

From: Brad Parsons []

Sent: Tuesday, May 05, 2015 3:29 PM

To: Baker, Betty - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Banks, Cynthia - BC; Rojas, Gabriel - BC

Cc: Gallo, Sheri; Pool, Leslie; Haase, Victoria [Tori]; Rusthoven, Jerry

Subject: Parsons 5/5/15 comments on C814-20140120 - the Austin Oaks PUD case

May 5, 2015

City of Austin

Zoning & Platting Commission

City Hall - Council Chambers

301 W. 2nd St.

Austin, TX 78701

ZAP Commissioners:

You are receiving a Staff Briefing today on **C814-20140120 - the Austin Oaks PUD case**.

I would like to make a couple of major points that have been lost on the process so far.

One, the Austin Oaks PUD (3) proposals, regardless of prior staff check off paper work on the proposal from last year, DOES NOT meet all of the Tier 1 nor Tier 2 requirements for a PUD. Foremost among those, this PUD proposal at the location it is proposed is LEGALLY INCONSISTENT with the Imagine Austin Comprehensive Plan and therefore State Law, a Tier 1 requirement. The scale of the proposed project is that of a Regional Center in the Austin Comprehensive Plan, but the area it is proposed for at most is identified as a Neighborhood Center in the Comprehensive Plan. The developer's latest proposal still has 3 x 10 stories, 9, 8, 7, & 6 story buildings in it. The surrounding neighborhood and the whole length of MoPac from 183 to 360 South has no more than 5 story buildings on it. This PUD proposal is INCOMPATIBLE with the surrounding area as is required by municipal and state law.

Two, Tier 2 PUD zoning requirements are that this proposal be "superior" to conventional zoning, the existing situation. With regard just to environmental issues, this proposed PUD development is dramatically inferior, not superior, to the current situation. Two months before the current owners bought this land now called Austin Oaks, almost 70% of it was declared Critical Salamander Habitat by the Federal Fish & Wildlife Dept. This is not just an environmental issue, it is an issue with regard to not meeting Tier 2 PUD "superiority" requirements for discretionary up zoning.

Also, the land in question has 746 trees on it, 72 are heritage trees (>24"), 98 protected (>19"), with the developer proposing to cut down 9 heritage trees and 46 protected trees (50%) in their latest proposal. This is "inferior" not "superior," and discretionary PUD up zoning should not be what enables this. There are other issues with Tier 1 & Tier 2 requirements that true fact finding would show are not being met with these PUD proposals.

Commissioners, the surrounding neighborhoods have been patient and listened to this newcomer to Austin developer's "inconsistent and incompatible" proposals for non-entitled discretionary up zoning on this land for a year now. This developer should have known what they were buying in the Fall of 2013. They can almost double their built space on this land and make a nice profit under existing conventional zoning. Follow the law. Do not underestimate the will or the resources of this neighborhood to demand that.

Brad Parsons,
3571 Far West Blvd
Austin, TX 78731

cc: Involved Council & Staff

(To be added to the case record)

From: Julie Choyce

Sent: Tuesday, May 05, 2015 3:50 PM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC

Cc: Haase, Victoria [Tori]

Subject: Austin Oaks PUD Hearing May 5th

Committee Members,

I am a resident of NW Hills, who will be impacted by the proposed PUD at Austin Oaks. Unfortunately, I will not be able to attend your meeting tonight and specifically need to address the item on your agenda regarding the Austin Oaks item 1 case #C814-2014-0120.

Please see the attached letters of official neighborhood positions.

I am asking that you vote no on the zoning request and think that this parcel can be developed under the current zoning. This project is outside of the vision developed by Imagine Austin. Under the 2006 'McMansion' ordinance, homeowners are limited to development that fits within their neighborhood. Our neighborhoods feel very strongly, as evidenced by all polls taken among residents, that this proposal **does not** fit within our neighborhood. The substantial increase in traffic, the density, the unprecedented building height, the impact on schools - none of these things have been adequately addressed by the Drenner Group. This project and proposal are not reasonable and should be rejected.

Thank you for your time in addressing this critically important topic to the residents of NW Austin.

Julie Choyce

4 of 4 File(s)

[Austin Oaks Official Balcones Civic Association Position May 2015.docx](#)

[Austin Oaks NW Austin Neighborhood Alliance official position Sept2014.docx](#)

[Austin Oaks ANC Resolution Letter.pdf](#)

[Austin Oaks ANC Resolution.pdf](#)

From: Sharon Spencer []
Sent: Tuesday, May 05, 2015 7:01 PM
To: Haase, Victoria [Tori]
Subject: Northwest Austin PUD

Ms. Haase,

Just wanted to let you know that I am one of many of the residents of Northwest Austin that is not in favor of the Austin Oaks PUD rezoning. My family has lived in Austin over 25 years and in Northwest Austin for over 15 years. Previous to that we lived in Houston and Dallas. I have seen the damage that NO zoning and changed zoning can do to neighborhoods. There is a reason why people decide to move to the neighborhoods that they reside in and zoning is a large part of that. Since the residents have quite openly made known their opposition to the changed zoning I urge you as a citizen of this great city to do the right thing and not allow the rezoning. If the developers want to redevelop within the current zoning then that as an entirely different affair. But to change the zoning against the wishes of the neighborhood is not what Austin is all about.

Thank you,
Sharon Spencer

From: Heilla Lain
Sent: Tuesday, May 05, 2015 8:25 PM
To: Haase, Victoria [Tori]
Subject: No PUD

Hello there,

I am resident of NW Hills and am writing you in the hopes that you will please consider not granting the Drenner Group's request for rezoning.

We moved to this neighborhood recently with our 11 and 9 year old. What drew us here is the ability for our kids to bike in the street, walk to friends and not be trampled by traffic. Granting the PUD means everything that makes this neighborhood special will disappear. We have so much development all over this neighborhood as it now stands --- Far West traffic is worse than ever, Steck is busy too. Allowing the PUD means we and our neighbors will be blocked in. It means kids who live in the houses in our streets will not be able to ride bikes for fear of being run over. More people here for commercial reasons means more crime. More cars means more exhaust, more smog, more pollution, more asthma and more sick children and elderly. There are many children and elderly in this area. They deserve your protection.

I am all for progress but granting the PUD is a step backwards for this community. Surely the development allowable under the current coming regulations will allow Drenner enough monetary gain. I urge you to please weigh the health, safety and interests of HUMANS in the neighborhood over the MONETARY interests of a CORPORATION.

Thanks in advance for your time and consideration,

Heilla Lain

78731 resident, wife and working mother of 2

From: emccown
Sent: Saturday, May 09, 2015 1:01 PM
To: Haase, Victoria [Tori]
Subject: No Austin Oaks PUD

Dear Mrs. Haase:

I am a voting citizen who has lived in the NW Hills neighborhood since 1985. I wish to state my strongest objection to the Austin Oaks PUD for the following reasons:

This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything the developer is proposing to build can be built in conventional zoning.

- This is not a Neighborhood Center as envisioned in Imagine Austin. Retail is less than 5% of the project. And the developer removed one of 2 restaurants as a bargaining chip! The one thing we wanted.
- NW Hill's Neighborhood Center is on Far West. Adding another Center with 10,000 people will be too much for the area. The intersection of Anderson Lane and Mopac will *collapse* if the Neighborhood Center suggested for the corner of Anderson/Mopac is also built.
- Preliminary and lowball estimates of the increase in traffic at MoPac and Spicewood Springs Rd. is 21,000 trips per day. (read: 21,000 additional cars on the road in the area each day).
- The site contains loads of oak trees and many are heritage trees, over 60 inches in diameter, and we can't afford to lose those trees. There are over 72 heritage oak trees, in fact.
- Bulldozing the site and all of the trees will increase the **HEAT SIGNATURE** of the neighborhood **SIGNIFICANTLY**. This causes an increase in our utility rates, yet again.
- Additional residential units will add 125-150 students to already over-crowded schools. Doss has 940 kids this year and is sized for 530. This little school is overcapacity by 175% !!! Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

Please put my comments in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Thank you.

Sincerely,
Austin Citizen and Voter

Eleonore McCown
7609 Long Point Drive
Austin, Texas 78731, USA
phone: 512 345-7934
email:

From: Elizabeth Marrero

Sent: Tuesday, May 12, 2015 10:01 AM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC; Anguiano, Dora; Guemsey, Greg

Subject: Austin Oaks: Case # C814-2014-0120.

Good morning,

I am very concerned about what the proposed Austin Oaks PUD project will do to our VERY over-crowded schools in NW Hills. Doss is already overcapacity by 200%. The efforts to address this concern are minimal and will take years to take effect. My children already had their track removed to add more portables.

I respectfully ask that you deny a zoning change for Austin Oaks case number C814-2014-0120.

Sincerely,

Elizabeth Marrero and Ben Griffiths

6300 Gato Path 78731

From: Henry McCown
Sent: Tuesday, May 12, 2015 11:35 AM
To: Haase, Victoria [Tori]
Subject: I Oppose Austin Oaks PUD!!!!

Dear Mrs. Haase:

I am a voting citizen who has lived in the NW Hills neighborhood since 1985. I wish to state my strongest objection to the Austin Oaks PUD for the following reasons:

- This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything the developer is proposing to build can be built in conventional zoning.
- This is not a Neighborhood Center as envisioned in Imagine Austin. Retail is less than 5% of the project. And the developer removed one of 2 restaurants as a bargaining chip! The one thing we wanted.
- NW Hill's Neighborhood Center is on Far West. Adding another Center with 10,000 people will be too much for the area. The intersection of Anderson Lane and Mopac will *collapse* if the Neighborhood Center suggested for the corner of Anderson/Mopac is also built.
- Preliminary and lowball estimates of the increase in traffic at MoPac and Spicewood Springs Rd. is 21,000 trips per day. (read: 21,000 additional cars on the road in the area each day).
- The site contains loads of oak trees and many are heritage trees, over 60 inches in diameter, and we can't afford to lose those trees. There are over 72 heritage oak trees, in fact.
- Bulldozing the site and all of the trees will increase the **HEAT SIGNATURE** of the neighborhood **SIGNIFICANTLY**. This causes an increase in our utility rates, yet again.
- Additional residential units will add 125-150 students to already over-crowded schools. Doss has 940 kids this year and is sized for 530. This little school is overcapacity by 175% !!! Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Seventeen story high rises do not belong in a residential neighborhood. They are out of character. But if we let in ONE giant highrise, the precedent will be set.

Please put my comments in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Thank you.

Sincerely,

Austin Citizen and Voter
Henry McCown

From: Thomas Cataldo
Sent: Wednesday, May 13, 2015 4:19 PM
To: Haase, Victoria [Tori]
Subject: Object to Austin oaks PUD

Object to Austin oaks PUD

From: bbishop
Sent: Tuesday, May 19, 2015 5:04 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Haase,

As an Austin native, I have seen and supported managed growth but I do not support the Austin Oaks PUD. I own a home in The Woodlands and believe the increased traffic and new buildings will not be what Austin wants in terms of growth.

I support conventional zoning for the area.

Thank you,

Betsey Bishop

8116 Raintree Place

From: Melissa Shawn
Sent: Tuesday, May 19, 2015 6:30 PM
To: Haase, Victoria [Tori]
Subject: NO PUD @ Austin Oaks

There are endless arguments to make against changing from conventional zoning to PUD zoning. But let's just take the Imagine Austin Plan, and the fact that allowing PUD zoning goes against that plan. For this reason alone, the question of allowing PUD zoning should have been taken off the table a long time ago. 600% increase in traffic is another good reason, since there is no plan in place to fix the already broken road infrastructure at the (3) Mopac bridges that will be impacted, i.e. will become more broken than they already are. This is a no-brainer, and it is appalling that the city hasn't shut down this conversation a long time ago. Or is the Imagine Austin plan, in fact, irrelevant? Something we just spent a lot of time and money on while having no intention of following it? Seems that way to me, given that you are still even entertaining the idea of a PUD in this location. Shut down the conversation once and for all, tell the developer the parcel comes with conventional zoning, and let's move on.

Melissa Snyder
512.666.0204

From: April L McCormack
Sent: Wednesday, May 20, 2015 6:48 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks Development

Dear Tori Hasse

I wanted to reach out to you to let you know my concerns regarding the proposed zoning change for the Austin Oaks area (Mopac/Spicewood Springs Rd).

PUD zoning is out of character for the neighborhood and our neighborhood is not designed to sustain that kind of traffic or appearance. The current developer is not local and does not understand the area or what would be appropriate - we are not downtown and high rises outside of downtown Austin do not make sense (especially backing up to an established neighborhood).

Everything they want to build in that area can be built with current zoning. They are not looking to increase the building footprints - just the size upward and this is not a superior development that would require the zoning change.

I implore you to not allow this zoning change to take place. I am fine with them redesigning Austin Oaks (with community input) but I see no reason for them to have a PUD zoning.

The area does not need it and the infrastructure cannot support it (roads, schools, environment etc). I would be happy to elaborate on these points if you would like to discuss in person, but I am sure you are aware of the concerns regarding all of these issues.

Thank you for your consideration and please let me know if you have any questions.

Sincerely,

April McCormack

From: Daphne Corder
Sent: Wednesday, May 20, 2015 2:33 PM
To: Haase, Victoria [Tori]
Subject: Northwest Hills Zoning PUD

Ms. Haase,

Please maintain the conventional zoning at Spicewood Springs and Mopac. I live in the neighborhood and already see serious traffic problems, and overcrowding in our area schools. I have looked and the responses from the developers regarding these complains, but the money that they have said they would donate, would not even remotely solve these issues. I strongly urge you to look at the devastating effects it will have on our schools that are just a mile away from this proposed development. I am in shock at all the portables that go up every summer to accommodate the growth, and that is NOT even including the new development.

Thank you for your consideration,
Daphne Corder

From: Mark Good []
Sent: Wednesday, May 20, 2015 3:00 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD in NW Austin

Hello,

I'm writing you to let you know I support the PUD. Quite frankly, I'm more annoyed with the 5,000 bandit signs against it that are littering the neighborhood. My only real concern is that Spicewood Springs should be made into a full 4-lane road all the way from Mesa to 360 before anything new is built.

Thanks for your time!

Mark Good

4159 Steck Ave #240

From: Joel Greenberg []
Sent: Wednesday, May 20, 2015 5:06 PM
To: Haase, Victoria [Tori]
Subject: I Support Conventional Zoning at MOPAC and Anderson Lane

Ms. Haase,

I am a homeowner in the area of Mopac and Anderson Lane (6806 Daugherty St.). I urge you and the City to keep the Zoning at MOPAC and Anderson Lane conventional. Please do not designate it as a PUD.

Some reasons for using conventional zoning:

- Not enough money to upgrade bridges to appropriate levels of the proposed large development
- ~63-110 students will be added to overcrowded area schools
- The PUD has 3 small parcels the owner is calling "A Park" that can be developed later because they will not be deeded to the City.
- PUDs allow the developer to propose their own site development standards and they will create tall buildings without regards to residential neighbors, potentially making the area more like Houston than Austin.

I urge you to use CONVENTIONAL Zoning for the land at MOPAC and Anderson Lane.

Joel Greenberg

Homeowner

--

Joel Greenberg

c:512-736-1835

skype: joelontheroad

From: Astra45
Sent: Wednesday, May 20, 2015 7:25 PM
To: Haase, Victoria [Tori]
Subject: PUD at MOPAC and Spicewood

I am strongly against the PUD but support existing zoning. I have lived here for 35+ years and never had an objection to the commercial development that has existed during that time. However, traffic in the last few years has increased because of other factors that is making more difficult to navigate in our area. By approving the PUD with the projected additional daily traffic the area will become gridlock much of the time. Needless to say our schools will also be negatively impacted beyond their existing overcrowding. Please do not approve the PUD for the sake of the thousands who live near this area. Thanks.

Jim Robinson

7800 Deer Ridge Cir

Austin, TX 512-346-0592

From: Kenneth Smith
Sent: Thursday, May 21, 2015 11:59 AM
To: Haase, Victoria [Tori]
Subject: Fwd: Austin Oaks PUD

- >
- > My wife and I support existing or conventional zoning; however, we are definitely against the proposed PUD rezoning at Austin Oaks.
- > Kenneth and Jackie Smith

From: Richard Lampert
Sent: Saturday, May 23, 2015 12:09 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Hasse,

I support conventional zoning for the Austin Oaks property. The proposed PUD, is a recipe for disaster.

RL

From: Michael Gostein
Sent: Sunday, May 24, 2015 5:35 PM
To: Haase, Victoria [Tori]; Gallo, Sheri
Subject: Austin Oaks PUD

Dear Ms. Haase and Ms. Gallo,

I'm writing with a brief email to express my opposition to the Austin Oaks PUD project as currently envisioned. I am a resident of the neighborhood and live just a few blocks from Austin Oaks.

A development of this scale which receives special zoning permission should be a superior project that provides a visible benefit to the neighborhood and the larger community and fits within a greater plan for the city. From the information made available so far, this project appears to be neither.

Please oppose this project as currently envisioned, and work with the developer to plan alternatives that have greater benefit to the neighborhood and the city.

Sincerely,

Michael Gostein

8111 Greenslope Dr.

Austin, Texas 78759

From: Roy Buchanan
Sent: Tuesday, May 26, 2015 12:04 PM
To: Haase, Victoria [Tori]
Subject:

Please reject the Austin oaks PUD development project. There is nothing superior about it. It does not deserve PUD zoning, It will adversely affect an already traffic strained neighborhood. thank you & let me know what the current status of this project is. Please put these comments in the back up.

From: D.Fox []
Sent: Wednesday, May 27, 2015 10:13 PM
To: Haase, Victoria [Tori]
Subject: Reject Austin Oaks PUD zoning change request

Dear Ms. Haase,

I have watched with great concern the inexorable push by Austin Oaks developers for an unwanted and unnecessary commercial development in our neighborhood.

As a former Library Commission member I participated in many Imagine Austin planning sessions. Despite marketing by the PUD developers this type of project is NOT what was envisioned as a neighborhood center in those sessions. Our many well-established Northwest Austin neighborhoods already have thriving neighborhood centers which grow and change to meet changing demands. The inevitable addition from this PUD of thousands of cars to over-crowded streets, new students to overflowing neighborhood schools and offices which tower over established adjacent residences is a repudiation of that vision.

Despite repeated surveys of Northwest Hills and surrounding neighborhoods which show overwhelming opposition to this project, the Austin Oaks developers continue to push their case through a labyrinth of city staff and panels. To date there has only been a single meeting between developers and the general public. Before any decision is made by the Zoning and Planning Commission on the proposed zoning change there should be at least one more such meeting so that any revisions to the original request can be publicly reviewed by those who would be directly impacted by the requested changes.

Austin Oaks developers are willing to commit unlimited funds, time and personnel to achieve their goals at the expense of those of us who live in surrounding neighborhoods such as Mesa Trails. My neighbors and I do not have the means to resist such a powerful force - our only recourse is to petition City staff and Council members to act on our behalf. District 10 Council member Sheri Gallo has stated her opposition to the zoning change request and our HOA supports her in opposing this change.

Thank you for your time and consideration of my comments. I respectfully request that you include these comments in any and all backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council.

Regards,

Dave Fox
President, Mesa Trails HOA

From: Brad Parsons
Sent: Saturday, May 30, 2015 8:08 PM
To: Haase, Victoria [Tori]

Cc: Rusthoven, Jerry

Subject: NWACA censoring members discussions on the Austin Oaks PUD

May 30, 2015

Tori and Jerry:

I feel compelled to let you all know that this is going on, within NWACA, **please enter this letter into the record on the Austin Oaks PUD Case C814-2014-0120.** I've been involved in many successful governance and neighborhood issues in my lifetime, but I have never seen such petty arbitrary behavior like this on such an important community issue. This is why the civic organization, **NWACA, DOES NOT represent the neighborhood.**

NWACA is not allowing Austin Oaks PUD conversation anymore in their general Facebook group (1400 people), and they are selectively allowing only some members to join their PUD Facebook group, that has low participation, to converse about it. Facebook is the only forum where NWACA has daily two way communication between residents.

Comment I posted on their general main Facebook page:

Does one of these rules not allow factual posts about the Austin Oaks PUD on this page? I read them closely and I cannot figure out which one it would be.

Debra Danziger

May 27 at 8:14pm · Austin, TX

OFFICIAL NWACA COMMUNICATION:

NWACA Facebook Group Rules (reminder):

NWACA uses the Facebook group as a communication tool to benefit our community.

We welcome your posts and ask that you:

- o Keep your communications friendly and respectful.
- o Refrain from posting other's personal information.
- o Refrain from posting spam which includes unsolicited posts that advertise a business endeavor or repeated posting regarding the same issue.
- o Refrain from using this group to promote yourself or someone else politically.
- o Please use the search tool (magnifying glass at the top right of the screen) before requesting referrals from the group.

*Administrators may remove non-compliant member posts and Facebook group membership at their discretion.

Is there an effort here to censor the Austin Oaks PUD issue as a subject matter issue? Esp. in light of not all NWACA members being allowed to join the NWACA PUD Facebook page?

Why would an issue as important as the Austin Oaks PUD, the largest development in decades in NW Hills, since NW Hills founding, not be allowed to be talked about in any or all NWACA venues and forums?

Why would the City of Austin give any credence to NWACA on this matter if NWACA actively censors the discussion on it?

Thanks again Tori and Jerry for the good work that you are doing on this Case.

Brad Parsons

NW Hills,
Austin, TX.

From: Brad Parsons [mailto:maulbrad@hotmail.com]

Sent: Wednesday, June 03, 2015 2:02 PM

To: Maxwell, Mary Gay - BC; Schissler, James - BC; Perales, Marisa - BC; Deegan, Robert - BC; Neely, Mary Ann - BC; Redmond, Ruthie - BC; Smith, Brian - BC

Cc: Haase, Victoria [Tori]; Rusthoven, Jerry

Subject: Austin Oaks Zoning Case C814-2014-0120

June 3, 2015

Dear Environmental Board members:

I want to make sure you all are aware of a very problematic zoning case and the maneuvers that are being pulled for it to potentially be heard by ZAP prior to the Environmental Board. This case, **Austin Oaks C814-2014-0120**, may possibly be on your June 17 Agenda, one day after the ZAP June 16th meeting in which no action by them might still allow it to move forward.

The property at **Austin Oaks (C814-2014-0120)** can be profitably redeveloped with conventional zoning which is what all of the surrounding neighborhoods (**Allandale, BCA, NSCNA, and NWACA**) have asked for repeatedly over the past year. Significantly, conventional zoning maintains protections such as the **Heritage Tree Ordinance**. Under the requested non-entitled PUD upzoning, the protections of the Heritage Tree Ordinance can be negotiated away.

When a property has the word 'Oaks' in it's name, it's a hint as to the significance of the trees on this property. The developer's rep focuses on the **9 or 72 Heritage Trees** that they want to cut down or unrealistically try to transplant from a rocky base, but the developer's rep usually avoids talking about the **shocking 46 of 98 Protected Trees (19"-24")** that they propose to remove under this PUD (one of your fellow Board members has been following the tree survey of this property closely). In recent weeks the **Wetlands Biologist Review, Heritage Tree Review, and Environmental Review all were REJECTED by professional City Staff on this case. (see below)**

It also seldom gets mentioned, but **most of this land was declared Critical Salamander Habitat** by the F&W, 2 months before the current owner/applicant bought this land in late 2013. Logically, being on the Mount Bonnell fault line of the Balcones fault zone, this land has a number of **documented sinkholes and CEF's** on it which drain into caves below.

I have chosen to write this brief note rather than give 3 minutes of Citizens Communications to you today on the matter. Please be advised that this is a very problematic case in the pipeline and regardless of the machinations that may be applied prior to bringing it to you prematurely as early as June 17th, that you should affirmatively **not support this case** to City Council.

Sincerely,

Brad Parsons,

40 year resident near Austin Oaks

Side notes: I remember as a kid picking blackberries on this Austin Oaks land before most of the original Koger buildings were even built on it; the buildings on this land are not that old, as I am only in my 40's. This land also has a documented history as an Indian gathering place, and many of the trees there then are the same ones there now.

From: Brad Parsons
To: Zoning And Platting Commission
Sent: Tuesday, June 2, 2015 1:49 PM
Subject: RE: Austin Oaks Zoning Case C814-2014-0120

June 2, 2015

Commissioners:

This letter is in lieu of coming down and speaking for 3 minutes of Citizens Communications today, we'll be there on June 16th.

I want you to know that it appears the developer's rep in the Austin Oaks case is preparing to attempt to apply pressure to ZAP to approve or no vote on the incomplete, and portions rejected by Staff, Austin Oaks case on June 16th. **Note:** Staff will not have had the 18 business days required to review the latest delayed filing by the applicant by the June 16th hearing date.

The developer's rep appears to be preparing to attempt to use the following provision:

25-1-87 - EXTENSION OF REVIEW PERIOD.

(C) If staff review is not finished at the expiration of an extended review period, the responsible director shall move an application to the next phase of process with the notation that staff review is not finished.

Source: Section 13-1-34; Ord. 990225-70; Am. Ord. 010329-18; Ord. 031211-11.

ZAP can postpone or vote against the case on the merits as is. There are problems with already Staff rejected zoning related portions of this case that should be strongly considered by ZAP, i.e. the **Site Plan Review & Transportation Review**. Staff also will not have had the legally required time to review the latest TIA which is replete with unrealistic, false assumptions, i.e look at the Far West/MoPac overpass forecasted numbers and recommendations.

Separate from ZAP, see below the **already rejected environmental items by Staff**, which the Environmental Board will no doubt weigh heavily.

Sincerely,

Brad Parsons

40 year resident of NW Hills

Austin, TX

cc: ZAP members, Tori Haase, Jerry Rusthoven, selected Council members, et.al.

This case is on ZAP's agenda for June 16th

Worth reviewing the ZAP Dec. 16th meeting on the last indefinite postponement (30 minutes)

<https://austintx.swagit.com/play/12162014-1056>

Notice the Rejected items, the site plan and transportation review rejections I would think ZAP would have to take into consideration, the rest of the rejections Enviro Bd would have to weigh:

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=11183289

| Process Description | Status | TOD | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|-----------------------------------|------------------|-----|---------------|--------------|--------------|--|---------------|
| ZAP Hearing | PP. Indefinitely | | Dec 16, 2014 | Dec 16, 2014 | Dec 16, 2014 | Wendy Rhoades (512-974-7719) | 1 |
| Notification Team | Notice Sent | | May 15, 2015 | May 27, 2015 | May 27, 2015 | Rosa Cervantes(512-974-6422) | 1 |
| ZAP Hearing | Open | | Jun 16, 2015 | | | Tori Haase(512-974-7691) | 0 |
| Wetlands Biologist Review | Rejected | | Apr 30, 2015 | May 18, 2015 | May 18, 2015 | Andrew Clamann (512-974-2694) | 1 |
| Heritage Tree Review | Rejected | | Apr 30, 2015 | May 26, 2015 | May 26, 2015 | Keith Mars(512-974-2755) | 1 |
| NPZ Comprehensive Planning Review | Approved | | Apr 30, 2015 | May 19, 2015 | May 19, 2015 | Kathleen Fox(512-974-7877) | 1 |
| Awaiting Update | Closed | | | Apr 30, 2015 | Apr 30, 2015 | Intake Group | 1 |
| Update Distribution | Closed | | May 1, 2015 | Apr 30, 2015 | Apr 30, 2015 | Molly Luke(512-974-7208) | 1 |
| NPZ PARD/Planning & | Informal Update | | Apr 30, 2015 | May 16, 2015 | May 16, 2015 | Marilyn Shashoua(512-) | 1 |

| | | | | | | | |
|---------------------------|----------|--------------|--------------|--------------|--|---|---|
| Design Review | Req'd | | | | | 974-9372) | |
| NPZ Environmental Review | Rejected | Apr 30, 2015 | May 18, 2015 | May 18, 2015 | | Atha Phillips(512-974-6303) | 2 |
| NPZ Site Plan Review | Rejected | Apr 30, 2015 | May 21, 2015 | May 21, 2015 | | Rosemary Avila (512-974-2784) | 1 |
| NPZ Transportation Review | Rejected | Apr 30, 2015 | May 19, 2015 | May 19, 2015 | | Bryan Golden(512-974-3124) | 1 |
| NPZ Zoning Review | Open | Apr 30, 2015 | | | | Tori Haase(512-974-7691) | 0 |

From: Sam N
Sent: Thursday, June 04, 2015 11:14 AM
To: Haase, Victoria [Tori]
Cc: nwacainfo; nopudAUSTX
Subject: Please STOP Austin Oaks PUD

Please include this feedback in ANY and ALL backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council. ZAP and City Council meetings about this case. Please stop the plan to develop the Austin Oaks PUD even with any modification to the current proposal from the developer. The spicewood springs and mopac area will loose its charm and look like a mismatched urban outfit in the middle of what currently is nice setting. We do not want Austin to be like Houston or Dallas and if allowed to proceed will surely pave the way for more developments like this on the mopac corridor. It will add to already congested traffic woes and the intersection will collapse. The schools here are overcrowded and it will be a irreversible mess. We will loose lots of precious trees in the area. Some of your council members have supported us and pledged to not allow this to happen to our community and we expect them to deliver on their promise! PLEASE DO NOT allow this to proceed even with any proposed modification to the plan by the developer! The current area should be preserved AS IS! This project does not meet the requirements for PUD zoning. The re is nothing superior about the development. Everything they are proposing to build can be built in conventional zoning. Thanks!- Sam

From: [Shopandconfirm](#)
Sent: Thursday, June 04, 2015 10:01 PM
To: Rusthoven, Jerry
Cc: Anguiano, Dora
Subject: The PUD at Austin Oaks

Dear Mr. Rusthoven,

I strongly urge you to oppose the proposed rezoning of the Austin Oaks development in northwest Austin.

Why would City Council want to throw-to-the-wind the extensive time, effort, money, and planning that went into the Imagine Austin plan?

The redevelopment proposal for Austin Oaks being pushed by the Spire Realty Group does not align with the vision/plan for the area of Austin intersected by Mopac and Spicewood Springs Rd./Anderson Lane. It does not maintain this area as a Neighborhood Center with the least intense development and low-rise buildings. This area is no place for buildings over 6 stories high. That is the type of development for which areas such as the The Domain are designed.

In addition to being concerned about the increase in traffic that this intense development will create, I do not want this area of Austin and the Mopac Expressway to become a closed-in corridor of mid-rise or high-rise buildings!

I live in the Arboretum/Great Hills area, but consider the Mopac/Spicewood Springs area to be part of my community. I urge you not to support the desires of developers over the desires of the residents of Austin.

Please oppose the PUD at Austin Oaks!

Lois Morea

From: vmks
Sent: Tuesday, June 09, 2015 1:30 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Tori Haase, City Case Manager for Austin Oaks PUD

I am against the Austin Oaks PUD because **it will increase traffic** on Spicewood Springs Rd, Far West Blvd, Steck Blvd, and make traffic more crowded than ever! (I drive through this area on Wood Hollow frequently to drive home from the shopping areas on Far West Blvd).

It will create more air pollution because of the huge increase of motor vehicles on the roads in the neighborhood.

The term **PUD** is misleading! It is a **marketing scheme** which has been pushed on Austinites more often in the last 20 years.

Redevelopment of these plats of ground will **force the office rents to increase**. We have too much construction all over Austin now.

The quality of life in Austin is deteriorating every year because of all the facts above! I have lived in my townhome in Hampton Park for over 30 years.

Thank you for considering all the residents in these neighborhoods who will be impacted by the Denner Group wishing to make a huge profit at our expense.

Sincerely,

Virginia Schilz

3616 Claburn Dr

Austin, TX 78759

From: Brent Johnstone
Sent: Wednesday, June 10, 2015 1:08 PM
To: Lee.Heckman@AustinTexas.gov
Cc: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Mr. Heckman,

Unless I am mistaken, you are the case manager for Spire Realty's rezoning request related to the Austin Oaks area of town. As a 21-year resident of the City and current resident of the neighborhood (Northwest Hills) set to be most impacted should this *catastrophe* be okayed please allow me to add my 100% CERTAIN & WITHOUT-A-DOUBT ****OPPOSITION**** to the proposed Austin Oaks PUD.

It seems that our City has for so long been For Sale where out-of-town developers are concerned that nothing should be able to surprise me anymore. But this lunacy – adding high-rise buildings to the edge of a residential neighborhood!?! *tripling* the square footage of the quiet office park that borders our low-rise/low-density homes!?! – has shocked even my jaded self.

To begin with, traffic in this little corner of our City is already very close to overwhelming the capacity of our roadways; I can't *imagine* how unlivable this area will be with four to five times the number of cars roaming it on a daily basis. Further, my wife & I will (in the not-to-distant-future) be sending a little one to Doss Elementary, a school that's already *waay* overcapacity, and that's **before** the children of proposed additional future residents flood the campus; it should truly be considered a sad state of affairs that our City would even *consider* sacrificing the quality of its childrens' educations so that a Dallas-based developer can line their pockets.

And, from a purely cosmetic perspective, is there anyone who would feel good about gigantic office towers looming over their peaceful neighborhood? I think not. So why is the City willing to think about appeasing the out-of-town greed heads by sacrificing its own citizens' quality of life? This proposed Austin Oaks PUD is completely out-of-character with the surrounding neighborhood(s), and would set a dangerous precedent for anyone concerned with *any* existing, traditional, livable, residential neighborhood within the City. If one neighborhood can be sold or sacrificed, any can.

This type of project, the proposed Austin Oaks PUD, belongs somewhere like the City's urban core. It needs to be soundly rejected, without compromise. Immediately.

Yours,

Brent Johnstone (aside: Sales Manager, Cowboy Harley-Davidson in South Austin)
resident at 3851 Williamsburg Circle
Austin, TX 78731
512-422-0761

P.S. If you are collecting public comments for the case file feel free to include mine there. Austin is a gem of a city. Let's try to keep it that way.

From: Wlezien, Christopher []
Sent: Sunday, June 14, 2015 10:10 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Hello. I am writing because I am concerned about the proposed Austin Oaks PUD. Dallas-based Spire Realty wants to triple the height (to 9 stories) and density (to 1,250,000 square feet) of the property and nearly quintuple the traffic, generating 15,000+ more daily car-trips than what the current development produces. This is a massive expansion, one that would dramatically change the area in the vicinity of the project and the rest of the NW Hills, to the west down Spicewood Springs and Far West, up and down Mesa, and all of the various connecting streets. It also would directly impact neighboring communities to the east, especially along West Anderson, and to the north and south along Balcones, among other avenues. The development is well beyond what current zoning allows in both height and density, in seeming contrast with Imagine Austin, and yet the plan offers little amelioration for the traffic (and school) problems it would create and few community benefits. Given this, I don't see a basis for granting a PUD. That the PUD would serve as a precedent for even more redevelopment in the NW Hills – what could become a feeding frenzy -- and potentially along the MOPAC corridor and throughout the city makes the case against even stronger, I think. I hope you will oppose the PUD and make the developers work within the existing zoning, which would allow them to fully double the density of the property. In this way Austin still would develop but it would remain Austin, not become Houston or Dallas. Thank you,

Chris

Christopher Wlezien

5921 Mount Bonnell Road

Austin, Texas 78731

From: Daniel Germain
Sent: Sunday, June 14, 2015 8:46 PM
To: Golden, Bryan
Cc: Haase, Victoria [Tori]
Subject: Austin Oaks/JCC expansion traffic

Dear Mr. Golden,

I have been studying the documents filed by Steve Drenner, relating to the Austin Oaks PUD, as well as watching the hearings on the rezoning case.

During the development assessment presentation this past June, Council Member Spelman asked that the expected traffic from the second phase of the Dell Jewish Community Center's expansion be included in the background assumptions.

I understand the expansion would generate 4,500-5,170 trips per day. Since the traffic is expected to use Hart, Greystone and Far West, many of us in the neighborhood are concerned and would like confirmation that this traffic be included in the modeling for Austin Oaks. If not, the assumption that these streets would only grow 2% annually would be false, and both Hart and Greystone are two lane roads lined with residential homes.

From: C Adams []
Sent: Sunday, June 14, 2015 10:45 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Haase:

I'm writing out of concern over the proposed Austin Oaks PUD. As you no doubt already know, what the developer wants to do on the property is far beyond what current existing zoning allows. Dallas-based Spire Realty's plans would triple both the height and density and increase the traffic by five times to 15,000 more daily car trips.

Simply put, this huge expansion would have a dramatic, negative impact on the immediate neighborhood, the rest of the Northwest Hills (along Far West Blvd. and Mesa Dr., in particular) and the surrounding communities (especially along Balcones and West Anderson, among others). Spire's plan appears to run in direct contrast to the vision of Imagine Austin. It offers virtually no solutions to the traffic and school overcrowding problems it would create, and it offers very few benefits for the community.

Perhaps the most disturbing aspect of this PUD is the precedent it would set for further and similar developments, not only in the Northwest Hills but also up and down the Mopac corridor and eventually across Austin.

It's clear to me and to a majority of residents in the area that this PUD, as envisioned by the developer, has no place in our community. As a native Houstonian, I have seen how unchecked development can ruin a city. So I hope you will oppose the Austin Oaks PUD and instead require that Spire Realty work within the existing zoning.

Sincerely

Cristina Adams
Writer + Editor
512.861.5838



From: Debi Martin
Sent: Monday, June 15, 2015 3:55 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

I live in the Balcones neighborhood just across Spicewood Springs Road from Austin Oaks PUD planned re-zoning. This re-zoning is not and never will be in the best interest of Austin and North and West Austin. Please deny the rezoning and stop spending taxpayer money in researching what is on its face such a wrong idea.

Thanks, Debi Martin

8124 Ceberry Dr.

From: Dave Angelow []
Sent: Tuesday, June 16, 2015 8:14 AM
To: Haase, Victoria [Tori]
Subject: Perspective on Austin Oaks/PUD

Hi Tori

I have been following the PUD discussion for several months and recently attended the meeting at DJCC where the developer presented their views. I understand you are the case manager for the zoning application, and I would like to add my views to the backup material that gets used with the Zoning and Platting Commission, and any meetings with the City Council.

I am asking that as my representative to the city, you oppose the development of the PUD. The rationale are as follows:

Benefits to the Neighborhood (I'm defining as Steck to Far West between MoPac and 360)

- For those who may office in a new facility - shorter commute
- \$150,000 for improvements to Doss - outside landscape/playscape

Benefits to the City at Large

- 277 housing units
- 10 or less units of beneficial housing at lower than market rates

Impact on the Neighborhood

- Significantly increased traffic (the studies shared are likely understated as they limited to peak AM/PM times and with restaurants/higher density offices the traffic would increase in non-peak times as well)
- Corresponding increase in commute times for all who currently travel the route (and would not work in the new facility)

Impact on the City at Large

- Increase in demands at schools in the immediate area - not just Doss and not just outside areas of the schools.
- Increase in housing units - relatively insignificant number (277 units) for the size of the city
- Increase in traffic demands on MoPac in an area with limited ability to expand capacity - likely more accidents due to higher volume of traffic

In total, the benefits to the neighborhood are negative, and to the city at large insignificant/negative

Thank you very much

Dave

7508 Downridge Dr

Austin, 78731

--

c: 512 633 1500

[More at LinkedIn Dave Angelow](#)

From: Suds1130
Sent: Friday, July 03, 2015 9:57 AM
To: Haase, Victoria [Tori]
Subject: Austin PUD for Austin Oaks

Dear Ms. Haase: I will attend the July 7 meeting, but in case there is not an opportunity to speak, can you circulate this email and attachment to the members of the Commission?

Dear Commission Members: I am a 30+ year resident of Cardin Drive, off Spicewood Springs Road. I am amazed that the proposed zoning change for Austin Oaks is still on the boards, as it is grossly incompatible with the neighborhood, even with its modified form. **My attendance at the Drenner Group presentations at the Dell Jewish Community Center merely confirmed my original impressions.**

The major point I want to make is that none of Spire/Drenner's pretty pictures of the proposal make it clear to the ordinary person that the Austin Oaks land is that Austin Oaks is already elevated above Spicewood Springs Road and the area by as much as 1-3 stories.

Thus, the proposed 7 story parking garage for the corner of Hart Lane and Spicewood Springs Road will have an extra boost of nearly two stories when ground is broken. The 8 level Office Building right next to it will be the same. The current buildings are sheltered and not visible due to trees and are half the size of the proposed developments. Spire intends, of course, to essentially denude the Spicewood aspect of this area of current trees, including heritage trees. I asked Spire/Drenner if they had a 3-D model that would more accurately demonstrate the topography, and received only the vague answer that they were "working" on one. In short, no model in existence to accurately demonstrate to you the visual impact of the proposal.

In closing, let me comment on a regrettable statement made a few months back by the Commission chair, which indicated that he expected neighborhood associations that are opposed to this to meet with the Dallas developer and work out a compromise. **Respectfully, this is a misplaced burden of proof on the residents.** It is not incumbent upon the residents to, in effect, bid against themselves and go hat-in-hand to the Dallas developer to beg for the integrity of their neighborhood. Drenner representatives at Dell affirmed that they bought the property (as did we all) with knowledge of the existing zoning. With apparently confidence that "money talks," they have continued to press forward on a detrimental change to current zoning that they knew when they bought the property.

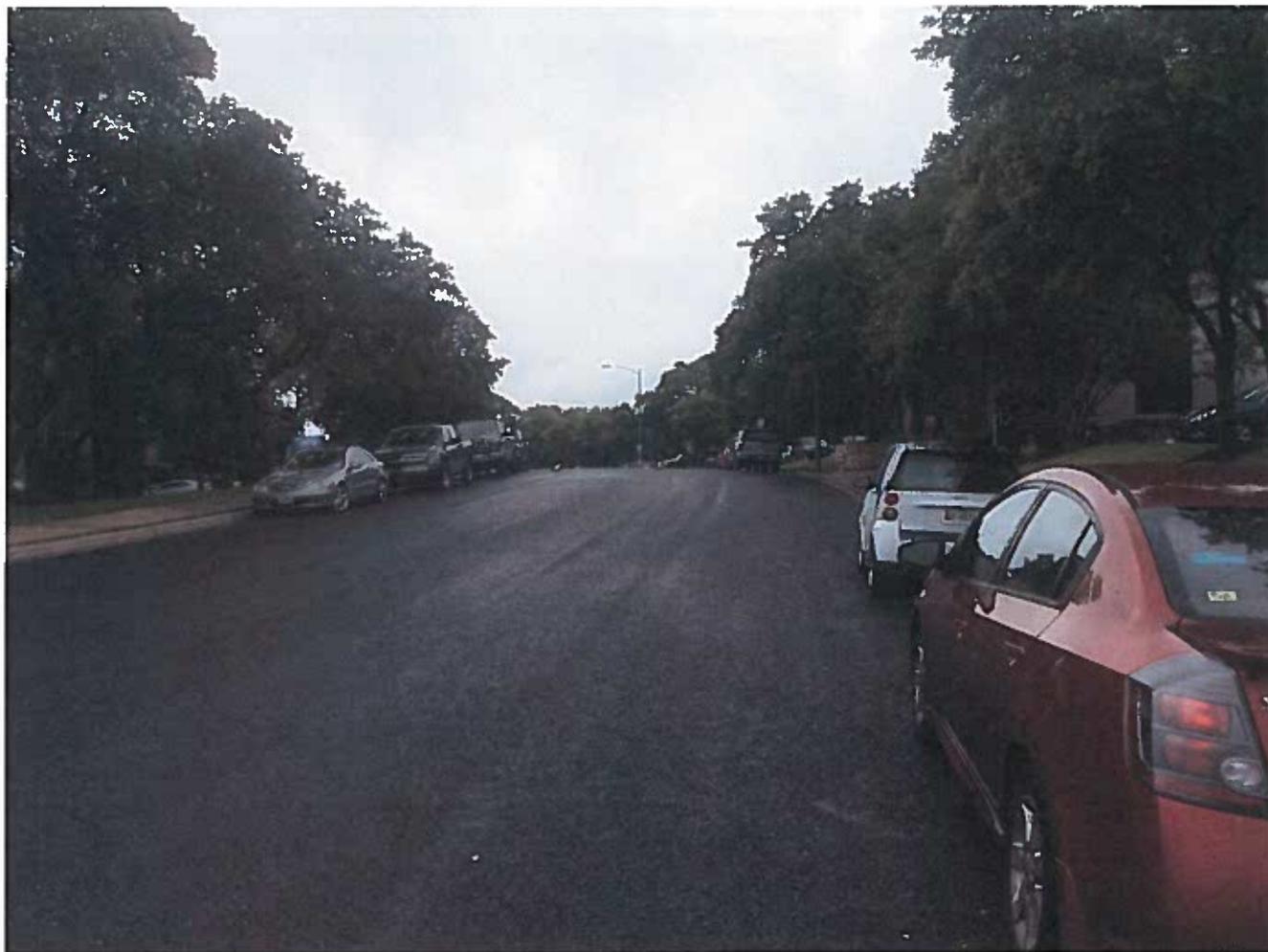
It is time for the Commission to let them know in no uncertain terms that their course of action should be to develop the property within existing zoning, rather than press forward a bad-precedent-setting hyper development incompatible with the neighborhood.

I have attached pictures of the current area. I look forward to speaking with you on July 7th.

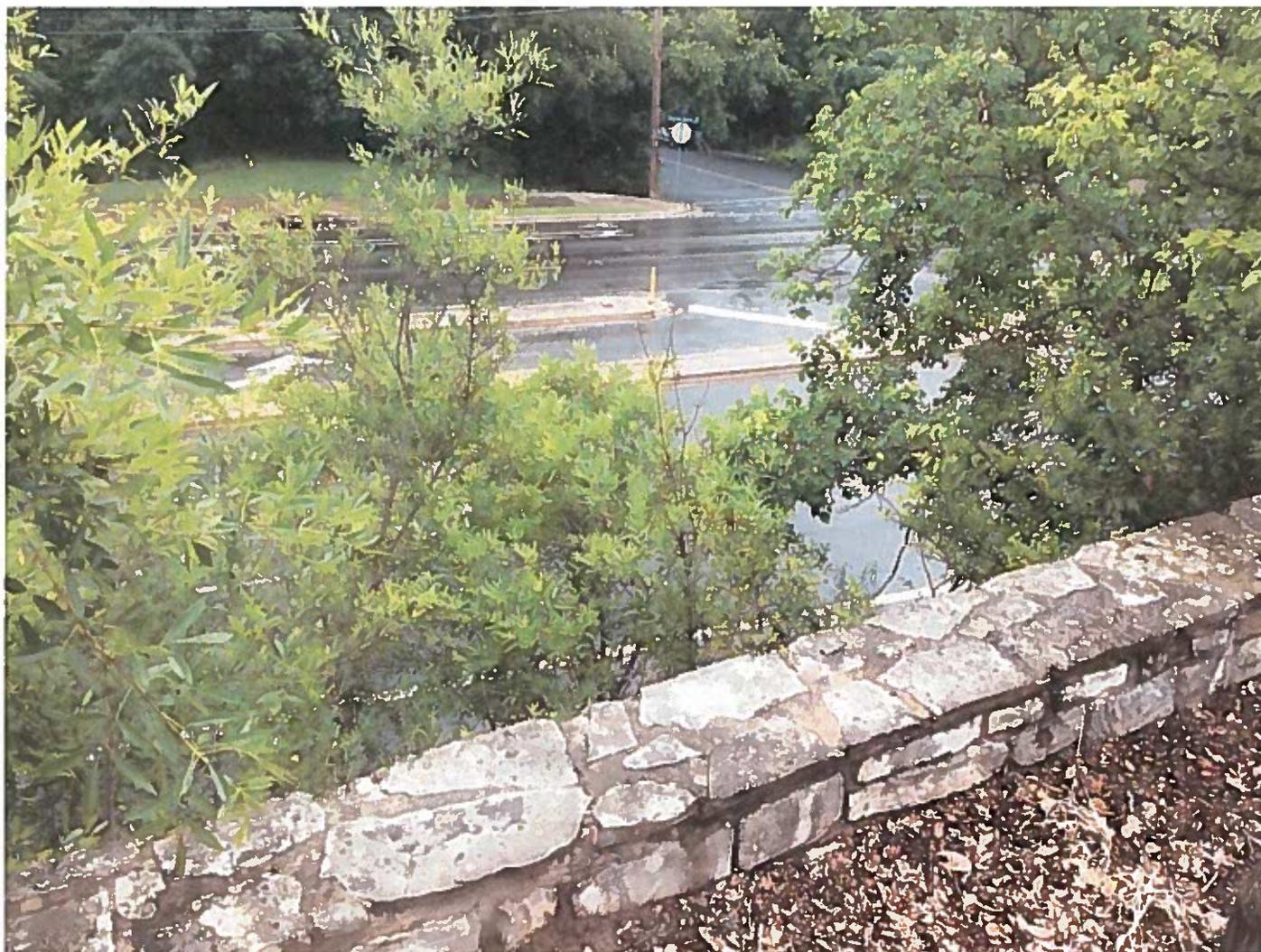
Yours truly, Susan M. Kelley, 8104 Cardin Drive.

















From: Janet Hagy []
Sent: Tuesday, July 07, 2015 10:24 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD - NO PUD

Dear Ms. Haase

As a business and property owner who will be directly affected by the proposed PUD, I oppose the zoning change. The additional traffic and population density of the proposed PUD is not compatible with our neighborhood values. I was appalled by the obvious bias toward PUDs in the recent Littlefield Consulting survey. None of the negative aspects of this PUD application were presented in this survey, while positive attributes were lauded. See the NWACA survey for more relevant results.

Sincerely,

Janet

Janet C. Hagy, CPA
Hagy & Associates, P.C.
3818 Spicewood Springs Rd.
Suite 201
Austin, TX 78759
512-346-3782
Fax 512-346-7307
Email: jhagy@hagycpa.com
Please visit our website at www.hagycpa.com



This message (including attachments) contains confidential information from Hagy & Associates, P.C. intended for a specific individual and purpose. The contents of this message are protected by law and are only for the viewing or use of the intended recipient. If you are not the intended recipient, you should return this message to Hagy & Associates, P.C. and then delete the message. Disclosing, copying, distributing, or acting upon the contents of this message is strictly prohibited.

Unless the above message ("this message") expressly provides that the statements contained therein ("the statements") are intended to constitute written tax advice within the meaning of IRS Circular 230 §10.37, the sender intends by this message to communicate general information for discussion purposes only, and you should not, therefore, interpret the statements to be written tax advice or rely on the statements for any purpose. The sender will conclude that you have understood and acknowledged this important cautionary notice unless you communicate to the sender any questions you may have in a direct electronic reply to this message.

From: Brad Parsons

Sent: Tuesday, July 07, 2015 12:07 PM

To: Brinsmade, Louisa - BC; Denkler, Ann - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Cc: Haase, Victoria [Tori]

Subject: OPPOSED: Austin Oaks PUD Case (C814-2014-0120)

July 7, 2015

Welcome ZAP Commissioners:

First, my family are 40 year residents about half a mile from the former Koger land now called Austin Oaks.

A few of the reasons why we do not support this case, nor even it's second postponement extension:

- Applicant filed the Traffic Impact Analysis (TIA) after the deadline, not giving Staff enough time to review it.
 - TIA does not include the JCC background traffic that CM Spelman asked Mr. Drenner for and he agreed to include at the case's initial Development Assessment before Council on June 26, 2014. This affects the 2% baseline growth that the TIA relies upon. (See Item 138, from 7:34 minute mark here <http://austintx.swagit.com/play/06262014-621>)
 - TIA contains a number of other false assumptions and inappropriate recommendations.
- Application still does not comply with *Imagine Austin* Comprehensive Plan.
 - Does not meet City Code objectives (not compatible/does not meet the definition of a Neighborhood Center)
- Application does not comply with all of the minimum Tier One PUD requirements:
 - Mitigate adverse transportation impacts with transit as well as roadway improvements.
 - Provide for public facilities including schools.
 - Proposed fund does not realize total funds for 17 years (not until 2032) and is not enforceable.

Latest proposal, inappropriate for compatibility with the surrounding neighborhood:

- Density will increase by three times: from 446,091 square feet to 1,280,000 square feet.
- Height will increase by three times: from two-and three- story buildings to six nine-story buildings.
- Traffic will increase by five times: from 4,118 trips to 19,819 unadjusted trips. (even with a manipulated low trip count)
- Sets a precedent for increased height inappropriately, both along MOPAC and across the city.
- A robo push poll conducted in May 2015 indicates bad faith on the part of the applicant's representatives.
- There is overwhelming opposition to the proposal by all of the surrounding neighborhoods.
- Developer can go to ~800,000 square feet in existing zoning or develop more densely with traditional zoning.

Going by the actual PUD notes and Plat notes, and not the non-binding "site plans" for the case being shopped around, the developer and their representative have made very little effort to bring this request for discretionary upzoning down to something that any of the surrounding neighborhoods can accept and yet still provide the new property owner with profit potential. That compromise solution actually resides in conventional zoning that in good faith by their actions the applicant or their representative has been unwilling to seriously consider. Also, in light of the threats made to the neighborhood at the St. Matthews presentation to +300 neighbors on this case in the Summer of 2014, I have no false hope that a newly proposed charrette might genuinely include conventional zoning.

Therefore, I am requesting a straight up motion to deny this case here and now.

Short of that, since the applicant willfully submitted a TIA that does not include the up-to-date JCC background traffic assumptions that CM Spelman asked for, the developer/applicant (not City Staff) should be required to use their 1 request for postponement (the prior postponement was needed by the developer but asked for by City Staff) to get a postponement of no more than 3 months.

Brad Parsons,
NW Hills,
Austin, TX

"Austin Community, Not Commodity."

Worth reviewing the ZAP Dec. 16th meeting on the last indefinite postponement (30 minutes)

<https://austintx.swagit.com/play/12162014-1056>

Case application Planning Review, **Rejected items in red:**

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=11183289

| Process Description | Status | TOD | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|---------------------------|--------------------|-----|---------------|--------------|--------------|--------------------|---------------|
| Wetlands Review | Biologist Rejected | | Apr 30, 2015 | May 18, 2015 | May 18, 2015 | 18, Andrew Clamann | 2 |
| Heritage Tree Review | Rejected | | Apr 30, 2015 | May 26, 2015 | May 26, 2015 | 26, Keith Mars | 2 |
| NPZ Environmental Review | Rejected | | Apr 30, 2015 | May 18, 2015 | May 18, 2015 | 18, Atha Phillips | 2 |
| NPZ Site Plan Review | Rejected | | Apr 30, 2015 | May 21, 2015 | May 21, 2015 | 21, Rosemary Avila | 2 |
| NPZ Transportation Review | Rejected | | Apr 30, 2015 | May 19, 2015 | May 19, 2015 | 19, Bryan Golden | 2 |

Letter sent prior to the Environmental Board, now called the Environmental Commission:

Dear Environmental Board members:

I want to make sure you all are aware of a very problematic zoning case and the maneuvers that are being pulled for it to potentially be heard by ZAP prior to the Environmental Board. This case, **Austin Oaks C814-2014-0120**, may possibly be on your June 17 Agenda, one day after the ZAP June 16th meeting in which no action by them might still allow it to move forward.

The property at **Austin Oaks (C814-2014-0120)** can be profitably redeveloped with conventional zoning which is what all of the surrounding neighborhoods (**Allandale, BCA, NSCNA, and NWACA**) have asked for repeatedly over the past year. Significantly, conventional zoning maintains protections such as the **Heritage Tree Ordinance**. Under the requested non-entitled PUD upzoning, the protections of the Heritage Tree Ordinance can be negotiated away.

When a property has the word 'Oaks' in it's name, it's a hint as to the significance of the trees on this property. The developer's rep focuses on the **9 or 72 Heritage Trees** that they want to cut down or unrealistically try to transplant from a rocky base, but the developer's rep usually avoids talking about the **shocking 46 of 98 Protected Trees (19"-24")** that they propose to remove under this PUD (one of your fellow Board members has been following the tree survey of this property closely). In recent weeks the **Wetlands Biologist Review, Heritage Tree Review, and Environmental Review** all were **REJECTED** by professional City Staff on this case. (see below)

It also seldom gets mentioned, but **most of this land** was declared **Critical Salamander Habitat** by the F&W, 2 months before the current owner/applicant bought this land in late 2013. Logically, being on the Mount Bonnell fault line of the Balcones fault zone, this land has a number of **documented sinkholes and CEF's** on it which drain into caves below.

I have chosen to write this brief note rather than give 3 minutes of Citizens Communications to you today on the matter. Please be advised that this is a very problematic case in the pipeline and regardless of the machinations that may be applied prior to bringing it to you prematurely as early as June 17th, that you should affirmatively **not support this case** to City Council.

Sincerely,

Brad Parsons,

40 year resident near Austin Oaks

Side notes: I remember as a kid picking blackberries on this Austin Oaks land before most of the original Koger buildings were even built on it; the buildings on this land are not that old, as I am only in my 40's. This land also has a documented history as an Indian gathering place, and many of the trees there then are the same ones there now.

From: Tela Mange []
Sent: Tuesday, July 07, 2015 9:28 AM
To: Haase, Victoria [Tori]
Subject: Fwd: Austin Oaks PUD -- DENIAL, please

Thank you for your consideration.

Celia Mange
Homeowner

Sent from my iPhone, so please excuse any typos or random autocorrects.

Begin forwarded message:

From: Tela Mange <>
Date: July 6, 2015 at 9:25:54 PM CDT
To: bc-Dustin.Breithaupt@austintexas.gov, bc-Louisa.Brinsmade@austintexas.gov, bc-Ann.Denkler@austintexas.gov, bc-Bruce.Evans@austintexas.gov, bc-Yvette.Flores@austintexas.gov, bc-Jackie.Goodman@austintexas.gov, bc-Susan.Harris@austintexas.gov, bc-Jolene.Kiolbassa@austintexas.gov, bc-Sunil.Lavani@austintexas.gov, bc-Gabriel.Rojas@austintexas.gov, bc-Thomas.Weber@austintexas.gov
Cc: Tela Mange <>, William Mange <>, "ccturp@" <CCTURP@>
Subject: Austin Oaks PUD -- DENIAL, please

Please vote against the Austin Oaks PUD application. Please do it as soon as possible.

There are many reasons why this PUD is bad for Northwest Hills and bad for Austin, but I will focus on only two:

1. This proposed project does not comply with Imagine Austin. I have a hard time understanding why we would spend so much time, effort and money developing a comprehensive urban plan for Austin neighborhoods if we are just going to throw it out when a Dallas corporation wants to play by a different set of rules.
2. This proposed project does not comply with all of the minimum PUD requirements. It does not meet the definition of a neighborhood center, it does nothing to mitigate transportation impacts (at LEAST a 350-400% traffic increase in the neighborhood!?!?!), and it does absolutely nothing to mitigate any population increases in neighborhood schools. Doss Elementary already has nine portable buildings...there are more than twice as many students on that campus than it was designed for...and Murchison and Anderson are in the same boat as well.

The neighborhoods in the affected area have made it clear, several times, that this project is not wanted. Please do not vote in favor of granting the Austin Oaks PUD application.

Thank you for your consideration.

Tela (Celia) Mange

7104 Spurlock Dr.

Austin TX 78731

From: Logan Dunning []
Sent: Tuesday, July 07, 2015 3:17 PM
To: Anguiano, Dora
Subject: Registering Against the Austin Oaks PUD for 7/7 ZAP Meeting

This message is from Logan Dunning.

Ms. Anguiano, My name is Logan Dunning. I am an Austin resident, and I saw the Austin Oaks PUD is Item #1 on the Zoning and Platting Commission's meeting this evening (7/7). I would like to register my name against the Austin Oaks PUD for public record, but I am unfamiliar about the process of doing so. Any information would be appreciated. I appreciate your time. Best, Logan M. Dunning (254) 931-3494

From: Philip Rothblum
Sent: Saturday, July 25, 2015 10:16 AM
To: Haase, Victoria [Tori]
Subject: Fw: Austin Oaks PUD

Ms. Haase,

This letter is to record my strong opposition of the Austin Oaks PUD. I live at 4711 Spicewood Springs Rd and I believe that this development will adversely affect my property values and my quality of life due to the enormous increase in traffic in the area. In addition, I believe that the current PUD completely violates the spirit and principles of the Imagine Austin plan. It's negative impacts are not justified by the minor improvements to the site.

Please include my comments in the backup for ZAP and City Council meetings about this case.

Regards,

Philip Rothblum

4711 Spicewood Springs Rd.

Austin, Tx 78759

From: nadia gartner
Sent: Saturday, July 25, 2015 4:21 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Ms Haase-

This letter is to record my strong opposition of the Austin Oaks PUD. I live at [3005 Stardust Drive](#) and I believe that this development will adversely affect my property values and my quality of life due to the enormous increase in traffic in the area. In addition, I believe that the current PUD completely violates the spirit and principles of the Imagine Austin plan. It's negative impacts are not justified by the minor improvements to the site.

Please include my comments in the backup for ZAP and City Council meetings about this case.

Regards,
Nadia Gartner
3005 Stardust Dr
78757

Sent from my iPad

From: Aviad Fuchs []
Sent: Thursday, August 13, 2015 9:07 PM
To: Haase, Victoria [Tori]
Subject: Stop the Austin Oaks PUD

Victoria,

As a homeowner at Stillhouse Canyon (4711 Spicewood Springs Rd), I'd like to express my deep concern over the upcoming plans for the Austin Oaks PUD. I did my research and went over the proposed plan's highlights and from my personal point of view, I can surely say that some things just cannot be seen through numbers, statistics and drawings. I'd like to share some of my insights and daily experiences.

A little bit about myself - I'm a young professional who is relatively new to the area. I fell in love with this part of town mainly because of its lush landscape, mostly traditional architecture and deer galore. Urban nature at its best, in my opinion. I also see myself as a representative example of the next generation of residents in this part of Austin. I'd like to see my future in this part of town and hopefully, see my children grow here. I'm proud to call Stillhouse Canyon my home.

I'd like to share some of my daily experiences - Even today, before any plan is approved, I have to fight my way through traffic on Spicewood Springs Rd, every single morning, on my way to work. Many times, it takes me a few minutes before I can turn to any direction on Spicewood Springs Rd, when I leave my home in the morning. The traffic increase, which is inevitable if this project will be approved, and is unprecedented for this area, would make my life much harder. And that is before mentioning the air pollution and noise caused by that...

Looking forward to the future - I would not want to see my children go to overcrowded schools in an overpopulated area. Again, this is an inevitable consequence of this project and I'm afraid that it would severely affect the quality of education that my children will get.

All in all, I believe that this intended development will not benefit anyone besides the developer himself. It will do nothing but diminishing the beautiful character of this part of Austin and would have negative effect on any parameter of my daily life.

Does this project represent the vision and values that we all cherish? Does it represent the spirit of Austin? I'm afraid that the answer to these questions is NO.

I'm writing to you since I believe that you have the power to stop this project before it is approved.

It is a crucial matter to my future family, my neighbors and me. Stop the Austin Oaks PUD!

Please add this e-mail as background information to all City of Austin committee/council reviews, including meetings and reviews by the Environmental Board, ZAP, and the City Council

Sincerely,
Aviad Fuchs
4711 Spicewood Springs Rd,
Unit 289
Austin, TX
512-774-9108

From: Jessica Chouy
Sent: Tuesday, August 18, 2015 2:32 PM
To: Haase, Victoria [Tori]
Subject: Concerns with Austin Oaks PUD

Dear Ms. Victoria Haase,

I'm writing you in order to voice concerns with the proposed PUD at the current Austin Oaks site. I am a resident in the Stillhouse Springs neighborhood and have been living in the community for around 6 years. It has been a wonderful neighborhood until recent developments along Spicewood Springs Rd from Mopac to 360 have significantly increased noise, light, and traffic on the one lane road that has already been facing challenges, while also decreasing significant amount of trees in the area. The latest proposed development of PUD at Austin Oaks site brings further concerns that these issues will dramatically reduce the quality of life in the nearby neighborhoods.

I already struggle with traffic on Spicewood Springs Rd on a daily basis getting in/out of my complex. It's currently difficult being able to get a position in traffic from those that are coming from 360 going to Mopac, and those that are now trying to access the new Austin Board of Realtors building on Spicewood Springs. I travel up and down Spicewood Springs throughout the day, and traffic frequently gets backed up at least two lights every morning and lunch time while going towards Mopac along Spicewood Springs.

Currently, the density and the height of the buildings at the Austin Oaks site are not noticeably intrusive to the neighborhood. But the proposed PUD will without a doubt have serious negative impact to its surrounding neighborhoods and traffic from Mopac to 360. I request that city officials deny the PUD in its entirety. The proposed PUD is contrary to current zoning and violates the principles of the Imagine Austin plan.

I am in strong opposition of the proposed PUD at the Austin Oak site, and request this email be included in all City of Austin committee or council reviews, including meetings and reviews by the Environmental Board, ZAP and the City Council.

Thank you for your time, and I appreciate your effort in helping to find a solution to this matter.

Sincerely,

Jessica Chouy

From: Tela Mange []

Sent: Thursday, August 27, 2015 2:32 PM

To: Haase, Victoria [Tori]; Lesniak, Chuck; MaryGay.Maxwell@austintexas.gov; Marisa.Perales@austintexas.gov; Andrew.Creel@austintexas.gov; Erin.Gooch@austintexas.gov; Peggy.Maceo@austintexas.gov;

Michael.Moya@austintexas.gov; MaryAnn.Neely@austintexas.gov; Pam.Thompson@austintexas.gov

Cc: Bill Mange

Subject: Please vote NO on Austin Oaks

Next week, you will hear the case for the Austin Oaks PUD. As a concerned member of the Northwest Hills neighborhood. I am begging you to vote NO on this application.

Here's why:

1. This project will bring a dramatic increase in auto emissions and congestion with an increase from 4,000 to 20,000 trips per day per the Drenner TIA report. This PUD proposal is autocentric with more garage parking floors than office floors across the proposed development. (4 of 8 buildings would be 9-10 story heights, from present 2-3 stories). With transit intended to be a foundation for Activity Centers in the Imagine Austin Comprehensive Plan as this PUD is proposed to be, there are NO mass transit stops nor convenient Capital Metro bus stops within easy walking distance of this proposed PUD. The unnecessary 4x increase in noxious auto emissions and congestion from the project for PUD zoning cannot be checked off as environmentally "superior."

2. This application seeks a variance from the Heritage Tree Ordinance (2010) to cut down at least 8 Heritage Trees (24" diameter trunk), and possibly more up to 10% of Heritage Tree caliper inches from 73 Heritage Trees on the 31 acres. Also, the variance from Protected Tree Ordinance (1983) with the latest developer proposed Land Use Plan PUD Note 35 taking out all references to preserving caliper inches of Protected Trees (19"-24") that had been in their prior PUD Note 35 to preserve only 50% of 99 Protected Trees. The tree survey was done in 2013, and some (19) of the "Protected Trees" are already or less than an inch (1-3 yrs) from being Heritage Trees, but the new PUD Note would use the 2013 measurements in perpetuity for this PUD variance to the Heritage Tree Ordinance. Conventional zoning as the surrounding neighborhoods are asking for would not allow the cutting down of any of these healthy Heritage Trees.

3. The latest Bury/Drenner submitted Land Use Plan PUD Notes Sheet 2 (8/13/15) lists a new Modifications to Code #5 which seeks to ask again for a variance of a 25 ft. setback (from the usual 150 ft. setback) from Rimrock in Area F of the PUD application, which is the same variance on the tract turned down by ZAP in Jan. 2014 and given an Administrative variance of +50 ft. from the same Rimrock/Spring/Seep for the Austin Oaks Restaurant Site Plan (SP-2013-0058CT). The same owners now seek to vacate that Site Plan (PUD Note 39) and get the variance back to their original request of a 25 ft. setback from the Rimrock (Modification to Code #5). This PUD variance seeks to undo an agreement with the current owner that Environmental Staff worked hard to protect the critical environmental features on this sensitive Karst land.

All neighborhoods surrounding the proposed Austin Oaks PUD are on record presently opposing this PUD rezoning application. We call upon the applicant to withdraw the PUD application and instead pursue conventional zoning with truly innovative design for this environmentally exceptional piece of land, not something that might just as well be built along a highway in Dallas or Houston. The property has entitlement to double the sq. footage of built space that it currently has under conventional zoning, more acceptable than the triple built space and unmitigated impacts it is requesting. Short of that, on a net balance of inferiority on environmental issues we call upon the Environmental Commission to reject and not recommend the Austin Oaks (C814-2014-0120) PUD application.

Thank you for your attention to this matter. Again, PLEASE VOTE NO.

Sincerely,

Celia Mange

From: Brad Parsons []
Sent: Wednesday, September 09, 2015 8:53 AM
To: Lesniak, Chuck
Cc: Haase, Victoria [Tori]; Rusthoven, Jerry; Guernsey, Greg; Phillips, Atha; Avila, Rosemary; Maceo, Peggy - BC; Perales, Marisa - BC; Maxwell, Mary Gay - BC; Pool, Leslie; Mars, Keith; Embesi, Michael; Golden, Bryan; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Goodman, Jackie - BC; Brinsmade, Louisa - BC
Subject: TIME SENSITIVE: Austin Oaks PUD Case C814-2014-0120 - PREMATURE

Sept. 9, 2015

Re: Austin Oaks PUD Case C814-2014-0120

Environmental & Zoning Staff:

Last night, I attended a neighborhood Q&A on the Austin Oaks PUD Case that featured 2 senior Planning Dept. Staff members. I was surprised that one of the panelists reeled off at least 10 points about the Austin Oaks PUD application that were inaccurate and revealed that participant has not kept up with the case and the changes from the first Land Use Plan to the most recently submitted Land Use Plan PUD Notes. That participant, did not indicate the many points in which the applicants most recent responses did not respond to Reviewing Staff's comments, esp. with the TIA. Mostly though, I was troubled that that senior Planning Dept. Staffer was characterizing that mostly on water quality and a slight decrease in impervious cover that the case showed environmental superiority over what would also be required with conventional zoning and that the case may very well be heard by the Environmental Commission on Sept. 16. **Let me just say, there are watershed, hydrology, karst, and tree issues that on balance call into question whether this case shows a net 'superiority' even on environmental issues. This case is not ready to go to the Environmental Commission on Sept. 16.**

Just one example. Shortly after this case was first filed, there was a site tour with the developer's rep, Staff, Council staff, Council members and people from the neighborhood. At the time a neighbor mentioned the concern for the no less than 75 mature trees within a few feet of the sidewalks and curbs along Executive Center Dr., Wood Hollow, and Hart Ln. At that time, the neighbor asked and Greg Anderson (Staffer to CM Cole) agreed that it would make sense to seek a variance for the Core Transit Corridor Sidewalks that might otherwise be required. We see now, though, that the unnecessarily wide Core Transit Corridor Sidewalks are now included to try to make up for the fact that there is no mass transit in or abutting the project. **The 6 feet sidewalks that are there now on that mostly hilly terrain where there are few pedestrians, are totally appropriate, but the much wider Core Transit Corridor Sidewalks and buffer will necessitate the cutting down of no less than 75 mature trees, many of them Protected (+19"). THIS IS NOT A GOOD TRADEOFF.** Along with what the site of the buildings may be, the Core Transit Corridor Sidewalks would end up being one of the top two drivers in determining how many mature trees vs. smaller mitigated trees end up being cut down per an analysis of the tree survey in a spreadsheet relative to PUD Notes 35 & 36. **THIS IS NOT ACCEPTABLE, and another reason why this case is NOT READY TO GO TO THE ENVIRONMENTAL COMMISSION.**

I also note that the applicant is not currently listing the variances to the Heritage Tree Ordinance and the Protected Tree Ordinance in their new Modifications to Code on LUP Sheet 2 as they should be, although they do list a new 25 ft setback from CEF's in their latest requested Modifications to Code. There are other environmental issues with this case, including an accurate evaluation of what the benefits may or may not be even with water quality and impervious cover

being offered, compared to a number of other negative and problematic environmental issues that have not been resolved or even addressed yet in the review of this case.

I call on the decision makers here to not rush this case. This case is too big and potentially destructive and precedent setting to be rushed. This case is not ready for the Environmental Commission, and until the applicant **adjusts their calculations and potentially the scope of the project with a new 3rd TIA that responds thoroughly to Transportation Review Staff's comments**, this case is not ready to be heard in ZAP either. We the longtime stakeholders in the neighborhood are not impatient nor in a hurry. We would rather this be done right. **If Staff needs to ask ZAP for a 2 or 3 months postponement, by all means, do it.** We would be fine with that.

In the meantime, I ask that Senior Staff become more up to date with the **current** content of the filed Land Use Plan in the Austin Oaks Case, as the Reviewing Staff most clearly has been.

Thank you,

Brad Parsons

40 year resident 1/2 mile from Austin Oaks

(Note: Am writing this letter in time to be included in any Backup on this case that may be presented.)

From: mauibrad

Subject: Austin Oaks Tree Survey from 11/22/13 is OUTDATED

Date: Mon, 7 Sep 2015 23:32:35 -0500

Sept. 7, 2015

Re: Austin Oaks PUD Case C814-2014-0120

Reviewing City Staff:

Those of us in the neighborhood near Austin Oaks, are increasing our review of the proposed Land Use Plan. We have taken the tree survey relied upon in the submitted Land Use Plan and put it into a spreadsheet and are testing the new conditions of PUD Notes 35 & 36 on the tree population within Austin Oaks to get a picture of what the outcome is likely to be. In the process of putting the 11/22/13 tree survey into spreadsheet and beginning to evaluate it, we noticed there are 19 x 23 inch diameter trees listed, 1 inch short of being Heritage Trees in the survey.

On a hunch, today we went out and professionally measured the 23 inch diameter trees from 11/22/13, AND THEY ARE ALL 24 INCHES OR GREATER NOW, THEY ARE ALL NOW HERITAGE TREES, except for the 1 cedar, and not an unhealthy one in the whole bunch. (Those results are attached in spreadsheet) We also measured the Heritage Trees mentioned in PUD Note 35 that may be moved or cut down to see what their progress has been in the past 2 years.

(included) Our sample was intended to be all of the 23 inch trees from the 2 year old survey, but we noticed 2 large trees not in our sample and measured them just to see what they had been before, and they both turned out to be 24 inches now from 21 and 22 inches 'indicated' two years ago.

So, all of the prior 23 inch trees from two years ago should now be Heritage Trees, except for 1 Cedar and we did not measure it. We suspect a number of the 21 and 22 inch trees from two years ago may now be Heritage Trees also.

There are now also a couple of the Heritage Trees proposed to be cut down that have now moved into the 30 inches diameter or greater category and deserve the extra considerations that that entails.

Given that the applicant in the Austin Oaks PUD case only with their last revision recently included in their PUD Note 35 hoping to fix the size of the trees to the survey done on 11/22/13, and given that it is no longer representative of the Heritage Tree environment on the Austin Oaks tracts, **we strongly request that Environmental and Zoning City Staff have the applicant do an new accurate tree survey to update their proposed Land Use Plan before the review on this case is completed and before the case is considered by the respective Commissions and Council.**

Thank you,

Brad Parsons,

40 year resident 1/2 mile from Austin Oaks.

From: Courtlyn Smith []
Sent: Saturday, September 05, 2015 3:03 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Victoria:

Hello, I am a resident of Stillhouse Canyon Condominiums at 4711 Spicewood Springs Rd, and wish to express my concern about the forthcoming Austin Oaks PUD project being considered at Mopac and Spicewood Springs. As a native Austinite, I have lived in the NW Hills area for 4 years now and have watched the traffic increase steadily without having any major construction in the area. The traffic along Spicewood Springs from people cutting across to 360 from Mopac is already substantial enough for the APD to place a patrol car in front of the Austin Board of Realtors new building during heavy traffic hours. To increase the numbers of vehicles on this road would be a substantial problem for the inhabitants already dealing with heavy traffic flow. I would urge the City Council to reconsider this type of development as the community along Spicewood Springs Rd is already heavily congested. This type of development would change a very peaceful neighborhood into something that Austin does not need: A downtown area juxtapositioned next to the start of the Hill Country and many nature preserves.

Thank you for your time!

Courtlyn Smith

4711 Spicewood Springs Rd #232

From: Madelon Highsmith

Sent: Wednesday, September 09, 2015 2:44 PM

To: Lesniak, Chuck; Haase, Victoria [Tori]; Rusthoven, Jerry; Guernsey, Greg; Phillips, Atha; Avila, Rosemary; Maceo, Peggy - BC; Perales, Marisa - BC; Maxwell, Mary Gay - BC; Pool, Leslie; Mars, Keith; Embesi, Michael; Golden, Bryan; Denkler, Ann - BC; Kiobassa, Jolene - BC; Goodman, Jackie - BC; Brinsmade, Louisa - BC; Steve Adler; Adler, Steve; Houston, Ora; Renteria, Sabino; Garza, Delia; Troxclair, Ellen; Kitchen, Ann; Tovo, Kathie; Cesar Greg; Casar, Gregorio

Subject: Actual SIDEWALK SUPERIORITY PHOTOS existing TODAY -- Re: TIME SENSITIVE: Austin Oaks PUD Application.

[Download full resolution images](#)

[Available until Oct 9, 2015](#)



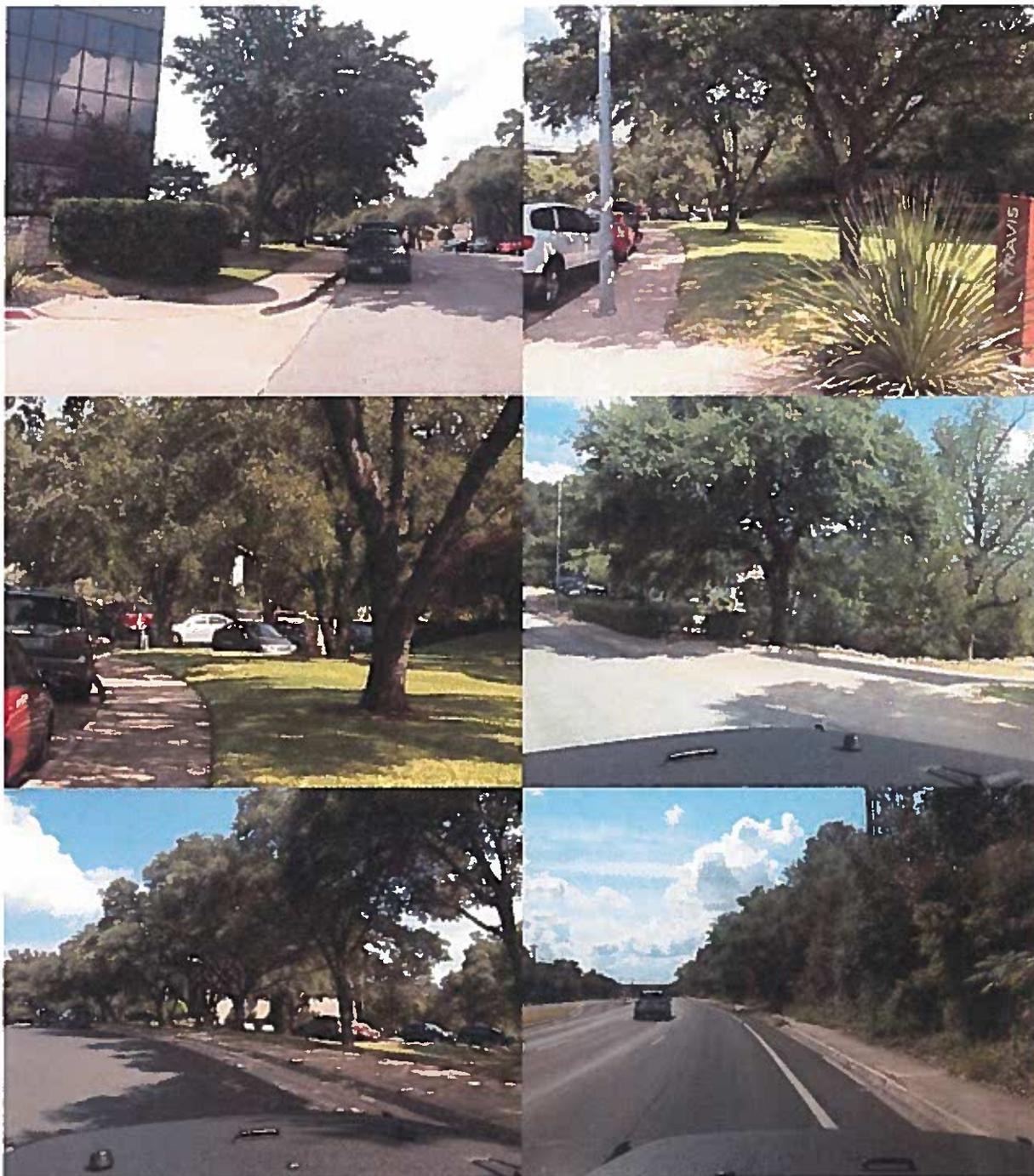
Photos attached this time!













Dear Mayor, Councilmembers, Commissioners and Staff Leaders,

REGARDING AUSTIN OAKS Superior Sidewalks...

These are photos of the 15" to 23" diameter trees (there are over 75 of these big beautiful shade trees) that will all be cut for those "superior" sidewalks "proposed" by this superior-development-yielding-PUD-zoning developer, who is without question not a concerned-community-loving developer.

Please also note the perfectly good sidewalks situated beneath these beautiful trees?

One last bit of commentary: reflect please on all those superior sidewalks you see around Texas, and the extra grass (required between the sidewalk and street) that is most usually DEAD and BURNT or made up of weeds ... while the sprinklers spray previous water over the cement and pavement nearby. (I think this so called "superior" sidewalk clause might be a good tactic to create endless dead end landscaping jobs but little else.)

(Yes, this are real photos from Austin Oaks today, and not some alternate backwards/opposite reality universe. Crazy, I know. These sidewalks and trees as they are NOW are lovely and what top cities around the country and the world would desire and consider SUPERIOR.)

I implore you to vote NO on this PUD rezoning application. It's bad for many reasons.

#1 is its lack of common sense and

#2 is the greater precedent setting implications for **every corner of austin's community** should you grant this PUD.

(I shudder to think what this developer will do in other areas where the citizenry is fearful or too exhausted to speak up. Its on the leadership of Austin to LEAD, NOT be guided by this developer and his realtor-commercial interest community.)

Please include this email and the photos attached in all back up materials for this case.

Thank you,

Madelon Highsmith

3302 Greenlawn Parkway

AUSTX 78757

512-595-0717

Typos courtesy of iPhone

From: Madelon Highsmith
Sent: Wednesday, September 09, 2015 11:29 PM
Subject: NASA Explains Why You Should Live On A Tree-Lined Street--And A Tree-Lined City

Timely ... why-you-should-live-on-a-tree-lined-street-and-a-tree-lined-city!!!

<http://fastcompany.com/3050554/nasa-explains-why-you-should-live-on-a-tree-lined-street-and-a-tree-lined-city>

Please include this in the back up for the Austin oaks PUD case, Tori!

Thanks!

Madelon

Typos courtesy of iPhone

<http://fastcompany.com/3050554/nasa-explains-why-you-should-live-on-a-tree-lined-street-and-a-tree-lined-city>

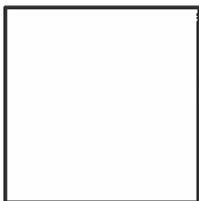
NASA Explains Why You Should Live On A Tree-Lined Street--And A Tree-Lined City

Just get more trees in your life.

Forget global warming. Well, don't forget it completely, because it's probably going to kill us all. But forget it for a moment, while we take a look at another climate-related effect: city warming. A [new NASA study](#) shows that trees and plant-life are essential to keeping our cities cool and not just because they're nice to sit under on a sunny day.

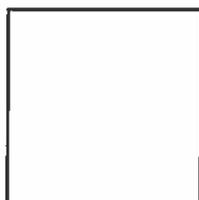
Cities are like giant storage heaters made up of what NASA calls "impervious surfaces"—roads, buildings, concrete. This causes what's known as the urban heat island effect, where a city's temperature is set a few degrees above the surrounding countryside thanks to the heat retention of all that city infrastructure.

But the new study shows that the amount of green space in the city has a big effect on just how hot our urban heat islands get.



"Everybody thinks, 'urban heat island, things heat up.' But it's not as simple as that," [said](#) research scientist Kurtis Thome, co-author of the paper. "The amount and type of vegetation plays a big role in how much the urbanization changes the temperature."

What the team found is that trees and other vegetation are essential for keeping our cities cool. Trees naturally cool the air by a process called evapotranspiration. It's a process plants undergo that's a little similar to sweating, in that released water vapor carries off heat.



In their model, based on observation of real cities using satellite and temperature data, the researchers found that when the area of the impervious surfaces reaches 35% of the total (the other 65% being vegetation cover), things go haywire. Up until that point, the urban area stays at a constant 1.3°C above the surrounding area. Above it, that difference increases as the vegetation is stripped away, "reaching 1.6°C warmer by 65% urbanization." That might not sound like much, but one degree is enough to push up air-conditioning use by up to 20%.

Noteworthy is the fact that fancier, tree-lined neighborhoods with gardens and well-tended lawns can be a couple of degrees lower than less-wooded areas. The effect is so strong that in cities built in the desert, "the urban area actually has a cooling effect because of irrigated lawns and trees that wouldn't be there without the city."

As our cities grow, and green spaces are replaced with more impervious surfaces, their temperatures rise too. The answer is pretty straightforward: more trees and plants means cooler cities. And more trees also mean a more pleasant city environment for those living there. We just have to figure out how to build cities and plant trees at the same time.

By Charlie Sorrel

SEPTEMBER 8, 2015 | 12:47 PM

RECEIVED
CITY OF AUSTIN

JUL 06 2015

DISTRICT 7 COUNCIL OFFICE

Date: July 3, 2015

Dear Council Member Pool,

This letter is to record the strong opposition of the Stillhouse Canyon Condominium Association to the proposed PUD at the current Austin Oaks site This letter is written on behalf of and at the direction of the Board of Directors of the Stillhouse HOA that represents approximately 225 people residing in 180 family units located at 4711 Spicewood Springs Road, about one mile from the proposed PUD. We are residents of District 10. We request this letter be included in the backup information to all City of Austin committee/council reviews including meetings and reviews by the Environmental Board, ZAP and the City Council.

Our recommendation is that city officials deny the PUD in its entirety. The proposed PUD is contrary to current zoning and violates the principles of the Imagine Austin plan. Furthermore, its negative impacts on the quality of life of a widespread neighborhood stretching to Hwy. 360 are not justified by the developer's profit motive or its modest improvements to the site. See point #5.

Our proposal for what should be allowed to be built is as follows:

1. In reference to zoning, let a developer build a project in accordance with the existing zoning already in place on the site which allows development on a scale that is bigger but more in keeping with the neighborhood and its already over-trafficked roads.
2. In reference to the Imagine Austin plan, we urge that you do not allow any more development than the plan proposes. In chapter 4, page 105, two Neighborhood Centers are proposed for Anderson Lane and Far West. When these Centers are built they will have a significant impact on traffic and increase a demand for services in this area. Such growth will be more than enough for the intersections of Mopac and Far West and Mopac and Anderson/Spicewood Springs. Please do not burden residents with an unplanned PUD not in the Imagine Austin plan on the west side of Mopac at Spicewood Springs.

Impacts on the Spicewood Springs Neighborhood from Mopac to 360.

1. Traffic. The developer indicates traffic will increase from 4,000 to 20,000 trips per day—a Five Fold Increase. (*NWACA Comparison to Existing Development dated 5-5-15 hereafter NWACA Comparison*). Many of our Stillhouse residents travel each day, often more than once, through the intersection of Spicewood Springs and Mopac. These residents will be significantly and adversely affected by the size, scale and scope of the proposed PUD which is entirely too intensive for the 30-acre site. Stillhouse is only one of nine, possibly more, multi-family residential neighborhoods between 360 and Mopac. In addition, there are numerous other multi-family complexes along Mesa and hundreds of single family homes in the area.
2. Retail. The developer indicates that retail space will increase from zero to 70,000 sf with 50,000 sf for restaurants. (*NWACA Comparison.*) Such usage will result in greatly increased traffic throughout the day, not just at morning and evening rush hours. The neighborhood presently has no shortage of restaurants and existing retail outlets along Anderson Lane, Mesa Drive, and in the Gateway and Arboretum Shopping Centers. We have no need of additional choices at the cost of 20,000 vehicle trips per day.

3. Building Number and Heights. Presently, there are 12 buildings—8 two-story and 4 three-story totaling 446,091 sf. The number of buildings will change to seven--1 ten-story; 4 eight-story; 1 seven-story and 1 five-story totaling 1.3 million sf (1.279 M to be precise). *NWACA Comparison.* Building heights will tower over existing trees and spoil the neighborhood ambience, and the topography of the site will make buildings seem one to two-stories taller. Few residents are currently aware of the size of the Austin Oaks project because it is so well hidden in the trees.
4. Building Density. Density will increase Three-Fold from 446,091 sf to 1.3 million sf. We have already spoken in #1 and #2 above about the Traffic/Retail impacts from this increase. In addition, such dense land use will demand much greater amounts of water, city services (fire, police and EMS) and create for the first time a residential impact with up to 100 new students in local schools. (*NWACA Comparison.*)
5. Proposed Improvements are Paltry and do not offset Negative Impacts. The developer proposes various neighborhood "improvements" none of which begin to offset the negative impacts of the PUD. Such modest changes are: 1) slight reductions in size from the December 2014 original proposal, e.g. density decreases from 1.4 to 1.3 million sf; 2) modest reduction in impervious cover from 66% to 50%; 3) preserving 57% of over-all trees (instead of the originally proposed 50%) but still resulting in destruction of 43% of all trees including 9-18 heritage trees; 4) an on-site hike and bike trail and 4-acre park divided into 3 parcels; and 5) modest financial contributions to local schools and traffic improvements with a vague promise of money for a transportation trust that the city has said they can't be party to and is unlikely to be adequate.

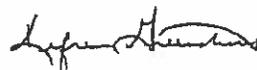
None of these "improvements" are a suitable trade-off for the significant quality of life problems of increased traffic, number of buildings, height and density created by the proposed PUD.

In conclusion, on behalf of the Board of Directors of the Stillhouse Canyon Condominiums, a complex of approximately 225 residents in 180 family units, we urge you to deny approval for the PUD in its entirety and allow only development under the current zoning. Please contact me at 512-343-7205 or carolynwright7@gmail.com if I can provide any further information.

Sincerely,



Carolyn Wright
President, HOA Board of Directors
Stillhouse Canyon Condominiums



Kefren Greenstreet
Treasurer, HOA Board of Directors
Stillhouse Canyon Condominiums



Marc Duchon
Secretary, HOA Board of Directors
Stillhouse Canyon Condominiums



Seth A. Klempner
Member-at-Large, HOA Board of Directors
Stillhouse Canyon Condominiums

Results of NWACA 2014 Poll of the Neighborhood

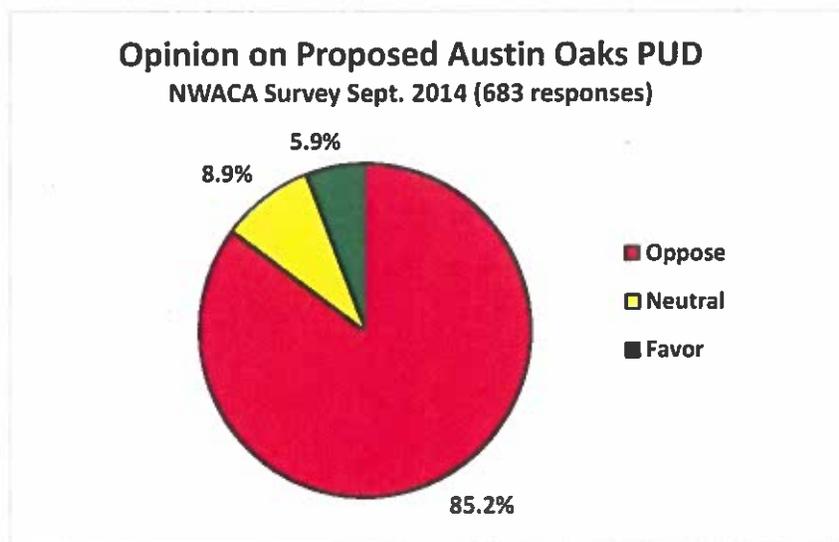
Survey completed 9/17/14; report generated 9/19/14
683 Responses (16% of 4160 households)

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD and about topics of interest for NWACA's work in the coming months. The survey was publicized in the September NWACA newsletter, the quarterly postcard that goes to all NWACA households, email to the entire NWACA mailing list, Facebook posts, email to NWACA members who are not on the mailing list, and paper ballots to NWACA members who have no internet access.

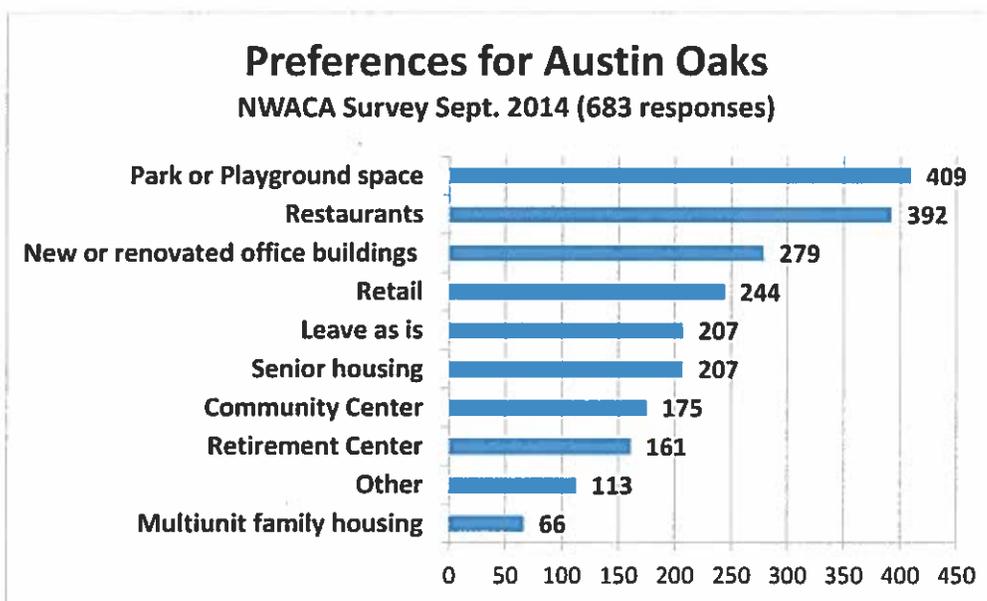
Below are summaries of the responses for each question. For questions that had "other" responses, these responses have been categorized by topic. In many cases, the "other" topics overlap choices that were available to the respondents, but they used the "other" for one that didn't fit their first, second, and third choices.

Responses to the last question asking for other input ranged across many topics. Those responses are summarized in a separate file, too lengthy to include here.

Q1: For the currently described PUD plan, what is your opinion about the PUD?



Q2: If the office buildings at Austin Oaks were to be redeveloped, what preferences do you have for what would be there? (Choose as many as you wish.)



The "Other" responses for Question 2 covered the following topics:

| Q2: Preferences - "Other" topics | Count | Q2: Preferences - "Other" topics | Count |
|--|-------|---|-------|
| short office buildings | 15 | senior housing | 2 |
| school /school rental | 14 | anything without traffic impact | 1 |
| use existing zoning | 8 | bike lanes | 1 |
| no residential housing | 7 | condos | 1 |
| local businesses | 6 | let the market decide | 1 |
| mixed use development | 6 | library | 1 |
| infrastructure support | 5 | more permeable surface | 1 |
| less intense development | 4 | multi-unit family housing | 1 |
| local restaurants | 4 | no additional development now | 1 |
| no multi-unit family housing | 4 | no affordable housing | 1 |
| upscale senior housing | 4 | no fake affordable housing | 1 |
| apartments | 3 | no retirement center | 1 |
| keep as many trees as possible | 3 | office mixed use | 1 |
| park area | 3 | office with underground parking | 1 |
| high density office space | 2 | restaurants | 1 |
| high density residential, with office and retail | 2 | signature' development | 1 |
| leave as is | 2 | single family housing | 1 |
| no PUD | 2 | upscale restaurants | 1 |
| restaurants and music under the trees | 2 | zone for another Austin school vertical | 1 |
| school rental | 2 | | |

Results of NWACA March 2015 Poll of NWACA Neighborhood

Survey completed 3/24/15; report generated 4/9/15
501 Responses (12% of 4160 households)

Background

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD, among other topics. Those results were relayed to the neighborhood, City Council, City Staff, and the developer. In November, the developer convened a meeting of neighborhood leaders and laid out changes to the development that the developer hoped would address the concerns raised by the community in the original survey and the community meeting. In December, the developer summarized those ideas in a letter to NWACA, along with eight supporting documents. All of that information is posted at www.nwaca.org. In February, NWACA formulated a new survey in order to continue to give our NWACA neighborhood the opportunity to weigh in on the developer's proposed changes.

NWACA Engagement

Many residents have commented that the Austin Oaks property owner will likely proceed with some form of development, regardless of the outcome of its PUD application. Residents have expressed an interest in NWACA working to impact that process in a favorable way to preserve and protect the character of our community. In response to questions about PUDs in NWACA, Zoning Committee research has identified at least 14 existing PUDs in the NWACA Area. Neighborhoods like The Trails, Mesa Forest, Treetops, Vista Ridge, and the Dell Jewish Community Campus are Planned Unit Developments (PUDs).

Survey Mechanics

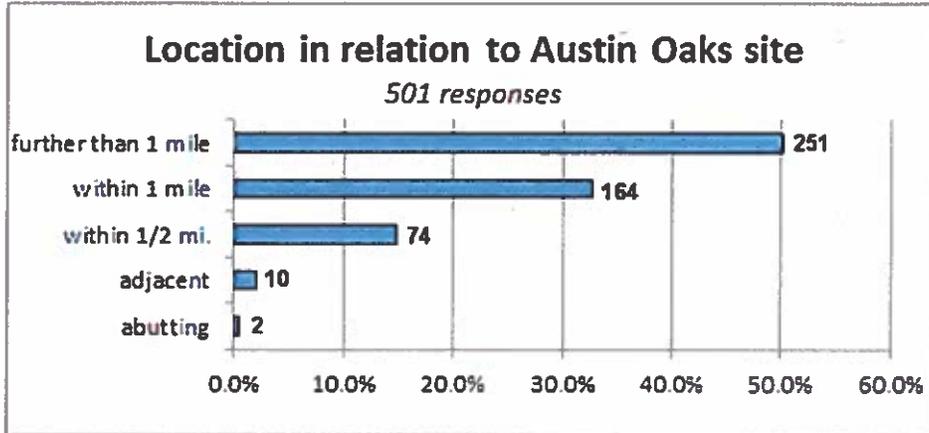
To ensure that responses were from NWACA residents and that only one response per household was submitted, the first question on the survey required name and address information. When validating the responses, a unique ID was assigned to each response, and then the identifying information was separated from the survey question responses and used only for validation purposes. Throughout the survey, responses were ordered in numeric order or in alphabetic order, as appropriate to the question, to avoid answer bias concerns.

Validation of Survey Respondents

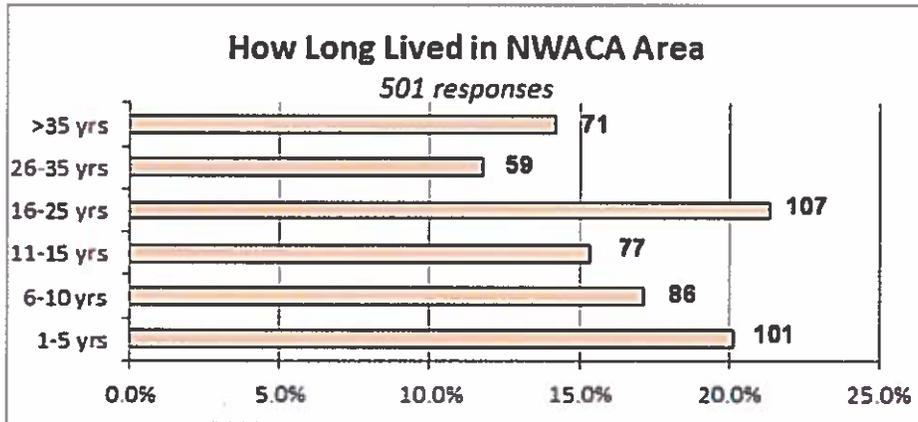
Several members of the volunteer NWACA Board spent about 75 hours creating the survey and validating the responses. Many respondents were from locations outside NWACA boundaries, were duplicates from the same address, were names that could not be confirmed as residents, or were otherwise fraudulent responses (such as one submitted for a person who died the week before the survey began). Validation left 501 valid responses, for which the corresponding survey question answers were then analyzed. Results of the analysis follow, by question number. The last question asked for other comments, and that set of comments has been sorted, and the comments are posted verbatim at www.nwaca.org

Survey Results

Q2: Where is your home in relation to the Austin Oaks site?

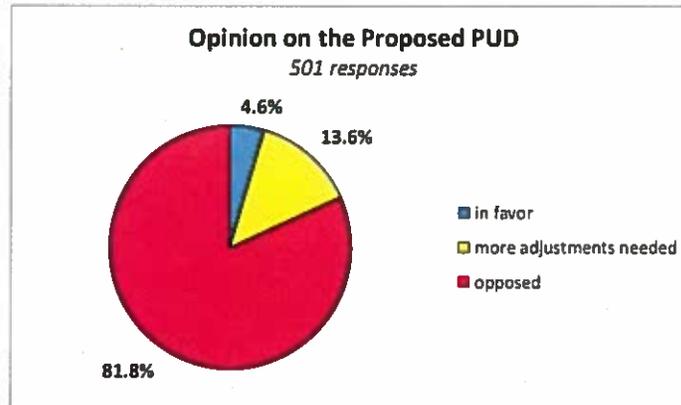


Q3: How long have you lived in the NWACA area?



Q4: Taking into account the developer's proposed changes from the December 22 letter, are you:

- In favor of the proposed PUD
- Like the improvements, but more adjustments are needed for me to support the PUD
- Opposed to the proposed PUD



Q5: Select a response for each of the items from the December proposed changes.

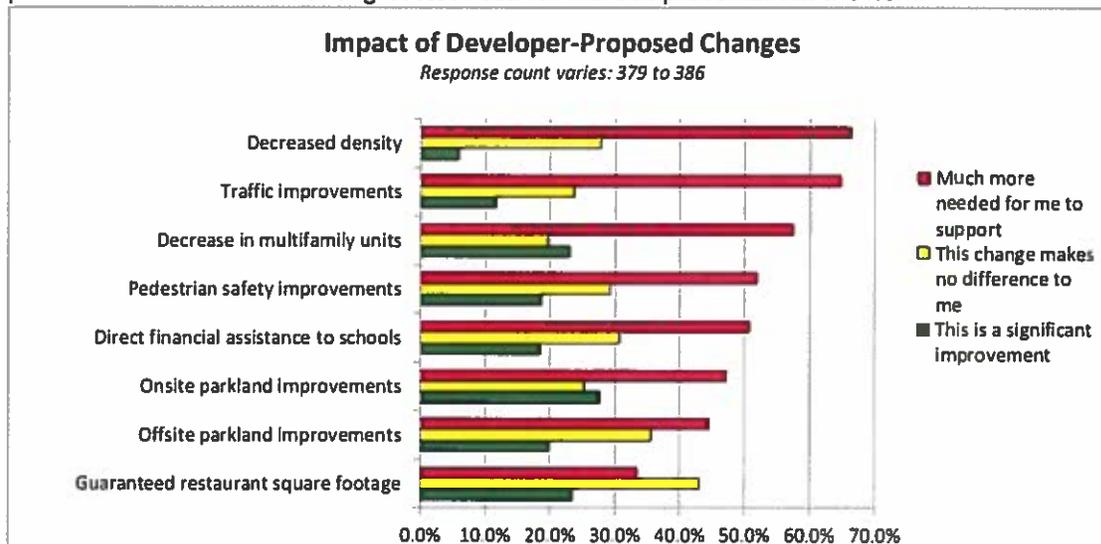
This question asked for a selection among these responses for each of 8 changes listed:

- This change is a significant improvement
- This change makes no difference to me
- Much more is needed in this area for me to support the PUD application

The individual changes cited were taken from the developer’s December letter to NWACA, but listed in alphabetic order to avoid bias. Each item listed was cross-referenced to the online copy of material provided by the developer, so that survey takers could examine that material, if they wished to know more about the topic. These were the items rated:

- **Decreased Density:** Decrease from 1.6M square feet of developed area to 1.4M square feet. The 31acre site currently has 450,000 square feet developed. (See Dec 2014 A Executed Letter, part 9)
- **Decrease in Multifamily Units:** Decrease maximum number from 610 units to 300 units. (See Dec 2014 A Executed Letter, part 7)
- **Direct Financial Assistance to Schools:** An Austin Oaks School Assistance Trust is proposed, funded as the property is redeveloped and leased, anticipating approximately \$9M by the year 2032. (See Dec 2014 A Executed Letter, part 3)
- **Guaranteed Restaurant Square Footage:** Minimum of 90,000 square feet of retail space, of which 60,000 is reserved for restaurants (See Dec 2014 A Executed Letter, part 6)
- **Offsite Parkland Improvements:** \$150,000 for improvements to playground and park area at Doss Elementary School (See Dec 2014 Attachment 4 Doss Elementary – proposed park improvements)
- **Onsite Parkland Improvements:** add a trail system throughout the site and a 2 acre public park, reducing the number of heritage trees requested for removal from 9 to 5 (See Dec 2014 Attachment 5 Austin Oaks Community Park diagram)
- **Pedestrian Safety Improvements:** Potential financial assistance to improve pedestrian and bicycling safety at school crossings (See Dec 2014 Attachment 2 School access and Safety Summary)
- **Traffic Improvements:** \$400,000 may be provided for restriping and signal modifications at existing intersections. (See page 3 of Dec 2014 Attachment 1 part a)

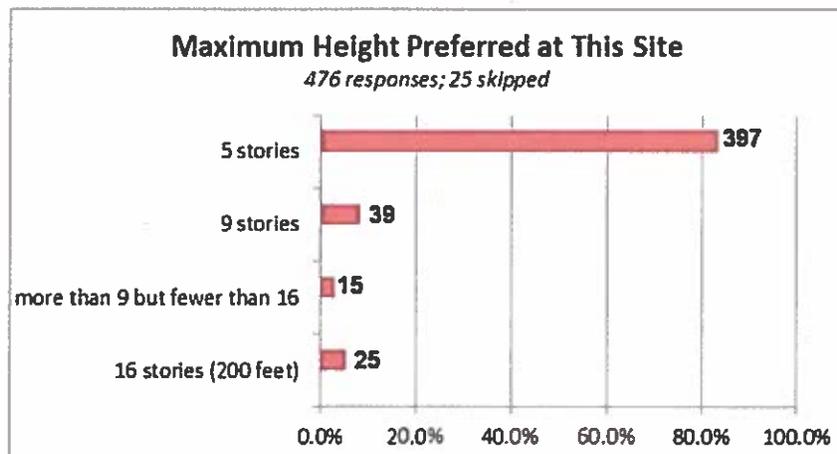
Responses were sorted in order of greatest need for more improvement in the item.



Q6: What maximum height would you prefer at this site?

- 5 stories (maximum allowed now)
- 9 stories (like the Google building)
- More than 9, but fewer than 16 stories
- 16 stories (200 feet) as proposed

To give survey takers an idea of buildings with comparable heights, example photos were provided. For the 200 foot building, there was no attempt to convey how the Austin Oaks site might look when built out, but only to depict one 200 foot building at that location. There is no real building near the NWACA neighborhood to show as an example, thus a mock-up was developed, just to convey the height.



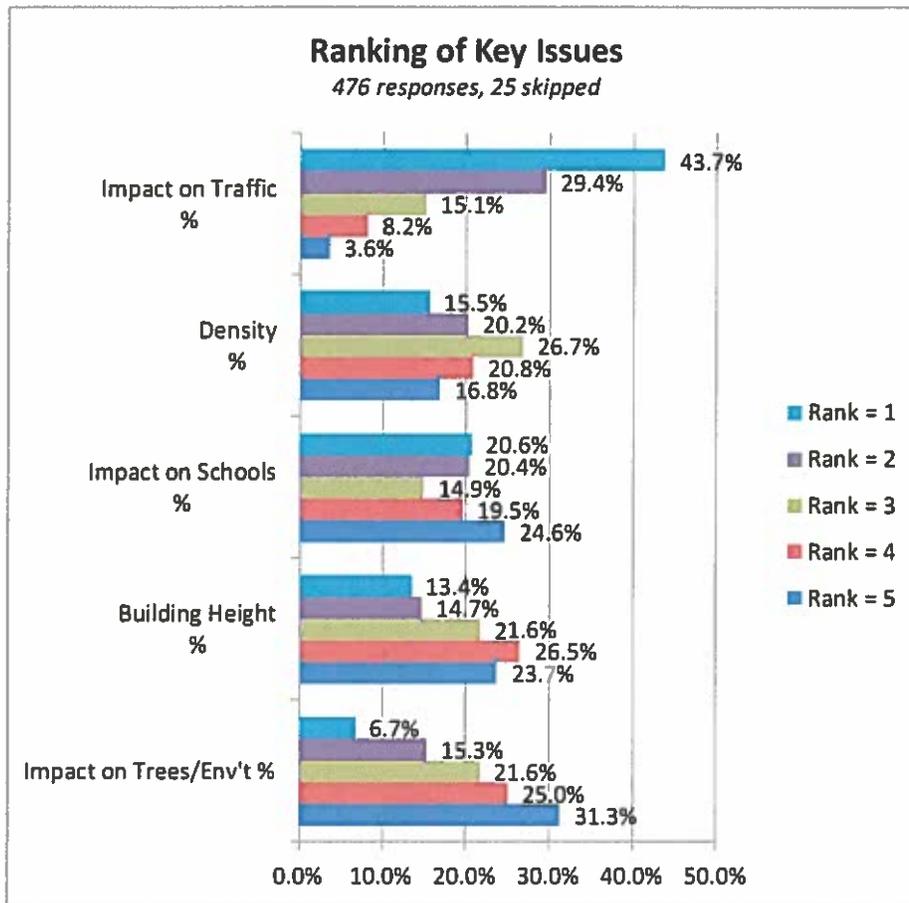
Q7: Rank the following issues from 1 through 5 (1 most important to you and 5 least important)

- Building height
- Density
- Impact on school enrollment
- Impact on traffic
- Impact on trees and/or environment

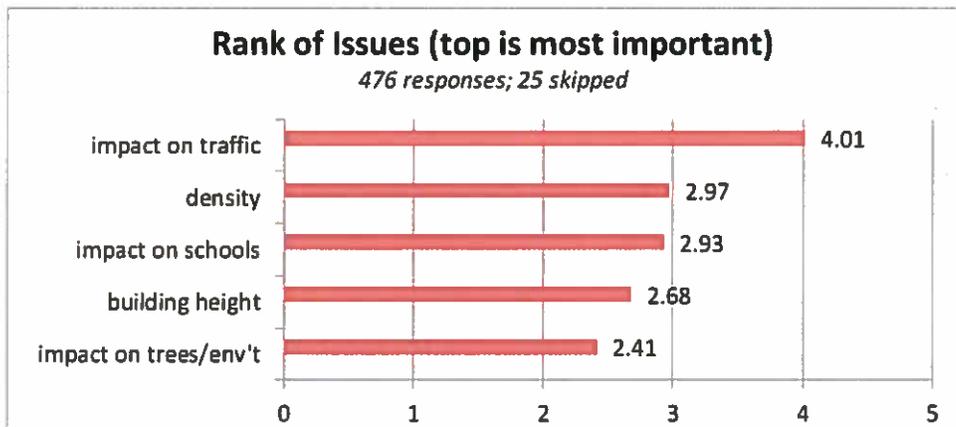
The percentage of responses at each rank is shown in the table below.

| Rank | Building Height % | Density % | Impact on Schools % | Impact on Traffic % | Impact on Trees/Env't % |
|------|-------------------|-----------|---------------------|---------------------|-------------------------|
| 1 | 13.4% | 15.5% | 20.6% | 43.7% | 6.7% |
| 2 | 14.7% | 20.2% | 20.4% | 29.4% | 15.3% |
| 3 | 21.6% | 26.7% | 14.9% | 15.1% | 21.6% |
| 4 | 26.5% | 20.8% | 19.5% | 8.2% | 25.0% |
| 5 | 23.7% | 16.8% | 24.6% | 3.6% | 31.3% |

The graph below shows the same percentage information, listed in order of the issues ranked most important first.



A weighted average rank was computed from the responses on each issue, yielding the following chart. Results are sorted in order from most important to least important to the respondents.



Q8. Please provide any additional comments you have about any of the options you rated in the survey.

This question was answered by 163 respondents. The comments were grouped into these categories:

- Density
- Development
- Economic
- Environmental
- Height
- NWACA
- Public Safety
- Schools
- Traffic

Verbatim comments are on the NWACA web site at www.nwaca.org

To: City of Austin Zoning and Platting Commissioners
From: NW Austin Neighborhoods
Date: June 15, 2015
Re: Case # C814-2014-0120
Location: Executive Center Drive & Wood Hollow Drive
Owner: Twelve Lakes LLC
Applicant: Drenner Group
Proposed Zoning Change: From LO, SF-3, LR, GR to PUD

The Allandale Neighborhood Association, Balcones Civic Association, and North Shoal Creek Neighborhood Association boards request that rezoning case C814-2014-0120 be denied.

The first postponement of this case was granted in December 2014. Since then, the area neighborhoods and the Drenner Group (representing Twelve Lakes LLC) have not reached agreement on the critical issues of:

- Building height and density
- Traffic
- Impact on schools
- Trees and the environment
- Consistency with Imagine Austin

In an April 2015 survey of residents by the Northwest Austin Civic Association, 81.8% of respondents expressed opposition to the PUD. Hundreds of "Stop the PUD" yard signs blanketed the neighborhoods. In response, the Drenner Group conducted a push poll in an attempt to sway public opinion.

The neighborhoods are not opposed to development. Imagine Austin identifies Far West Blvd. between MoPac and Chimney Corners as a Neighborhood Center—the smallest of the three mixed-use centers and more locally focused than the Regional and Town Centers. This area was zoned Vertical Mixed Use without neighborhood opposition.

Anderson Lane is an Imagine Austin activity corridor, and Anderson Lane Station at the northeast corner of MoPac at Anderson Lane/Spicewood Springs Road is identified as a Neighborhood Center. In terms of height and density, the Austin Oaks PUD alone exceeds the scale of a Neighborhood Center. Yet if, as the Drenner Group is arguing, the Neighborhood Center includes all four corners, then the densities and intensities of use for the entire intersection would be grossly exceeded. The developer is asking for a privilege not enjoyed by other property owners nor consistent with Imagine Austin, and it seeks to set a precedent for unbridled development along MoPac.

The Drenner Group has scheduled meetings on June 11 and June 15 to gather community input, which leaves insufficient time for area residents to ascertain whether their recommendations will be incorporated before the ZAP hearing on June 16. Our neighborhoods oppose another postponement to this inappropriate PUD rezoning request and asks the Zoning and Platting commissioners to deny it now.

Thank you for your consideration.

NATHAN VASSAR
ZONING CHAIR – ALLANDALE NEIGHBORHOOD ASSOCIATION
P.O. Box 10886
AUSTIN, TX 78767

December 5, 2014

Lee Heckman
City of Austin – Planning & Development Review Dept.
P.O. Box 1088
Austin, TX 78767

VIA EMAIL AND USPS MAIL

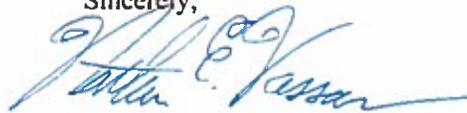
RE: Case Number: C814-2014-0120

Dear Mr. Heckman:

Please see the enclosed comments in opposition regarding the rezoning request, case number C814-2014-0120.

Thank you for your review and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan E. Vassar", written over a horizontal line.

Nathan E. Vassar

Enclosure



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 11/26/2014

Case Number: C814-2014-0120

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

| | |
|--------------------------|--|
| Project Location: | Executive Center Drive & Wood Hollow Drive (See Attached Map for Details) |
| Owner: | Twelve Lakes LLC, Jon Ruff, (214) 740-2300 |
| Applicant: | Drenner Group, Amanda Swor, (512) 807-2904 |

Proposed Zoning Change:

From: LO – Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

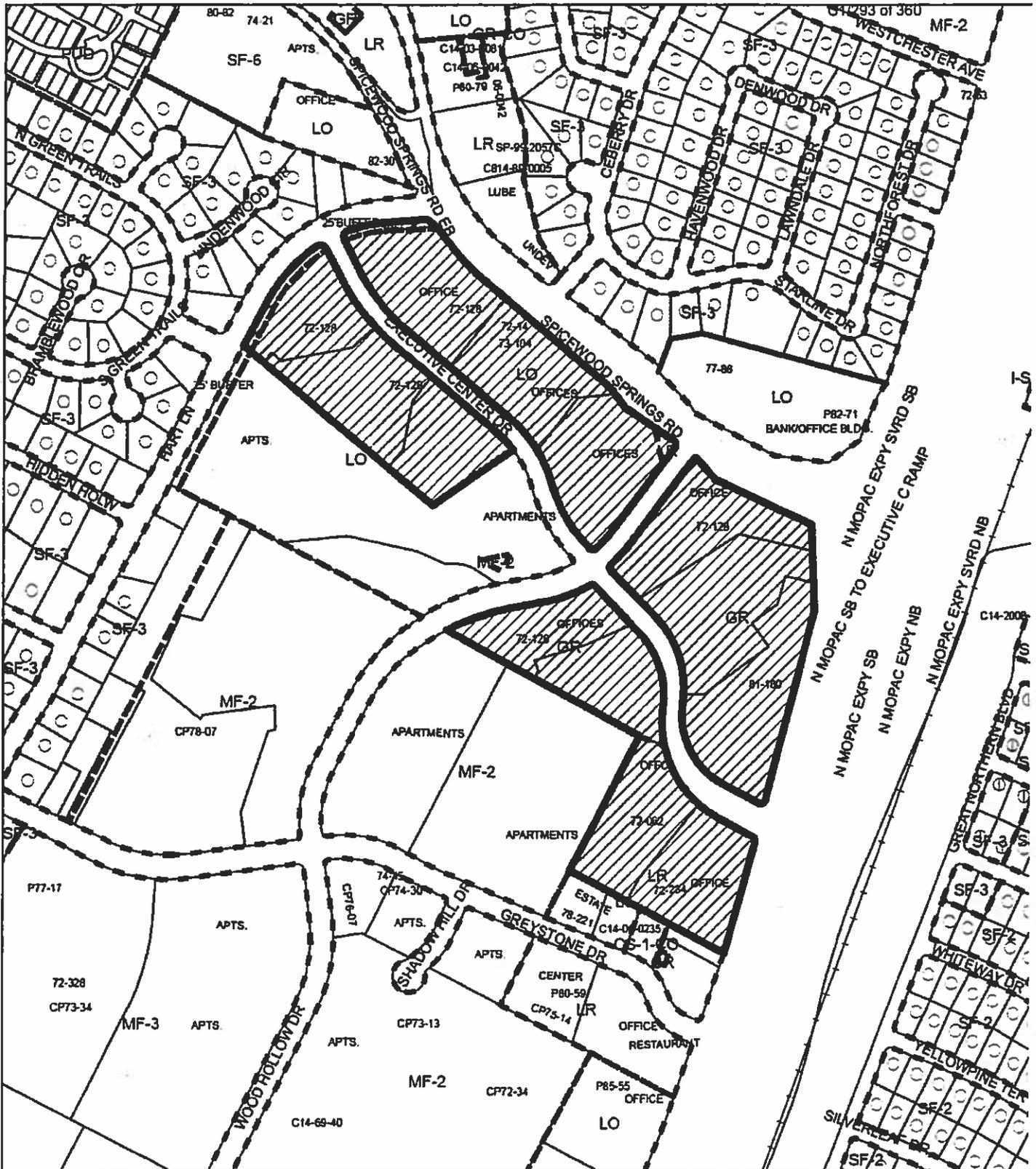
SF-3 – Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements. **LR – Neighborhood Commercial district** is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood. **GR – Community Commercial district** is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

To: PUD – Planned Unit Development district is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. The minimum size generally considered appropriate for a PUD is ten acres.

This application is scheduled to be heard by the **Zoning and Platting Commission** on **Dec 16, 2014**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at **6:00 p.m.**

You can find more information on this application by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp. If you have any questions concerning the zoning change application please contact, Lee Heckman of the Planning and Development Review Department at 512-974-7604 or via email at lee.heckman@austintexas.gov and refer to the Case Number at the top right of this notice. The case manager’s office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin’s land development process, please visit our web site at: <http://www.austintexas.gov/development>.



-  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.



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

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

I am in favor
 I object

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

12-5-14
Date

Nathan Vassar
Signature

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 L.O.S.F.-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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 12/08/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Your Name (please print) Tim S. Hill
3701 GreenTrails South
Your address(es) affected by this application

I am in favor
 I object

[Signature]
Signature
12/2/14
Date

Daytime Telephone: 512-917-3559

Comments: I have serious concerns about the increased density that this development will bring to our neighborhood. We already have over 50 apartment / condo complexes. We do not have the roads or schools to accommodate more.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Elizabeth Murphoy

Your Name (please print)

3809 Spicewood Springs Rd #204

Your address(es) affected by this application ATX 78759

I am in favor
 I object

Elizabeth Murphoy
Signature

12/2/14
Date

Daytime Telephone: 512-415-8790

Comments:

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 12/08/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 12108114

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

JUDY MOLTZ
Your Name (please print)
3809 SPICEWOOD SPRINGS RD,
Your address(es) affected by this application # 152

I am in favor
 Object

Judy Moltz
Signature
Nov. 30, 2014
Date

Daytime Telephone: 512-345-6530

Comments: Like all other areas of Austin, this area is plagued with too much traffic - projects like this shouldn't even be considered, much less approved.

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 12/08/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

I am in favor
 I object

DAVID BRAVO
Your Name (please print)

3708 Spicewood Springs Rd
Your address (as specified by this application)

Signature

12.1.14
Date

Daytime Telephone: 512.312.0700

Comments:

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 12108114

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Your Name (please print) Sue C. Hill
Your address(es) affected by this application 3701 Green Trails South

I am in favor
 I am object

Signature Sue C Hill Date 12/13/2014

Daytime Telephone: 512-426-1286

Comments: THE PUD WILL BRING MORE THAN 22000 EXTRA CAAS PER DAY INTO AN ALREADY CROWDED NEIGHBORHOOD. OUR INTERSECTIONS ARE BACKED UP AND OUR CHILDREN CANNOT SAFELY WALK OR BIKE TO SCHOOL. PLEASE DO NOT VOTE FOR THE PUD.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120
Contact: Lee Heckman, 512-974-7604
Public Hearing: Dec 16, 2014, Zoning and Platting Commission

Marilyn Eagsling
Your Name (please print) Starline Dr LLC

3602 Starline Drive 78759

Your address(es) affected by this application

Marilyn Eagsling
Signature

12-1-14
Date

Daytime Telephone: 512 794 0700

Comments: This is a residential area - does not need multiuse projects added.

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 12/3/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

NATHAN VASSAR
ZONING CHAIR – ALLANDALE NEIGHBORHOOD ASSOCIATION
P.O. Box 10886
AUSTIN, TX 78767

December 5, 2014

Lee Heckman
City of Austin – Planning & Development Review Dept.
P.O. Box 1088
Austin, TX 78767

VIA EMAIL AND USPS MAIL

RE: Case Number: C814-2014-0120

Dear Mr. Heckman:

Please see the enclosed comments in opposition regarding the rezoning request, case number C814-2014-0120.

Thank you for your review and consideration.

Sincerely,



Nathan E. Vassar

Enclosure

R 12/09/14