"

8-17-2015
C1/356 of 360

Ladies and Gentlemen —

We live 2½ blocks from
this proposed PUD (Planned Unit
Development) at Austin Oaks, at
Mopac.

These signatures represent
nearly 100% of our HOA's
homeowners (as we have five
"summering" in NY/Maine; 5 died
last month...and 3 are too disabled
to answer their doorbell.

We are adamantly and
vehemently OPPOSED to this
proposed PUD.

PLEASE give this your
FULL attention, and have mercy on
our neighborhood!

Katlyn Vermillion
3882 Williamsburg, Austin TX 78731

POSTNET

PostNet FarWest <tx157@postnet.com>

Fw: proposed PUD at Austin Oaks

kathy vermillion <kavermillion@sbcglobal.net>
 Reply-To: kathy vermillion <kavermillion@sbcglobal.net>
 To: "tx157@postnet.com" <tx157@postnet.com>

Fri, Jul 10, 2015 at 3:52 PM

On Wednesday, July 8, 2015 10:58 AM, kathy vermillion <kavermillion@sbcglobal.net> wrote:

To our City Council members and Zoning Commissioners: We, the residents of the Williamsburg Homeowners Association – longtime homeowners and taxpayers in N W Austin – have many grave concerns about the proposed PUD for the corner of Spicewood Springs and Mopac in "Austin Oaks". To begin, the traffic at Mopac – now is snarled. So... to go from a present traffic count of 4,000/day to the developers' estimate of 21,000/day would approach madness and mayhem at that corner. To the best of our knowledge there is NO RELIEF planned to address this. This would also snarl traffic at Steck and at Far West, causing many cut-throughs of traffic in our neighborhood streets – unsafe for our children. Our schools in NW Austin are each at 129% to 152% of "capacity" – NO room for any growth in # of residents needing services. This development would also overwhelm our water pressure, our police protection, our "Heritage" trees and countless other pleasures and needs of our serene NEIGHBORHOOD. We don't want a mini-downtown at Mopac and Spicewood Springs. We want peace and quiet, not congestion, bulldozers and pollution. ANY development at that location should have to follow the code of our current zoning, created to protect the integrity and uniqueness of our neighborhoods. NOTHING ELSE will do. Signed: Kathy Vermillion

Kathy Vermillion

Norma Wood
 7908 Sharon Buffington Bestner
 DP Calhoun

Nell Fleming 386 E
 Robert Fleming 386 E

7900 Corbin
 Corinne Mack

7905 Corbin
 Lucy Boyer

7904 Corbin
 [Signature]

7906 Corbin
 Lucy Adcock

7905 Bracken
 D Franklin

3886 Patricia J. Simen

7906 Bracken
 Maryan M. McCusker

7902 Bracken
 Pamela Bell
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7901 Bracken
 Shana S. Tilley

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7900 Spake Spake
 Bracken Christa Schell

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(2)

POSTNET

PostNet FarWest <tx157@postnet.com>

Fw: proposed PUD at Austin Oaks

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Barbara Robertson 3854 Wlmsbg

Barbara Dawhurst
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Jrall Charles A McAden

Mary Ellen McAden

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