

**From:** Sara Krauskopf  
**Sent:** Tuesday, September 02, 2014 8:30 AM  
**To:** Heckman, Lee  
**Subject:** NO to Austin Oaks PUD

The proposed PUD for Austin Oaks is a monstrosity.

A 17 story building in the area would be completely out of character. Nowhere else along Mopac has such construction been allowed.

The proposed development would also put a huge strain on the already horrific traffic problem that Austin has. The Spicewood Springs intersection was not built to withstand the amount of traffic that the PUD would create.

The schools in the area are already over capacity. Go drive by Doss Elementary. The amount of portables already filling the yard should be criminal.

Please don't change the zoning to appease a greedy contractor.

The original zoning was put into place for a reason.

Please keep Austin a place where PEOPLE want to LIVE.

Thank you,  
Sara Krauskopf

**From:** sewanee  
**Sent:** Tuesday, September 02, 2014 9:41 AM  
**To:** Heckman, Lee  
**Subject:** NW Hills PUD proposal

Mr Heckman,

I'm glad I don't have your job. :-)

While I'm sure you're getting a million of these emails from all over the neighborhood, I thought I'd throw mine into the hat as well.

I was born in an Austin of about 200,000 people. An old friend of mine owned the Soap Creek Saloon. Dad was the rector of a church here when TXDOT walked into his office and told him they were going to have to lose a few acres of their property to an I-35 expansion (the upper deck). He had just bought a home in the University Hills subdivision and people asked him why he moved "all the way out there". I remember all the cries against MoPac and how it was unnecessary, and how Barton Creek mall was going to kill Barton Springs and the Salamander. None of that was right - it was just resistance to change.

Bottom line, I've seen a lot of change here and I'm actually a big fan of it. Austin's growth is important to all of us but it needs to be the right growth and the Spire Realty PUD request isn't.

My kids are in school at Doss, Murchison and Anderson. Doss's PTA about 10 years ago paid to put in a track for the kids to exercise on. That track is now completely covered by portables because that was the only places left to put them. My wife's ex-husband is an architect at a large regional firm that specializes in school design and he was aghast at what he saw in Doss when he first walked in and heard how many kids were already there. The Murchison Band program two years ago was already having to hold some rehearsal classes in the hallways as they had more kids enrolled in band than they had room to house them.

Our neighborhood certainly has some dense areas to it, but they're in the form of 2-3 story apartment buildings, not the kind of high-rise that this project envisions. Anyone that's got kids in schools here or driven in or out of the neighborhood can tell you that the density we've got now is already beyond what the infrastructure that exists here was designed to serve. I'm really struggling to understand how the city can push something like the current Prop 1 to deal with our EXISTING traffic problems and even give a proposal like this PUD anything more than what they're legally required in a response. It's not only out of character, it's counter-productive.

Thanks for reading. I know you've got more actual work to do than read random notes from citizens but I wanted to at least do my part. Below are the points my neighbors asked us to include so I'm throwing them in for good measure but I'm sure you've already heard them.

Cordially,  
 Rob Price  
 4016 Sierra Dr., Austin, TX 78731

- This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything they're 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.

**From:** Paul Ritter  
**Sent:** Tuesday, September 02, 2014 1:12 PM  
**To:** Heckman, Lee  
**Subject:** Fwd: Austin Oaks Development

Mr Heckman,

First off, I'd like to thank you for your service to our community. As a growing city, we need experienced and educated planners to help guide us. I see from your background that you have served both the county and the city twice now, so thank you for that.

I am writing to express my concern over the planned redevelopment of Austin Oaks. As a resident who was recently attracted to the small neighborhood charm so close to Austin, I have many concerns about the fit of this development. Most worrisome is the idea of a 17 story tower in the middle of this residential area staring down on our children who play in the streets. Even more disturbing is the fact that this developer is getting PUD exemptions for what is supposed to be superior development. There is nothing superior about this development over a well fitted office park with beautiful and environmentally positive heritage oaks.

As a tax payer who is already frustrated with the rising burden being placed on home owners, I am very sensitive to tax gifts for projects that don't meet a strict guidelines for community improvement. No community organization supports this development, and the lack of clear plans is an indicator that the developer is not confident any will. The residents of Austin are being swindled by Dallas land developers too cynical to even inform the community of the details of their plan. The anger in the neighborhood is palpable and the issue is becoming the litmus test for residents eager to vote in the upcoming city council elections where we feel we will have a stronger voice than under previous voting regimes.

My final concern is about safety. There is already a flooding problem at the bottom of Spicewood Springs entering into MoPac. I cannot imagine the next big rain the number of people who will attempt to exit into that flood water once we have a larger facility there. Or - if shut off, the number who will use our neighborhood streets to find an alternative exit.

Please include my concerns on future reviews, thank you for your time in reading about my, and my community's concern over this development.

Paul Ritter  
Northwest Hills Resident

**From:** April McCormack  
**Sent:** Tuesday, September 02, 2014 3:11 PM  
**To:** Heckman, Lee  
**Subject:** Proposed PUD zoning at Austin Oaks

Mr. Lee Heckman

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 can not 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 I would like to have my comments as part of any backup that is created for the Environment Board, the Zoning Commission and the City Council.

Sincerely

April Lorren

**From:** Bill and Sharon  
**Sent:** Tuesday, September 02, 2014 4:41 PM  
**To:** Heckman, Lee  
**Subject:** Austin Oaks PUD

Traffic, over-populated schools, and Heritage Trees are at the top of my list against a PUD of this size in this area. I have studied "Imagine Austin" but never imagined this. Please make the right decision for our present and future.

A born Austinite,

Sharon Duncan

3733 Cima Serena Drive

Austin, TX 78759

**From:** Dot  
**Sent:** Wednesday, September 03, 2014 10:49 PM  
**To:** Heckman, Lee  
**Subject:** PUD at Austin Oaks - Spicewood Springs Rd., Mopac, Hart lanee

Lee Heckman, case manager Austin Oaks PUD

I live in proximity to the Austin Oaks PUD, and am totally opposed to 17, 14, and 8 story high-rise buildings in my residential neighborhood. Our community is made up of mostly single family homes, and smaller two story apartment complexes. We like spaces for our children to play, bike lanes for young and old, and greenspace,.... that especially includes those beautiful, majestic oak trees, on the Austin Oaks tract that would be, in my opinion, criminal to bulldoze and replace with concrete.

The PUD proposal would add even more students to our overcrowded schools in this area. "My" elementary school, Doss, is overcapacity by 175%. Our neighborhood schools simply cannot support the influx of students that high-rise residential units and apartments would create, nor can our already overcrowded neighborhood arteries sustain the created traffic.

But most importantly, this project simply does not in any way fit in with the character of my neighborhood. Please do not grant PUD Zoning for Austin Oaks.

Thank you for sharing my comments in any and all backup or briefing materials for the Environmental Board, The City Council and the Zoning Commission.

Dorothy Strance

**From:** Tom Jones  
**Sent:** Thursday, September 04, 2014 10:00 AM  
**To:** Heckman, Lee  
**Subject:** Spicewood Springs and MO PAC Development

Mr. Heckman

We live in NW Hills and are very concerned about any changes that may be proposed for the redevelopment near this intersection.

First there is the issue of any new development that will bring more traffic to an already impossible sections of roadways. It is a nightmare to traverse this area during busy times already. This is a major volume problem now and we do not need to do anything to make it worse. The tolling of MO PAC will not have any bearing on the issues that exist at the intersections and on the access roads.

Second, high rise buildings and more dense housing are totally out of character for this neighborhood. A useful retirement community would be a much better use of this space. That along with some multi family units that would be more like starter homes would make more sense.

Please use your influence and position to stop the idea of high rise office buildings in this area. There are still many sites just north of 183 along MO PAC or on 183 frontage that make more sense.

Tom Jones Consulting

(512) 924-9090



**From:** John Strance  
**Sent:** Thursday, September 04, 2014 1:36 PM  
**To:** Heckman, Lee  
**Subject:** NO PUD FOR AUSTIN OAKS

Thirty eight years ago we moved to Austin Texas. We purchased a home in the North West Hills to enjoy the magnificent trees and well maintained residential setting. We vigorously oppose the rezoning of Austin Oaks and the great degradation of the area that would Result. The great increase in area traffic, unacceptable increase in students at already overloaded schools, and most of all the destruction of the Truly Residential neighbor hood setting.

Respectfully submitted

John Strance

**From:** Jim Hahn  
**Sent:** Thursday, September 04, 2014 9:21 PM  
**To:** Heckman, Lee  
**Cc:** ; Kiran Hahn  
**Subject:** Austin Oaks PUD Application

Hello Mr. Heckman:

I'm a resident of NW Hills and have been following the discussion around a possible PUD rezoning for Austin Oaks, at Spicewood Springs & MoPac. I wanted to send a note to express my concern and opposition to the potential Austin Oaks development plans as currently drafted Spire Realty. I have concerns over potential roadway congestion and over-crowding along Spicewood Spring and the MoPac access roads and how this can vital affect city services such as Ambulance, Fire and Police response. Further, as someone who has to pass through that intersection multiple times a day, traffic is already onerous and when combined with other current development underway on Spicewood Springs the possible impact becomes truly frightening. I also have graves concerns over land impact (trees, environmental), and the distress placed on already over-subscribed local public schools.

Beyond that, it's out of character for this neighborhood to have high rise buildings over five stories in height and doing so would harm the sense of community.

- Based on my readings and research, I do not feel this proposed project meets the requirements for PUD zoning. I do not see anything *superior* about the proposed development, and everything they're proposing can be built in conventional zoning.
- It does not feel this is a Neighborhood Center as envisioned in Imagine Austin, and retail space makes up a single digit (on a percentage basis) of the proposed space. Further the restaurants and retails are being removed which are the more attractive options to current residents.
- NW Hill's Neighborhood Center is on Far West Blvd, less than a mile away. Adding another Center with 10,000 people will be too much for the area, and its infrastructure.
- As I drive by I see the site contains many, many oaks and heritage trees, which are core to the city. They provide a summer canopy lowering urban heating and literally help keep Austin cool and lower energy expense for the city. Further, they provide an important cultural tie back to Austin hundreds of years ago. I'm not sure of the exact number but had heard estimates in the range of 70 – 75 heritage trees.
- The local schools are already over-subscribed. Doss has 925+ students this year and is sized for 530, its seriously overcapacity with the current residential footprint. Gullett, Hill, Highland Park, Murchison and Anderson are also already overcrowded without any new development.
- Finally, seventeen story high rises do not belong in a suburban residential neighborhood. They are out of character and not consistent with the life residents choose when deciding to live in the area.

I look forward to your response and request my comments are included in any and all backup or briefing materials created for the Environmental Board, the Zoning Commission and the City Council.

Thank you.  
Jim Hahn

-----Original Message-----

From: Donna Carlson

Sent: Friday, September 05, 2014 6:10 PM

To: Heckman, Lee

Subject: Austin oaks PUD

Please do not support this PUD. The neighborhood can NOT handle any increase in activity. This is only one reason for NO PUD at Austin Oaks.

Thanks

Donna

Sent from my iPad

From: Jack Brandon  
Sent: Sat 9/6/2014 10:41 AM  
To: Heckman, Lee  
Subject: Proposed Austin oaks PUD

My wife and I live in Northwest Hills in Austin. I am writing to urge you to reject the Planned Unit Development Project zoning proposal for the Austin Oaks property at MOPAC and Spicewood Springs Road. The Austin Oaks area currently consists of two to three story office buildings ( taller buildings bordering MOPAC) located among trees that largely conceal the buildings viewed from adjoining residential developments. The proposed PUD would allow office buildings ranging from four to seventeen stories which will tower over nearby single family residences and allow removal of many of the large trees which currently form a visual barrier from nearby residences, thus dramatically changing the residential character of the neighborhood.

In addition the increased density of the proposed PUD will greatly increase traffic on Spicewood Springs Road, Wood Hollow and Hart streets, and will adversely affect the already overcrowded schools in Northwest Hills. Please do not approve this PUD.

Jack Brandon

From: Lee Hagy  
Sent: Saturday, September 06, 2014 8:21 AM  
To: Heckman, Lee  
Subject: Proposed Austin Oaks PUD

Mr Heckman

I am very concerned about the negative impact of the proposed Austin Oaks PUD. My primary concern is the large increase in traffic this would bring to Spicewood Springs Rd, particularly near MoPac. This area, as well as Anderson Lane on the other side of MoPac, is already experiencing traffic problems. The traffic heading east on Spicewood Springs Rd routinely backs up at MoPac past the Wood Hollow Dr intersection and traffic light. The traffic on Anderson Lane heading west towards MoPac frequently slows to a stop-and-go situation most of the way between MoPac and Burnet Rd.

My wife and I own a small business, Hagy and Associates, at 3818 Spicewood Springs Rd. near the MoPac intersection. We are concerned that our clients will experience serious traffic issues in coming to our office. We own the office space we occupy. We made a conscious decision not to locate our business near the down town area because we know our clients and employees do not like dealing with the traffic and parking issues that exist there.

Some people may think our office space may increase in value if the PUD becomes a reality. This would not serve our interests if our clients no longer want to come to our office.

We also live in the area near Spicewood Springs Rd and 360. The increased cut-through traffic onto Adirondack Trail (from Spicewood Springs to Steck) will have a large negative impact on us as residents. We believe the whole character of the Northwest Hills neighborhood, as well as other nearby neighborhoods, will be negatively impacted by the increased traffic and additional burden on our already over crowded schools.

I strongly urge you to do what you can to prevent the PUD from being approved. The surrounding neighborhoods have been fully developed in a responsible and desirable fashion. To change that by allowing the PUD, and more PUDs to follow, is against what Austin has always stood for. It is a city that has residents that are proud to live here. My friends in cities like Houston, Dallas, Ft Worth, and even San Antonio do not have the same affection for their home towns as do Austinites.

Thank you,

Lee Hagy

8312 Appalachian Dr  
Austin, Texas

Sent from my iPad

**From:** Pamela Snell  
**Sent:** Tue 9/9/2014 5:13 AM  
**To:** Heckman, Lee  
**Subject:** Proposed Austin Oaks PUD

I am writing in regards to the proposed Planned Unit Development (PUD) at the corner of Mopac and Spicewood Springs Road. The over-sized development is alarming to those who live in the area since we already have traffic congestion and speed issues that have not been addressed with any success by the city.

We are not a downtown community. We are an old neighborhood with a large number of pedestrians walking dogs, jogging, and biking at all hours of the day including the majority of our children who bike or walk to and from school during busy morning and afternoon traffic. The current volume of cars make the situation dangerous, and the thought of the estimated additional 21,000+ car trips per day in the area make the already precarious trip seem unimaginable.

Most people would not notice the current buildings on the property of the proposed PUD because the buildings are 2 and 3 stories surrounded by beautiful old oaks blending into the hill. The proposed high rise buildings of up to 17 stories will not only tower over nearby homes and remove many irreplaceable trees, the roof tops will be taller than any of the buildings downtown other than the Austonian and the 360 Condominiums making them visible all across town. The visual impact to our beautiful city is a concern, but the added traffic to an already overcrowded Mopac and Loop 360 will be a greater problem that does not have a solution.

The PUD proposes taking the existing 450,000 square feet of office space and expanding it to 872,000 square feet of office space, 112,000 square feet of retail, and 650,000 square feet of residential living adding to our already overcrowded schools and taking potential business from nearby commercial shopping centers ripe for redevelopment such as the Arboretum, Arbor Walk, and the currently expanding Domain. While the neighborhood could always use great new restaurants or a brew pub, our community is in greater need of green spaces, parks, and school property none of which are supported by the PUD plan. Redeveloping of the property under existing zoning is reasonable, but giving an out of town developer with visions of dollars in his head and no concern for the quality of life in Austin free reign to overbuild an area where the location and infrastructure does not support his dream is irresponsible on all levels.

Pamela Snell 4  
302 Far West Blvd, Austin, TX 78731

**From:** John Strance  
**Sent:** Thursday, September 11, 2014 4:28 PM  
**To:** Heckman, Lee  
**Subject:** No to Austin Oaks PUD

Thirty Eight years ago we moved to Austin Texas. We purchased a home in the Northwest Hills to enjoy the magnificent trees and well maintained residential setting. After these many years our wonderful area is severely threatened should the Austin Oaks Planned Unit Development Rezoning be approved. The increased automobile traffic, additional school children to educate and introduction of high rise housing would combine to severely degrade the wonderful environment we so greatly appreciate.

We will appreciate you understanding the many negative factors foisted on the good citizens living in the North West part of our great city, and will reject the Austin Oaks PUD.

Very truly yours,  
John Strance

**From:** Idee Kwak

**Sent:** Friday, September 12, 2014 7:44 PM

**To:** Heckman, Lee

**Subject:** Austin Oaks PUD

Mr. Heckman-

The Austin Oaks development is a horrible idea. Please, drive the Anderson/Spicewood Springs bridge over Mopac any weekday between 3:00 and 6:00 and see if they did their traffic study properly. I don't want my taxes hiked up to pay for widening overpasses and how else will you accommodate the extra cars. It's already madness. When the toll road is completed, the exit is at Far West. I don't want all the traffic to cut from our nice neighborhood Far West exit back toward this monstrosity. What will you do? Direct excess traffic to Mesa which will be widened to 6 lanes by tearing down houses? Spires said the current buildings are past their usefulness because they're old. Many of our beloved homes are older and highly valued both by us and by TCAD. Their attitude is wrong!

Idee Kwak

Sent from Samsung tablet



From: Richard Denney  
Sent: Sunday, September 14, 2014 1:50 PM  
To: Heckman, Lee  
Subject: Proposed rezoning of Austin Oaks as a PUD. Some notes on history of Spicewood Springs

Mr. Heckman -

Spicewood Springs -- the springs themselves where the Austin Oaks rezoning is proposed -- are at the intersection of MOPAC and Spicewood Springs Road.  
Here's some history on that local.

Did you know Spicewood Springs is among those listed in the Water Development Board's report of "Major and Historical Springs of Texas". Did you know in prehistoric times it was a camping site for Native Americans and most of the archaeological site located there was "destroyed by commercial development". That would be Austin Oaks. Guess the Austin Oaks developers aren't interested in preserving Austin's prehistory. See report done for TXDOT, Intensive Archaeological Survey of the MoPac Improvement Project, 2013.

Did you know that in 1842 Spicewood Springs was where Indians camped after kidnapping the Simpson children on what was then Austin's western frontier:  
Pecan Street. The Simpson girl was killed and scalped at Spicewood Springs.  
This is part of Austin's early history recorded in J.W. Wilbarger's classic, Indian Depredations in Texas, published right here in Austin in 1889. When approached about a historical marker at the springs, Austin Oaks owners weren't interested in having a marker on their property. Guess they aren't interested in preserving Austin's history.

Did you know Spicewood Springs was the location of Esperanza, a log cabin that in 1866 served as the first school for northwest Travis County! The log cabin and historical marker are located on Barton Springs road .. Huh? Oh, yeah, no historical markers or historic buildings for Austin Oaks.

And did you know the Texas Historic Tree Coalition requested permission from Austin Oaks owners to access and record a potentially historic tree on their property. Austin Oaks declined access. Guess they aren't interested in Austin's historic trees.

In conclusion, Spicewood Springs is a major Texas spring, and Austin prehistoric and historic resource that deserves better than what it's received from the current "stewards" of the land. Please take that into consideration as the rezoning debate progresses.

Regards,  
Richard Denney  
Austin 78731

From: Dana Morgan  
Sent: Sunday, September 14, 2014 5:41 PM  
To: Heckman, Lee  
Subject: Austin Oaks PUD - opposition

I'm writing you to express my opposition to the Austin Oaks PUD. It will cause major traffic issues on Spicewood Spring/Hart/Mopac and severely impact the already overcrowded schools in Northwest Hills (Doss, Murchison, Anderson).

Please do NOT allow this PUD to be developed.

Thank you in advance,  
Dana Morgan

From: Kim Cook  
Sent: Sunday, September 14, 2014 11:43 PM  
To: Heckman, Lee  
Subject: PUD proposed at Spicewood and MoPac

Dear Lee,

This note is to register my high concern about the proposed redevelopment of property at Spicewood Springs Road and MoPac.

I have several worries but one of my biggest is the obvious increase in traffic on the feeder road to MoPac. It is already overcrowded and dangerous. There is no way to add another entry ramp on MoPac anywhere along that stretch, so that means more drivers will be jockeying for how to enter MoPac in a short distance. Cars are already backing up at a Greystone and MoPac and having difficulty just entering the roadway without causing an accident.

I think it's irresponsible to add more cars by increased density on this land. It will also add more traffic to MoPac itself, which can barely accommodate existing southbound traffic.

Secondly, the neighborhood schools are already way over capacity and this more dense development would create more housing units and unfairly burden existing schools. Doss, Murchison and Anderson need relief from the multitude of portables they've been forced to put up on playgrounds and parking lots -- not more students crammed into more portables.

Re-zoning to allow redevelopment should only be allowed if it enhances a section of Austin. I can not see how this PUD would do this for Northwest Hills.

Sincerely,  
Kim Cook  
4209 Greystone Drive  
(A 22-year neighborhood homeowner)

Sent from my iPad

From: Veronica Divine  
Sent: Monday, September 15, 2014 10:45 AM  
To: Heckman, Lee  
Subject: No PUD in Northwest Hills

Dear Heckman,

I am against the PUD proposal for the Spicewood Springs and Mopac development. It does not fit the neighborhood at all and no concern for the traffic NOR the extremely OVERCROWDED schools. Do you realize that Doss Elementary is currently 922 students for a campus that was built in the 60's to accommodate 300 students. Those elementary students then will attend Murchsion and Anderson which will continue the overcrowding.

Do not turn Austin into a Houston.

Thank you  
Veronica

Veronica Divine  
Divine Designs  
w 512.459.7211  
m 512.983.7211

**From:** Jim O'Leary  
**Sent:** Monday, September 15, 2014 11:27 AM  
**To:** Heckman, Lee  
**Subject:** Proposed Austin Oaks PUD

Mr. Heckman,

I am writing to you to voice my opposition to the proposed PUD at Austin Oaks.

I have lived on Hillbrook Drive since 1977 and purchased this property since, at that time, the neighborhood was settled and the chances for redevelopment were quite unlikely. With the addition of limited commercial growth between Spicewood Springs Road and FM 2222, along the MOPAC corridor, the neighborhoods have not changed much since the late 70's.

I have been a long-time member of the Northwest Area Civic Association and I believe MOST of my neighbors like the peace and stability of a "settled" neighborhood. That's the reason we choose this neighborhood years ago.

The approval of this proposed PUD would be a massive intrusion into this area and fail miserably at living up to the intent of a PUD, as I understand the current City Ordinance.

The stated intent of of the ordinance to:

"Preserve natural environment;  
Ensure adequate public facilities and services and  
Produce a final development product that is SUPERIOR to development under conventional zoning"

would all be NEGATIVELY impacted by the approval of this PUD as currently proposed. The increase in traffic and added congestion alone should be sufficient reason to deny this request. The proposal seems to be GREAT for the developer; but DETRIMENTAL, in a number of ways, for the neighborhoods involved.

I suggest if I and my neighbors wanted to live in a neighborhood of clutter, impassable traffic congestion, high-rise buildings and folks living in the conditions of an ant colony, we would have chosen other cities or neighborhoods within Austin to call home.

Despite the city planners intent to stack us like "cordwood", many of us will resist such efforts through available political and legal remedies.

This current lame-duck council has little business engaging in a zoning change that will change the environment of these neighborhoods forever to come and I, along with my neighbors, will continue to make our position known to the candidates for place 10, as well as other candidates for the City Council.

I am formally requesting that my comments be attached to ALL case management files related to the consideration of this PUD, for inclusion into the deliberative process by city staff and elected officials.

Sincerely,

James F. O'Leary  
3510 Hillbrook Drive  
Austin, Texas 78731-4062

From: Richard Denney  
Sent: Monday, September 15, 2014 6:29 PM  
To: Heckman, Lee  
Subject: RE: Proposed rezoning of Austin Oaks as a PUD. Some notes on history of Spicewood Springs

Mr. Heckman -

As you are probably already aware, archeological sites are identified given a unique ID and recorded in the Texas Archeological Sites Atlas. Travis County sites are tagged "TV". In the the redacted report I've seen (Intensive Archaeological Survey of the MoPac Improvement Project, 2013) there are at least two sites that I assume would fall within the rezoning area, these are:

41TV61 "was recorded as a prehistoric site located on the southwest corner of Spicewood Springs Road and MOPAC"

41TV61.2 the 2013 report quotes earlier reports from 1973 for this second site which say "...construction plans call for the intersection of two streets, Executive Center and Wood Hollow to be in about the center of the site .."

My understanding is the 2013 report was done in part as "catch-up" because of the poor job done in preserving archeological sites when MoPac was developed in the first place. Hopefully we can prevent further degradation of an important historic site in Austin, i.e. Spicewood Springs.

Some more history on the springs in the role of early Austin. The springs were considered important enough to early Austin that they are one of just a few springs called out in one of the very first USGS topo surveys of Austin done in 1895-96 (not even Barton Springs was called out!). See Austin Quadrangle, 1902 (year published), USGS Austin Folio #76.

Spicewood Springs was important enough to use as a navigation point in early Austin. In 1853 Travis County courts were designating certain roads as "public highways" for purposes of assigning ownership for maintenance. One road designated as a public highway was the road from Austin to "Hamilton Valley" which is today Burnet, TX. The Travis County court used Seider Springs and Spicewood Springs as part of the specification for that road, referring to the route as part of an "Indian trail" (History of Travis County and Austin, p 268).

That the MOPAC corridor in general - including Spicewood Springs -- was an old Indian trail was apparently known from the get go in Austin. One of the first histories of early Austin is Frank Brown's Annals of Travis County and of the City of Austin from the Earliest Times to the Close of 1875. The MOPAC corridor was part of what Brown called "The Trail North". Spicewood Springs is smack dab on that old trail: "The old trail went up the valley of Shoal Creek, passing out above and near the residence of the late Gov. Pease; thence on the nearly level plateau between the creek and the mountains, near the foot of the hills, almost one north to the Indian village at Waco and beyond..".

One more bit and I'll shut up. If you are interested in the Esperanza school that was originally located at Spicewood Springs, here's a writeup on the historical marker <http://www.hmdb.org/marker.asp?marker=55948>

Regards, Richard Denney

From: Richard Denney  
Sent: Sunday, September 14, 2014 1:50 PM  
To: 'lee.heckman@austintexas.gov'  
Subject: Proposed rezoning of Austin Oaks as a PUD. Some notes on history of Spicewood Springs

Mr. Heckman -

Spicewood Springs -- the springs themselves where the Austin Oaks rezoning is proposed -- are at the intersection of MOPAC and Spicewood Springs Road.  
Here's some history on that local.

Did you know Spicewood Springs is among those listed in the Water Development Board's report of "Major and Historical Springs of Texas". Did you know in prehistoric times it was a camping site for Native Americans and most of the archaeological site located there was "destroyed by commercial development". That would be Austin Oaks. Guess the Austin Oaks developers aren't interested in preserving Austin's prehistory. See report done for TXDOT, Intensive Archaeological Survey of the MoPac Improvement Project, 2013.

Did you know that in 1842 Spicewood Springs was where Indians camped after kidnapping the Simpson children on what was then Austin's western frontier: Pecan Street. The Simpson girl was killed and scalped at Spicewood Springs.

This is part of Austin's early history recorded in J.W. Wilbarger's classic, Indian Depredations in Texas, published right here in Austin in 1889. When approached about a historical marker at the springs, Austin Oaks owners weren't interested in having a marker on their property. Guess they aren't interested in preserving Austin's history.

Did you know Spicewood Springs was the location of Esperanza, a log cabin that in 1866 served as the first school for northwest Travis County! The log cabin and historical marker are located on Barton Springs road .. Huh? Oh, yeah, no historical markers or historic buildings for Austin Oaks.

And did you know the Texas Historic Tree Coalition requested permission from Austin Oaks owners to access and record a potentially historic tree on their property. Austin Oaks declined access. Guess they aren't interested in Austin's historic trees.

In conclusion, Spicewood Springs is a major Texas spring, and Austin prehistoric and historic resource that deserves better than what it's received from the current "stewards" of the land. Please take that into consideration as the rezoning debate progresses.

Regards,  
Richard Denney  
Austin 78731

**From:** Kenneth  
**Sent:** Tuesday, September 16, 2014 4:48 PM  
**To:** Heckman, Lee  
**Subject:** Opposition to the Austin Oaks PUD Proposal

Dear Mr. Hackman:

Please include my protest e-mail as backup for the Zoning and Planning Department and for any relevant City Council agenda items.

The Proposed Austin Oaks PUD is a very bad proposal, which would have great adverse effect on the entire north-west Austin area.

My objections are:

- > Buildings 17, 8, and 5 stories in that location are TOTALLY inappropriate and would be a detriment to the basic residential character which currently prevails.
- > The additional traffic generated which will affect the entire area and will have a VERY negative result on all near-by residents and those who travel the area.
- > The projected increase in school children from the planned apartments/houses will add extra burdens on already-overcrowded local schools.
- > The probable loss of Heritage and other long-standing trees is NOT in keeping with Austin's goals of a green, environmentally sensitivity city.
- > The developer cites Envision Austin as a justification for its plan. Envision Austin is a very theoretical, impractical document and should NOT be considered a city development plan. I was briefly involved in EA and know how "pie-in-the-sky" the thinking was.
- > The August 19<sup>th</sup> community-wide meeting to learn about the PUD was attended by over 300 residents. Over 90% responded that they were opposed to the proposed project. This overt community opposition to the proposed PUD should be STRONGLY considered, since these are the people who will have to live with the resulting issues if the project is approved.
- > City Ordinance No. 20080618-098 states that "The Council intends PUD district zoning to produce development that ... is therefore superior to development under conventional zoning and subdivision regulation." Any arbiter of "superiority" can easily see, I believe, that the Austin Oaks PUD will, in NO WAY be "superior" to either the current Austin Oaks development or what could be achieved with re-development under current code. ***Please emphasize this aspect of my message to the Council.***
- > The Traffic Impact Analysis indicates that if approved, development will continue until 2031, which could mean 15 to 16 years of demolition followed by extensive and VERY disruptive construction. No residential community should be subjected to that for the sake of developers' profit.

My suggestions are:

- > Allow redevelopment of the Austin Oaks property but only under current code.



> Disapprove the entire PUD proposal, with a suggestion to the developers to search for a more appropriate location, perhaps farther north on MoPac.

Thank you for your time. Please include me in any e-mails to affected residents as to the status of the application.

Sincerely,

Kenneth Fincher  
3818 Williamsburg Circle  
Austin, TX 78731  
512-372-8291

**From:** Susan Covington

**Sent:** Tuesday, September 16, 2014 9:40 PM

**To:** Heckman, Lee

**Subject:** PUD re-zoning proposal for the property at Spicewood Springs and Mopac (Austin Oaks office park).

Dear Mr. Heckman,

As you are the Case Manager for the proposed PUD re-zoning proposal for the property at Spicewood Springs and Mopac (Austin Oaks office park), I am sending this email to share my concerns with you. I have lived off Spicewood Springs Road for the last six years. I have witnessed the increase in traffic, the already overcrowding of our schools and roadways. The proposed rezoning will result in devastation to the neighborhood by increasing traffic significantly, increasing a population which cannot be accommodated due to the increase in housing and buildings. The proposal negatively impacts the Northwest Hills neighborhood and most significantly the area where I live—Spicewood Springs Road. The proposed plan does not meet the requirements of PUD to preserve the natural environment, rather it negates preserving our neighborhood. I believe another plan needs to be designed which will protect the neighborhood while at the same time provide a means to positively utilize the land in question and benefit our community, our city.

I hope you will strongly consider my concerns.

Thank you,

Susan Covington

3701 Timson Court

Austin, TX 78731

**From:** The Tile Guy  
**Sent:** Wednesday, September 17, 2014 2:58 PM  
**To:** Heckman, Lee  
**Subject:**

I am against Austin Oaks development plan.

--

The Tile Guy  
1748 West Anderson Lane  
Austin, TX 78757  
512-467-0151  
[www.thetileguy.com](http://www.thetileguy.com)

From: Connie Mack  
Sent: Thu 9/18/2014 5:27 PM  
To: Heckman, Lee  
Subject: Monster PUD

We do not want our long term family neighborhood destroyed. We do not want highrises, more traffic to endanger our children and elderly, crowd our crowded schools, Remove our historic Oak trees and green space. This Dallas Developer does not care about our neighborhood. We can only hope that you do. We do not need this pud!!

Thank you for listening,  
Connie Mack

**From:** lucy adcock

**Sent:** Saturday, September 20, 2014 10:29 AM

**To:** Heckman, Lee

**Subject:** PUD at Austin Oaks

I am totally against the proposed PUD at Austin Oaks. Traffic issues, overcrowded schools and destruction of a lovely area of Austin are just some of the reasons.

**From:** nwacaweb  
**Sent:** Saturday, September 20, 2014 7:14 PM  
**To:** Heckman, Lee  
**Cc:** Rusthoven, Jerry  
**Subject:** FW: NWACA Board Vote on Austin Oaks PUD  
**Importance:** High

Lee,

Please include this message in your attachments for ZAP and City Council, regarding the Austin Oaks PUD Re-zoning application.

Thank you.

Joyce Statz, President

NWACA

**From:** nwacaweb  
**Sent:** Friday, September 19, 2014 11:31 PM  
**To:**  
**Subject:** NWACA Board Vote on Austin Oaks PUD  
**Importance:** High

Neighbors,

The NWACA Board has voted unanimously to oppose the PUD Re-zoning Application for Austin Oaks based on the results of the NWACA residents' survey, and the comments received at the NWACA Community Meeting on the Austin Oaks PUD Application. After thoughtful and thorough consideration, the NWACA Board has voted to oppose the PUD. The resolution opposing the Austin Oaks PUD Application is as follows:

**RESOLUTION OPPOSING APPLICATION FOR REZONING Case Number C814-2014-0120**

WHEREAS, the Northwest Austin Civic Association (NWACA) received notification of the referenced rezoning application for the Austin Oaks property located at Executive Center Drive and Wood Hollow Drive in early August, 2014, requesting the property be rezoned as a PUD (Planned Unit Development district); and

WHEREAS, NWACA coordinated and facilitated a Community Meeting with City of Austin staff and the developer to give residents an opportunity to ask questions and provide feedback on the Rezoning Application;

WHEREAS, more than 300 people attended the Community Meeting and the strong majority of the feedback obtained was in opposition to the Rezoning Application;

WHEREAS, NWACA also conducted an online and written survey of residents, giving them an opportunity to formally vote in opposition, in favor or neutral on the Rezoning Application;

WHEREAS, 683 people participated in the survey;

WHEREAS, 85.2% of participants voted opposed to the Rezoning Application, 5.9% voted in support, and 8.9% voted neutral; therefore be it

RESOLVED, that the NWACA Board of Directors opposes the Rezoning Application Case Number C814-2014-0120.

NWACA has already been in contact with the city staff, sharing our initial concerns about this application. With the survey results and this resolution, we will continue to vigorously oppose this PUD application with City staff, the Zoning and Platting Commission, and City Council as the case proceeds.

...(portions omitted)

Thank you very much for your support of our neighborhood.

The NWACA Board of Directors:

Caroline Alexander, Kirk Ashy, Stephannie Behrens, Stacey Brewer, Debra Danziger, Jen Despins, Carol Dochen, Bridget Glaser, Matthew Grant, Cuatro Groos, Chris Hajdu, Carol Jones, Rebecca Leightman, Shannon Meroney, Tim Pham, Miguel Romano, Ernie Saulmon, Jack Skaggs, Steven Soper, Joyce Statz, and Robert Thomas





**From:** L. Troy  
**Sent:** Tuesday, September 23, 2014 11:44 PM  
**To:** Heckman, Lee  
**Subject:** NO Austin Oaks PUD

To quote James Duncan, "The PUD applicant wants to convert an idyllic 40-year-old low-rise, low-density, tree-covered neighborhood office park into a high-rise, high-density regional commercial center that would feature the tallest buildings between the UT Tower and Waco and dump 20,000 new vehicle trips onto eight already failing nearby intersections. Such a proposed project clearly does not belong in an established Austin neighborhood. "

The streets adjacent and in the neighborhood already have no room for the existing traffic and many other locations downtown or in the Domain are much more suitable for this type of large, tall, out of scale development. And legally, his project does not meet the requirements for PUD zoning.

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,

Elissa Sterling

**From:** Donna Carlson  
**Sent:** Wednesday, September 24, 2014 7:50 PM  
**To:** Heckman, Lee  
**Subject:** Austi Oaks PUD NOOOOOOOOOOOOO

Please no Austin OAKS PUD. This neighborhood will never be the same.

Thank you

Donna

From: Bob Moeser  
Sent: Wednesday, September 24, 2014 8:44 AM  
To: Heckman, Lee  
Subject: Austin Oaks PUD

The proposed development if allowed to proceed will have a hugely negative affect on our neighborhood. We are one the many people who would be affected by this and strongly oppose it. We would like to see these views reflected in any upcoming discussions and decisions related to this matter. Thank you for your attention to this.

Bob Moeser  
4705 Greystone Drive  
Austin, TX 78731  
512-454-0931 (O)  
512-422-7956 (M)

From: Mark Hilpert  
Sent: Wednesday, September 24, 2014 11:37 PM  
To: Heckman, Lee  
Subject: Austin Oaks PUD opposition

Mr. Heckman: I'm writing to convey my 100% opposition to the proposed Austin Oaks PUD and ask you to include my comments in any and all backup or briefing materials you create for the Environmental Board, the Zoning Commission and the City Council. I'm opposed for the following reasons:

1. This project does not meet the requirements for PUD zoning. There is nothing *superior* about the development. Everything they're proposing to build can be built in conventional zoning.
2. 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.
3. 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).
4. 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.
5. 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.
6. Additional residential units will add 125-150 students to already over-crowded schools.
7. 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.

THIS ISN'T A CITY ANYMORE, IT'S A CONSTRUCTION ZONE. ENOUGH!

Sincerely,

Mark Hilpert  
4214 Woodway Drive, Northwest Hills

## Chris Collins

7401 Waterline Rd., Austin, TX 78731  
E-Mail: ccollins46@gmail.com

September 25, 2014

Mr. Lee Heckman  
Senior Planner, Case Manager,  
City of Austin  
301 W. 2<sup>nd</sup> St.  
Austin, TX 78701

I hope this letter finds your attention. I see that you likely receive correspondence like this in a steady stream from all over the city regarding zoning issues.

Nonetheless, I write as a resident citizen of the Northwest Hills area of Austin to express my strong objections to the proposed zoning change to allow for a Planned Unit Development at the Austin Oaks office park on the southwest corner of Mopac and Spicewood Springs. The problems with a potential zoning change for the PUD in question are many.

To begin, under the City's comprehensive plan, Imagine Austin, the area is designated as a low-intensity neighborhood that is not consistent with the proposed PUD development, or in my opinion, even the current state of the area. If it were an appropriate property for such development, I believe this plan would have designated it so.

In addition, it doesn't require a traffic study but merely an afternoon drive down Spicewood Springs-Anderson Ln. to ascertain that the area's infrastructure cannot handle an additional 20,000 neighborhood vehicular trips. In fact, a look at the current state of congestion on Mopac is only indicative of how it will always be. In Dallas, Central Expressway opened to roughly ten times more traffic than it was designed to hold and lane additions never kept up with the growth pace of cars. I'm certain this will be the fate of the current Mopac lane expansions. The Anderson-Spicewood-Mopac area can't support the projected increase in traffic this PUD would create – ever.

In having to expand Loop 1, we've sacrificed our beautiful green median space of grass and oak trees along the freeway – part of what gave Austin its Hill Country character. Austin Oaks is named such because of the beautiful and historic grove of oak trees present on the property that also hosts the historic Spicewood Springs. The springs themselves should be designated as a prehistoric and Native American archeological site, and at the very least, should be a designated historic landmark. Demolishing 72 heritage oak trees and the spring will undoubtedly have a negative environmental impact and increase our energy cost through a rise in the area's heat signature. Any plan for redevelopment should include the preservation of the trees, spring and stay consistent with the current zoning height restrictions.

Further, the area closest to Mopac on the west side between Far West and Steck Ave. is dense with multi-unit apartments. The area is so dense that every local elementary, middle and high school is greatly overcrowded. The school system – like the traffic infrastructure - cannot support more. While not lacking in population, what might be considered lacking in at the Spicewood Springs/Mopac exchange is more retail/restaurant. The current PUD proposal calls for one restaurant and retail being less than 5% of the project. This is as unacceptable considering the 10k resident, 17-story high-rise proposed and the current population density of the neighborhood. This is not the place for it.

Thus, I politely ask that you to refuse requests for rezoning the property for any PUD and call for redesigned plans for the property that meet with existing and conventional zoning regulations that are environmentally sound and that preserve what makes Austin unique among American cities.

Sincerely,

Chris Collins

From: John B. Goodenough  
Sent: Thu 9/25/2014 8:37 AM  
To: Heckman, Lee  
Subject: Austin Oaks PUD project

Dear Lee Heckman,

The proposed Austin Oaks PUD project is, in my opinion, too ambitious to be located where it will cause traffic congestion for commuters.

John B. Goodenough  
4311 Greystone Drive  
Austin, TX

From: Jeanne Cobb  
Sent: Saturday, September 27, 2014 12:07 PM  
To: Heckman, Lee  
Subject: The Austin Oaks PUD

After looking at the proposed property for the PUD and the surrounding area of apartment complexes and homes I feel that such a dense development is inappropriate for the area. Although it is along Mopac there is no bus service in the immediate area. The only CapMetro route in the area is #19 which would be quite a walk to Mesa, Far West, Steck or crossing the Mopac bridge to walk to the Northcross transit center.

The removal of established trees and their replacement with little starter trees is not good for the air quality. Covering the area with dense construction and large buildings and parking garages will produce a large heat signature. This is a very attractive property and redevelopment should preserve the beauty and be restricted to three stories in height.

Anyone living there would need to drive to get downtown since the bus stops early in the evening. Anyone working there would need to drive to work. This will contribute to the already existing congestion on Mopac and add congestion to the Anderson Lane/Burnet Road corridor. This would push traffic onto neighborhood and feeder streets in the area.

The fallacy of the idea of people living where they work is that people change jobs every few years since most employers today do not engender loyalty in their workers. The majority of office workers could not afford the apartments and town homes being built in Austin currently and would probably commute from outside the central city. The transient population attracted to these big apartment complexes does not contribute to a sense of community. Everyone keeps to themselves and doesn't engage with the neighbors.

I really don't see anyplace in close-in Austin where a PUD is appropriate. There are too many single family home and apartment communities along the major corridors. Even the tall apartment buildings along South Lamar and on Burnet seem to be excessively looming over the street.

Jeanne Cobb

From: T.H. Worthington  
Sent: Monday, September 29, 2014 8:51 PM  
To: Heckman, Lee  
Subject: PUD Zoning which has been applied for by a Dallas developer  
Importance: Low



I am T.H. Worthington, at 3809 Hyridge Dr. since 1968, and I am strongly opposed to the PUD Zoning which has been applied for by a Dallas developer concerning the property at the intersection of Mopac and Spicewood Springs Rd. Their proposed development would be a disaster for this wonderful Northwest Austin mostly residential part of Austin. Please don't approve their request.

From: Richard Bates  
Sent: Tuesday, September 30, 2014 9:05 AM  
To: Heckman, Lee  
Subject: Austin Oaks PUD

As a resident of the Summerwood Townhomes, I am totally against the building of the Austin Oaks Office Park. It would make already heavy traffic even worse. There is no water control and it would be larger than Barton Creek Mall.

Thank you for your consideration.

Sincerely,  
Richard Bates

From: Roger Countryman  
Sent: Sat 11/1/2014 3:42 PM  
To: Heckman, Lee  
Subject: austin oaks pud

Sat 11/1/2014 3:42 PM

Dir Sir;

This proposed rezoning is about the worst case of developer greed I have seen in a longtime. I live across 360 from the area proposed for this rezoning. The proposed redevelopment would devastate the traffic flow on MOPAC and Anderson Lane and probably Far West and Steck. Mesa drive will see gridlock as well. The esthetics of our beautiful hills will be damaged beyond repair.

I urge you to delay any action on the zoning request until the new City Council convenes next year!

Respectfully,  
Roger Countryman  
Great Hills resident

From: Dianna Watkins  
Sent: Wednesday, October 01, 2014 1:45 PM  
To: Heckman, Lee  
Subject: The Austin Oaks Pud

Dear Zoning Case Manager Heckman,

I am writing to inform you that I am very concerned about our city permitting the rezoning of 31 acres that runs south of Spicewood Springs Rd between Hart Ln and MoPac. I live within a mile of this property on Claburn Dr. I am very much opposed to the use of this land becoming a PUD. I want this land to remain a Neighborhood Center. Please do not permit this to become a 600+ High Rise apartments.

I bought my townhouse in this area about 2 years ago. I moved from the Crestview Neighborhood where I owned a home for over 25 years. I watched the zoning in Crestview change and after that the character of the neighborhood went down hill. Two story multiple family homes were built that were totally out of character for the 1950's homes as well as increasing the traffic.

I am totally opposed to rezoning Austin Oaks property to a PUD because of the following:

- It will change the character of our neighborhood as well as surrounding neighborhoods,

- It will increase traffic in our neighborhood as well as surrounding neighborhoods,

- Crime will go up as population density increases,

- I do not want my property taxes to increase due to the extra cost of devalued infrastructure through increased use due to increased population density,

- I resent an out of town developer to come into our community and destroy our neighborhood with a high rise apartment building and I resent our City Council and Zoning Department permitting them to do so.

I will monitor how this issue is resolved.

Thank you for all your consideration regarding this matter.

Sincerely,  
Dianna Lynn Watkins  
3621 Claburn Dr  
Austin, TX 78759

**From:** Patricia Orlosky  
**Sent:** Sat 10/4/2014 10:24 AM  
**To:** Heckman, Lee  
**Subject:** No to Austin Oaks PUD!

I am strongly against the Austin Oaks PUD based on the huge impact it will have on my neighborhood in terms of a big jump in traffic congestion, stress on various resources including our overcrowded schools and most especially the lack of controls on what the developer may ultimately build.

Please listen to the neighbors on this one and do not impose a huge and unwanted change on an established neighborhood when it is so unnecessary. Put Austin residents first - not developers.

Patricia Orlosky  
6301 Huntcliff Dr  
78731

**From:** D Bailey

**Sent:** Sunday, October 05, 2014 6:25 PM

**To:** Heckman, Lee; Leffingwell, Lee; Riley, Chris; Martinez, Mike [Council Member]; Cole, Sheryl; Tovo, Kathie; bill.spellman@austintexas.gov; Morrison, Laura; marygay.maxwell@austintexas.gov; James.Schissler@austintexas.gov; Marisa.Perales@austintexas.gov; Robert.Deegan@austintexas.gov; Brian.Smith@austintexas.gov; maryannneely@me.com; Betty.Baker@austintexas.gov; Gabriel.Rojas@austintexas.gov; Cynthia.Banks@austintexas.gov; Patricia.Seeger@austintexas.gov; Sean.Compton@austintexas.gov; Rahm.McDaniel@austintexas.gov; Jackie.Goodman@austintexas.gov

**Cc:** Phillips, Atha; Mars, Keith; Golden, Bryan; Avila, Rosemary; Joyce Statz; Kata Carbone; Kevinw

**Subject:** NW Austin Neighborhood Alliance-Re: Austin Oaks PUD Official Neighborhood Position

Mayor, Council Members and City Staff,

Together, the neighborhoods composed of Allandale Neighborhood Association, Balcones Civic Association, North Shoal Creek Neighborhood Association and Northwest Austin Civic Association have formed an Alliance to review and make recommendations on the proposed Austin Oaks PUD zoning request.

The Alliance surveyed their respective residents, representing 12,660 households, who overwhelmingly request that the City of Austin Staff, Committees and City Council deny the proposed Austin Oaks PUD zoning request. Additionally each of our individual neighborhood associations have voted against the Austin Oaks PUD proposal.

Below is our official position and I have also attached this in a word format for your convenience. We are open to discussion should you have questions.

Sincerely,

Debra Bailey - President Balcones Civic Association

& NW Austin Neighborhood Alliance Member

**NW Austin Neighborhood Alliance:  
Allandale Neighborhood Association, Balcones Civic Association,  
North Shoal Creek Neighborhood Association, & Northwest Austin Civic Association**

**Official Position Regarding Proposed Austin Oaks PUD  
Case Number C814-2014-0120**

October 5<sup>th</sup>, 2014

The NW Austin Neighborhood Alliance, composed of ANA, BCA, NSCNA, and NWACA, was formed to review and make recommendations on the proposed Austin Oaks PUD zoning request. The Alliance represents 12,660 households at the '4 Corners' intersection of Spicewood Springs Road and Mopac where the Austin Oaks PUD is proposed (ANA-Southeast corner, BCA-Northwest corner, NSCNA-Northeast corner and NWACA-Southwest corner).

The Alliance surveyed their respective residents, who overwhelmingly requested that the City of Austin Staff, Committees and City Council deny the proposed Austin Oaks PUD zoning request.

**Facts About Austin Oaks PUD:**

- Does not meet the Imagine Austin Comprehensive Plan, which designates this area as a Neighborhood Center, the least dense of the activity centers
- Adds an estimated 21,000 car trips over existing traffic.
- Traffic Impact Analysis does not properly assume background traffic, omitting for example;;
  - Far West: Vertical Mixed Use zoning on Far West from Chimney Corners to Mopac
  - Spicewood: Austin Board of Realtors Building, Small Office at 4845 Spicewood
- Removes existing bike lanes on Hart Lane
- Project adds 125–150 students to currently overcrowded schools:
  - Doss is at 200% capacity
  - Murchison at 145% capacity
  - Hill is at 135% capacity
  - Pillow is at 114% capacity
  - Gullett is at 128% capacity
- Height of the buildings is greater than anything outside of downtown (17, 14, 8 stories.)
- Creates a precedent for higher office towers along Mopac
- Loss of heritage and protected trees

This corner of Spicewood Springs Road and Mopac requires careful attention to preserve the natural beauty of the abundant large native trees and wild plant materials found in similar areas of Austin west of the Balcones fault line. For the most part, the natural scenic beauty of the area has been skillfully and sensitively preserved as new developments have occurred, and this concern is of the utmost importance in preserving the environmental quality of the neighborhood as parcels are developed. Topographically, the area is varied and interesting in character, which has resulted in a wide variety of commercial and residential designs, many of which have effectively taken advantage of the dramatic views of the hills and valleys in the western two thirds of the neighborhood and beyond.

Over the years, the NW Austin Neighborhood Alliance has individually and successfully worked with numerous residential and commercial projects to ensure that the quality and natural beauty of the neighborhood is not lost. We continue to advocate to preserve the relatively uncluttered and natural wooded quality of the land while encouraging high quality and sensitive design of projects within the neighborhood and along its edges with improvements that enhance rather than detract from the environmental quality of the area.

The proposed Austin Oaks PUD project does not fit the long term goals of our neighborhoods, it contributes more traffic on roads that cannot handle it, exceeds the capacity of our overcrowded schools, and removes too many trees.

**The NW Austin Neighborhood Alliance respectfully asks that you deny a zoning change for Austin Oaks case number C814-2014-0120.**

Sincerely,

Debra Bailey-President, Balcones Civic Association  
Kata Carbone-President, Allandale Neighborhood Association  
Joyce Statz-President, Northwest Austin Civic Association  
Kevin Wier-Liaison, North Shoal Creek Neighborhood Association



From: Leslie Currens  
Sent: Tuesday, October 07, 2014 9:00 AM  
To: Heckman, Lee  
Subject: NO on Austin Oaks PUD zoning change

Dear Lee Heckman,

I am writing to ask you to say "NO" to the Austin Oaks PUD zoning request.

This proposed development, larger than the size of Barton Creek Mall, and taller than anything outside downtown, is completely inappropriate for our neighborhood. We should not be cutting down so many beautiful old oak trees, heritage trees. We should not be putting high rise buildings in this area where the traffic cannot be handled. This proposed development borders on residential areas, and would overshadow our neighborhood, cause traffic to spill all along our streets, overwhelm our schools, and create traffic nightmares at critical intersections such as mopac/Anderson, mopac/steck, mopac/far west.

This PUD is not a neighborhood center, and does not provide superior development. No superior water quality is proposed, cutting down the trees will create a heat effect. This proposal is not superior to any project that could be built under existing zoning. Allow the developer to develop this property under existing zoning.

It is critical that this PUD not be granted.

Sincerely,  
Leslie Currens  
6404 Deer Hollow Lane  
Austin, TX 78750

From: Bob Glover  
Sent: Wed 10/8/2014 2:55 PM  
To: Heckman, Lee  
Subject: Opposed to Austin Oaks PUD

Dear Lee Heckman:

I am writing to express my strong opposition to the proposed Austin Oaks PUD. I understand that the City of Austin requirements of a PUD include the following:

(1) To preserve the natural environment

How does the project accomplish this by planning to remove a large portion of the heritage oaks and protected trees on the property? The developers cynically take advantage of the existing attractive environment naming their project "Austin Oaks" while removing nearly half of the oaks on the property.

(2) To encourage high quality, superior development and innovative design, and

The proposed development is not designed as a Neighborhood Center, nor does it enhance the neighborhood. Rather it propose to cram 1.6 million square feet of re-developed residential and office space into 31 acres--to maximize their profit at the expense of overburdening existing infrastructure and incurring taxpayer expense to accommodate the new demands. The proposed plan includes two high rise buildings and altogether is 400% of the existing development. It will be larger than Barton Creek Mall and taller than anything outside of downtown. We do not object to denser development on this site; but the proposed project goes way too far--with expensive and disasterous consequences for our neighborhood and the city of Austin.

(3) To ensure adequate public facilities are available

The proposed PUD will substantially increase the enrollment more children into Doss Elementary school, which is already overcrowded. Built for a capacity of 520 students, the school now has more than 940 students enrolled. Indeed much of the classroom instruction is now conducted in "temporary" portable classrooms.

The proposed plan is totally inadequate. It neglects to take account of existing background traffic on Spicewood Springs and Farwest Blvd, nor the forecasted increase in the traffic the denser zoning expected on Farwest Blvd in the Imagine Austin . The nearest Metro stop will be 2 miles away on Burnet Road--not just across MOPAC on Anderson Lane, as the developer assumes! If this PUD is approved, Austin will be increasing an already bad traffic situation on MOPAC and its access roads, which won't be mitigated by the current construction of a single express lane. We are on our way to making MOPAC traffic every bit as bad as is traffic on I-35.

Austin's current situation in which infrastructure badly lags the city's growth will merely be exacerbated. If the Austin Oaks PUD and its proposed re-zoning is approved, it will be one more glaring example of how the city ignores the future in its planning, which has already made Austin one of the worst cities for traffic in the country.

Robert Glover and Toni Falbo  
4501 Cat Mountain Drive  
Austin, TX 78731

**From:** Donna Carlson  
**Sent:** Thursday, October 16, 2014 10:07 PM  
**To:** Heckman, Lee  
**Subject:** Fwd: Austi Oaks PUD NOOOOOOOOOOOOOO

Please no PUD. Thanks

Sent from my iPad

Begin forwarded message:

**From:** Donna Carlson  
**Date:** September 24, 2014 at 7:50:06 PM CDT  
**To:** "[lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov)" <[lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov)>  
**Subject:** Austi Oaks PUD NOOOOOOOOOOOOOO  
**Reply-To:** Donna Carlson

Please no Austin OAKS PUD. This neighborhood will never be the same.

Thank you

Donna

**From:** Glenn Hall  
**Sent:** Thursday, October 23, 2014 2:27 PM  
**To:** Heckman, Lee  
**Subject:** Proposed Austin Oaks PUD

Dear Mr. Heckman—

I have recently learned about the proposed rezoning of some 31 acres known as "Austin Oaks" to permit a Planned Unit Development. I find it hard to believe that the City of Austin would even consider defiling an established neighborhood, compounding the already massive traffic jams on Mopac, and overloading the already overloaded schools in the area. Please dump this thoughtless plan into the garbage bin where it belongs. Thank you for your consideration.

Glenn Hall

Board Certified, Commercial Real Estate Law

Texas Board of Legal Certification

**From:** Nancy Crum  
**Sent:** Sunday, November 02, 2014 4:22 PM  
**To:** Heckman, Lee  
**Subject:** Austin Oaks PUD

**As a 35-year resident of NW Hills, I am very much against Austin Oaks PUD. I have voted in every election and will do whatever I can to defeat those in favor of this in our City Government. Please help us.**

**Nancy Crum**

From: Judy Smith  
Sent: Fri 11/7/2014 4:58 PM  
To: Heckman, Lee  
Subject: No to PUD re-zoning request and proposal for Austin Oaks

Dear Mr. Heckman:

Please deny the re-zoning request and proposal for Austin Oaks PUD. The infrastructure to support this development does not currently exist.

The developer proposes adding about 600 new dwellings (apartments and town homes) on the southwest corner of the intersection of Spicewood Springs and Mopac:

- \* This would, according to the developer, contribute an additional 21,000 trips by car within this neighborhood, whose rush-hour traffic now approaches a standstill.

- \* The nearest MetroRail station is more than 2 miles away, at Lamar Blvd & US 183.

- \* Doss Elementary School and Hill Elementary School enrollments are already 80% over the capacity for which they were designed. Murchison Middle School and Anderson High School also exceed their original design capacity.

While dense urban neighborhoods are generally more sustainable, the infrastructure to support the neighborhood should be built before the dwellings themselves.

Sincerely,  
Judy Smith  
8504 Tallwood  
Austin, TX 78759

From: Jeanne Safely  
Sent: Tuesday, November 18, 2014 1:14 PM  
To: Heckman, Lee  
Subject: Austin oaks PUD

No...No...No..Jeanne Safely at 7403 Mesa Drive

I've been in my home for over 40 years. It would cause many of us to move away if we had more cars and people in Northwest Austin. There is already too many deer to avoid.

Thank you.  
Jeanne  
(512)345-4060

Sent from my iPad

**From:** James E. Beck  
**Sent:** Friday, November 21, 2014 9:08 PM  
**To:** Heckman, Lee  
**Subject:** Dear Mr. Heckman

I am writing to oppose the Austin Oaks PUD. I will not reiterate the litany of concerns that you have heard repeatedly from the residents of northwest Austin and the four closest neighborhood associations. I myself am a member of Balcones Civic Association.

This project would virtually destroy the adjacent neighborhoods and must not be approved. The owners of the Austin Oaks must operate within the existing zoning regulations.

Sincerely,

James E. Beck

3917 Amy Circle

Austin, Texas 79759

Sent from Windows Mail



**From:** Chris Matthews

**Sent:** Monday, November 24, 2014 1:22 PM

**To:** Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC

**Cc:** McDaniel, Rahm - BC; Goodman, Jackie - BC; Heckman, Lee

**Subject:** Austin Oaks PUD- Important

**Importance:** High

Hello all, I've been a Realtor in Austin for almost a decade. I also live in the Westover Hills area. Part of the reason why I love the area and chose it out of many other areas of Austin was because of the peaceful surroundings and being surrounded with nature while being so close to shopping on the outside. The great schools, the nature, the shopping. It's all there. I sell Austin for a living. I sell these neighborhoods. I drive all over Austin, south, north, east, and west. I witness where congestion increases are getting worse and I have a thorough explanation of what the problems are, but my letter here is not to discuss those. My topic is the Austin Oaks proposed PUD.

What I don't understand is why a 17-story and 14-story are even up for discussion in this area? That is absolutely mind-boggling. My office at 9606 N. Mopac Expy. I believe is 9 stories and that is very large (I believe the largest in North/Northwest Austin) over in the Gateway shopping center, completely away from all residential housing. Austin's biggest issue is that they want to cram way too much into a small area and have no idea how to support it. Then want to work backwards to try to figure it out. That is why we are in this immense mess of congestion. Why must every single exit on Mopac be a massive traffic slowdown? It already slows way down at the Spicewood exit, imagine what 20,000+ more car trips will do?

I'm sure you've heard the common protests of schools will be bogged down, way over-capacity, historic oaks destroyed, we have the Domain, Aboretum, Gateway, Arbor Walk all within 5 minutes. What do all those shopping complexes have in common besides being so close to here? NONE are built directly next to housing, even outside of the skyscrapers. Why do we need Austin Oaks? Skyscrapers in an area surrounded by homes and deer. That makes no sense. This isn't Houston. Already with the increase in population in Austin and people unfamiliar with the Northwest Hills area and how much deer we have here, I have seen deer struck and killed everywhere. I love the deer here, it's what makes me feel like I'm in nature. The other day I watched a car plow down a baby deer hobbling across the street. It brought tears to my eyes. It was one of the worst things I've ever seen in my life.

So I'm just sending you an email of immense concern. Zoning exists for a reason. This isn't some antiquated zoning law. No one in this area wants it here. The schools can't support it. They're trying to build something here that doesn't exist anywhere outside downtown with the skyscrapers. Spicewood Springs and Anderson are landlocked and cannot support the traffic. They're already tremendously crowded. This WILL effect Mopac, toll lanes or not. This is a moment where the city has the opportunity to actually do something right for it's citizens and not be persuaded by a developer not even from the city. Austin continually incentivizes corporations and businesses into locating in Austin, while not doing anything to accomodate the resident's effected or the people coming here. Why destroy every nice neighborhood Austin has? Northwest Hills, Westover Hills, Allandale, Crestview, Cat Mountain are some of the neighborhoods that MAKE Austin. Don't let them destroy it. Just let this one go.

At Your Service,



**Chris Matthews ABR, CNE, SFR | REALTOR**

Austin Realty Elite Group • Horizon Realty

9606 N. Mopac Expressway, Suite 150 Austin, TX 78759

cell (512) 703-7416 • office (512) 342-1800 • fax (512) 275-0600

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#### What Sets Me Apart?

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***Certified Negotiation Expert (CNE)***

***Short Sale & Foreclosure Resource (SFR)***

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**[About Brokerage Services](#) (IABS) document to all prospective**

**buyers, tenants, sellers, and landlords. [Please Read](#) and ask questions!\*\***

**If you have a friend, family member, or colleague in need of any real estate assistance and would appreciate the high level of service I provide, let me know! I'll be happy to follow up with them.**

**\*\*This e-mail is confidential and is intended only for the person(s) named above. Its contents may also be protected by privilege, and all rights to privilege are expressly claimed and not waived. If you have received this e-mail in error, please call us immediately and destroy the entire e-mail. If this e-mail is not intended for you, any reading, distribution, copying, or disclosure of this e-mail is strictly prohibited.\*\***

From: Bari Holden  
Sent: Tuesday, November 25, 2014 5:09 PM  
To: Heckman, Lee  
Subject: PUD

Please do not let our neighborhood be destroyed by greedy outside developers. Austin is already going through major negative impact building proposals.

Bari Holden  
7903 Bracken Court  
Austin, TX 78731-1991

**From:** Cynthia Everist  
**Sent:** Saturday, November 29, 2014 1:22 PM  
**To:** Heckman, Lee  
**Subject:**

As a longtime resident of zipcode 78731, we are VERY concerned about the PUD zoning in our area. I know that things change, but when we built our home in 1968, having high rises in our neighbor was not conceivable. Please don't let it become a reality.

Thank you for your consideration---please consider it as if you lived in this area.

Cynthia Everist

From: David R. Barron  
Sent: Monday, December 01, 2014 8:45 PM  
To: Heckman, Lee  
Subject: No PUD in Northwest Hills

Mr. Hickman, I am a resident in the North Cat Mountain community and I strongly OPPOSE the potential development of a high rise building in NW Hills. This development is uncharacteristic of the area much like the 30,000 square foot house that is currently being built in my neighborhood. Please DO NOT allow this happen! Thank you.

Best Regards

David Barron

Sent from my mobile 512-656-8198

From: mchalmers  
Sent: Wednesday, December 10, 2014 3:21 PM  
To: Heckman, Lee  
Cc: nwaca; nopudAUSTX  
Subject: NW Austin PUD

I do not want a PUD in this now beautiful, unique Austin neighborhood. Please include these comments in ANY and ALL backup or briefing materials that you create for the Environmental Board, the Zoning Commission and the City Council.

1. These buildings will have too many stories for this neighborhood. At the most, four stories is appropriate.
2. There will be too many people packed into a small area.
3. The construction will bring down too many old trees. Bringing down ONE or these trees is too many. Naturally beautiful topography and vegetation will be destroyed.
4. Too many people means traffic congestion, roads eventually widened, and more natural area destroyed.
5. This area already has a neighborhood center. The center proposed in this PUD is hardly meant to serve as a neighborhood center—which is not needed.
6. People now walk, jog, bike in this area due to its natural beauty, safety, and ease. Put in this PUD, and these recreational activities will halt.
7. Schools in this neighborhood are already overcrowded.
8. This PUD does not help the neighborhood or Austin. It is just leading us down the road to be like Dallas and Houston. Nothing superior, nothing unique, just asphalt and buildings.

Margaret Chalmers

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

Hi Tori,

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

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

Thanks for your time.

Darin Duvall

From: J I Pamela Halter  
Sent: Saturday, December 13, 2014 4:24 PM  
To: Heckman, Lee  
Subject: No Pud

Mr Heckman,

I'm writing to let you know that I am not in favor of the PUD in our neighborhood. It is out of character with our neighborhood (Northwest Hills) to have anything above 5 floors high.  
Please share my comments in any and all back up documents or briefing materials that you create for the Environmental Board, the Zoning Commission and the City Council.

Respectfully,

Pam Halter 7507 Valburn Drive 78731



**From:** James Robinson  
**Sent:** Tuesday, December 16, 2014 2:43 PM  
**To:** Haase, Victoria (Tori)  
**Subject:** Austin Oaks PUD

I live in the area and experienced traffic this morning between 7:30 and 8am on Hart Lane and Greystone(4 way stop). It was congested at best. I can not imagine the traffic situation with an additional 21,000 vehicle trips per day in the area.

I also observed traffic on the frontage road with MOPAC at 11:30 this morning. Vehicles cutting across lanes and again heavy traffic, this time at Far West and the frontage road. Same issue, congestion.

Please be sure to give heavy consideration on the impact of the massive increase in congestion the planned PUD will have on our neighborhood.

James Robinson

7800 Deer Ridge Cir.

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

Hi Tori,

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

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

Thanks for your time.

Darin Duvall

**From:** Christopher Young  
**Sent:** Friday, February 06, 2015 6:08 PM  
**To:** Haase, Victoria (Tori)  
**Subject:** Stop the PUD

Ms. Haase,

I live on Greystone Drive and I oppose the PUD at Austin Oaks.

Please add my comments to your documentation so that it will be discoverable in future matters concerning the PUD at Austin Oaks.

Sincerely,

Chris Young

3709 Greystone Dr

Austin, TX 78731

**From:** Helen Brauner  
**Sent:** Saturday, February 07, 2015 7:59 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD

Hello-

I live in Northwest Hills and am concerned about the impact that the proposed Austin Oaks PUD could have on our neighborhood and city. The schools in this area are already severely overcrowded, we don't want to lose too many trees to development, and we'd like a development that doesn't significantly increase traffic in the area.

Please add these comments to the "backup"..

Thank you,

Helen Brauner

From: Mark Herron  
Sent: Sunday, February 08, 2015 11:24 AM  
To: Haase, Victoria [Tori]  
Subject: Austin Oaks

I SUPPORT the proposed Austin Oaks development and the owners rights to maximize the use of their property.

**From:** lbeamer  
**Sent:** Monday, February 09, 2015 1:56 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD

Dear Tori,

I wish to add my voice to the many voices in the Northwest Hills community opposing the Austin Oaks PUD. The project's urban scale and density is entirely out of keeping with the surrounding community. If approved, it would tower over surrounding housing, massively overload the traffic infrastructure, and put further pressure on already severely overcrowded schools. I do not oppose change and redevelopment. I do oppose a blatant attempt to extract the last dollar of value from a property at the expense of the community.

Linda Beamer  
3902 Edgerock Drive  
Austin TX 78731

**From:** Jan Bland  
**Sent:** Tuesday, February 10, 2015 8:39 AM  
**To:** Haase, Victoria [Tori]  
**Subject:** reasons I am opposed to the Austin Oaks PUD

Please put this in your comments in the "backup"

I am opposed to the Austin Oaks PUD

The PUD does not meet the intent of the zoning

The PUD does not meet Tier One Requirements

The proposed high rise buildings are out of place for a neighborhood setting. Too many trees will be taken down. Our neighborhood schools are over-crowded and this development adds 69-120 children to the schools. Traffic at the current intersections is above neighborhood expectancy and this development will increase traffic

Jan Bland

**From:** Leslie Currens  
**Sent:** Wednesday, February 11, 2015 12:57 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Say NO to Austin Oaks PUD

The Austin Oaks development does not deserve a PUD status. It is not a superior development.

Austin Oaks Development plan is inappropriate for it's location. It sits on the very edge of a large and quiet residential area. The traffic that it would generate will overwhelm neighborhood streets. The height of the proposed buildings is extremely inappropriate for this location with 15 to 17 story office buildings that may belong downtown or perhaps in the Domain area, but not in the middle of a residential area.

Austin Oaks development will cut down more than 19 protected trees. It's called Austin Oaks because of the grand old oak trees that will be destroyed by this proposed development.

The schools in this area are already as much as 180% over capacity. The additional proposed multifamily housing here will make the situation much worse.

This proposed development is entirely inappropriate for this site. I ask that you reject it. I ask that the developer not be granted a PUD status.

My mother lives very near this development, and my kids attend the schools that will be adversely impacted by this development. In addition, my access to Mopac is normally at Spicewood Springs next to this proposed development. This development will have a very negative impact on our daily lives.

Please add my comments to the "backup".

Sincerely,

Leslie Currens

6404 Deer Hollow Lane

Austin, TX 78750



From: Monica Solomon  
Sent: Wednesday, February 11, 2015 7:00 PM  
To: Haase, Victoria [Tori]  
Subject: PUD

I am against the PUD!!! There is nothing good about this.  
Monica Solomon

Sent from my iPad

**From:** Melvin Driskill  
**Sent:** Thursday, February 12, 2015 8:54 AM  
**To:** Haase, Victoria [Tori]  
**Cc:** Gallo, Sheri; NWACA; Ann Dennkler; Madelon Highsmith  
**Subject:** Fw: The Austin Oaks PUD.

Ms. Haase,

Please see my below comments re the PUD at Austin Oaks. Please give this disaster your undivided attention.

Melvin Driskill

**From:** [Melvin Driskill](#)

**Sent:** Thursday, February 12, 2015 8:42 AM

**To:** [Sheri Gallo](#)

**Cc:** [NWACA](#) ; [Karen Sironi](#) ; [Ann Dennkler](#) ; [Madelon Highsmith](#)

**Subject:** The Austin Oaks PUD.

Ms. Gallo,

I hope you will continue your earlier resistance to the disaster that a developer wants to create at the PUD at Austin Oaks. You spoke against the PUD at the area meeting last Fall, in fact you spoke in opposition just ahead of me!! I have no faith or confidence in our city's reviewing process on these matters. I found it very disturbing that at the Fall meeting the city's rep sat with the developer!!!! not as a neutral party away from the developer.

As you may remember from my comments at the Fall meeting, back in the early '80s while I was president of NWACA, we had a twin huge towers development presented to us by a developer for the southwest corner of Far West and MoPac South access road. NWACA voted it down and it was ultimately denied by the city. We didn't need those "sore thumb" commercial structures in our largely residential neighborhood back 30 years ago and we don't need precedent setters for MoPac and Rte. 2222 today!!!

Please continue your total opposition the the Austin Oaks PUD. ( And I voted for you as our Dist. 10 rep at the Council).

Sincerely,

Melvin Driskill

4207 Endcliffe Drive

**From:** Julie Rawlings  
**Sent:** Sunday, February 15, 2015 10:57 AM  
**To:** Haase, Victoria [Tori]  
**Subject:** Proposed Austin Oaks PUD, Case Number C814-2014-0120

**Regarding Proposed Austin Oaks PUD, Case Number C814-2014-0120**

The Summerwood Homeowners Association Board of Directors, representing 136 households in District 10, requests that the City of Austin deny the proposed Austin Oaks PUD zoning request.

If the Austin Oaks PUD is built as proposed, daily car trips are expected to increase by 20,000; vehicles will idle at intersections that are already failing. New students will attend currently overfull schools. Numerous beautiful heritage trees will be lost. The height of the office buildings, taller than any outside of downtown, will degrade the character of the neighborhood. Moreover, it is our understanding that the Austin Oaks PUD would be in direct conflict with *Imagine Austin*.

We recognize that new development/redevelopment is inevitable. However, proposed projects must include measures to preserve and, even better, enhance the quality and beauty of our 40-year-old community. The Austin Oaks PUD proposal does not preserve or enhance.

**Thus, the Summerwood Homeowners Association Board of Directors asks that you deny a zoning change for Austin Oaks case number C814-2014-0120.**

Sincerely,

Julie Rawlings, President  
Summerwood Homeowners Association

From: April L McCormack  
Sent: Sunday, February 15, 2015 8:18 PM  
To: Haase, Victoria [Tori]  
Subject: The Austin Oaks PUD

Tori

I would just like to let you know that I am against the PUD proposed for Austin Oaks for a number of reasons. Primarily the increase traffic and school overcrowding although aesthetically I do not believe a 15-17 story building there would make sense. The infrastructure is not there to support that type of development and this is not the ideal location for a second development. With Arboretum and Domain so close by, those have the infrastructure and access to facilitate larger structures such as this.

I would just like my comments in the back up for this re-zoning proposal.

Please do reach out if you would like to discuss further or need more details.

Sincerely,  
April McCormack  
Far West Blvd  
Austin, TX 78731

**From:** Dot  
**Sent:** Monday, February 16, 2015 12:19 AM  
**To:** Haase, Victoria [Tori]  
**Cc:** Sherri.gallo@austintexas.gov  
**Subject:** Austin Oaks PUD

Ms. Haase,

I am writing to request conventional zoning, not PUD for Austin Oaks at Spicewood Springs Rd. and Mopac, because there is nothing "superior" about the PUD request, nothing that benefits this neighborhood, but rather creates huge problems. Our schools are already well over capacity, and the PUD will add to this problem. The increased traffic at this intersection will be unsustainable. Fifteen to Seventeen story office buildings belong downtown, not in a neighborhood. This will set an abhorrent precedent for development all along Mopac.

Please place my comments in the "backup" file and please deny the Austin Oaks PUD.

Thank you,

Dorothy Strance

**From:** George Meihaus  
**Sent:** Monday, February 16, 2015 1:08 PM  
**To:** Haase, Victoria [Tori]  
**Cc:** Gallo, Sheri  
**Subject:** Austin Oaks Pud

Dear Tori,

My wife and I live at 7515 Stonecliff Circle Austin, TX. 78731.

I am writing you to oppose the Austin Oaks PUD. We already have way too much traffic congestion in our area and this development will just make it worse. Right now at 5:00 PM getting across MOPAC on Anderson can take 3 to 4 light cycles.

With the additional estimated 19,000 to 23,000 car trips, this will only make it worse. Most developers do not care about the impact this will have on the environment and the disruption of the families in our neighborhood.

Our house is about five blocks from the planned PUD and it will have a large impact on our lives.

This type of development would be better suited at the Domain. I sincerely hope you and the city will do the correct thing in opposing the Austin Oaks PUD.

Sincerely,

Carolyn and George Meihaus

From: davisboonewedding  
Sent: Monday, February 16, 2015 1:23 PM  
To: Haase, Victoria [Tori]  
Subject: No PUD

Hi Tori,

I want you to know we strongly oppose the rezoning in our Northwest Hills neighborhood. We don't want a 500% increase in traffic as well as MORE overcrowding in our schools.

Please put these comments in the 'backup' and make sure our voice is heard.

Thank you,

Susan Davis

**From:** Mark Hilpert  
**Sent:** Monday, February 16, 2015 4:29 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** No to Austin Oaks PUD

Tori as I told your predecessor, I live in Northwest Hills, 4214 Woodway Drive, and my wife and I are 100% opposed to the Austin Oaks PUD. I have spoken with our representative Sheri Gallo, who ran in opposition to the PUD and now I'm conveying my opposition to you as case manager.

Sincerely,

Mark Hilpert



**From:** Bill and Sharon []  
**Sent:** Monday, February 16, 2015 4:32 PM  
**To:** Haase, Victoria [Tori]; Gallo, Sheri  
**Cc:** [contact@adlerforaustin.com](mailto:contact@adlerforaustin.com)  
**Subject:** Austin Oaks PUD Rezoning Issue

*Dear Leaders:*

*As a lifelong Austinite, I have seen so many changes in our city, some good and some horrible. We are opposed to the rezoning of the current commercial property at Austin Oaks. What is now an acceptable use of land should not be changed or altered. Current traffic on MoPac and the surrounding area is already "rush hour" traffic all of the time. We are concerned about the negative effects of this proposed development (and others in the queue) on our already-overcrowded schools and the heart-breaking loss of beautiful trees. Shopping is already more than adequate with the Arboretum and Domain areas a short distance away, and we moved to this section of town for the neighborhood characteristics available here. **When you drive around the area, look for the signs of protest to this PUD!***

*We are opposed to an indefinite postponement for the Austin Oaks PUD rezoning. The applicant has now made three proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and we don't see opposition to the project changing. Staff has had four months to address the second traffic impact analysis submitted on August 19, 2014, and the applicant has been working with the Transportation Department and TxDOT since July. **Eight months should be adequate time for staff review.***

*Please share this letter with all council members and keep in the file as a letter of protest from taxpayers who are already over-taxed and generally upset with the sweeping changes to our beloved Austin. This past election made a wonderful change in Austin - let's work together for a reasonable direction regarding Austin progress.*

*Sincerely,*

*Sharon & Bill Duncan*

*3733 Cima Serena Drive*

*Austin, TX 78759*

**From:** Michael Charlesworth  
**Sent:** Thursday, February 19, 2015 1:58 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD

Dear Ms. Haase,

Please stop the Austin Oakd PUD.

We the citizens and voters of Austin don't want it.

The carbon footprint of this development will be a nightmare if it goes ahead. The heat and greenhouse gases emitted by a) taering up the existing arrangements, b) building the new ones and c) added permanently by the extra cars and Acs doesn't bear thinking about. It will be an environmental disaster.

It's this sort of development that is changing Austin from being a desirable place to live, into a dump.

Enough is enough!

Please put my comments in the "backup".

Yours sincerely,

Michael Charlesworth

8307 Summer Place Drive

Austin, Texas 78759

(512) 232-2345

**From:** Mary Kracklauer  
**Sent:** Friday, February 27, 2015 5:38 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD

Dear Tori Haase:

Certainly, we the citizens of Austin all want our beloved city to be a vibrant, dynamic, flagship municipality in the State of Texas. Thank you for your contributions to such a goal.

In that regard, at this time I would ask that you carefully consider the impact of the proposed Austin Oak PUD, which I vehemently oppose as a resident of the Northwest Hills Area.

- This area is primarily residential with appropriate retail to support such an environment. Twelve+ story buildings are appropriate in a downtown area; not here! Austin prides itself in being different than Houston or Dallas. Austin can grow and expand without such a radical and negative transformation of an established area.
- Austin's Land Development Code states that one of the goals of a PUD is to preserve the natural environment. This project appears to fail of several fronts: 1) loss of many large trees (ironic that is called Austin Oaks PUD), 2) apparently no parks, hiking trails or playgrounds to be incorporated in the immediate area of the proposed construction, and 3) the esthetic affront of 12+ story buildings in a three-story area!
- Traffic in the mornings and evenings accessing and traveling on MoPac is already a nightmare that the one additional lane is unlikely to remedy. The fact that there is no convenient access to light rail (unfortunately!!!), means that traffic on MoPac would likely increase exponentially. *Unacceptable*. Austin has already earned national notoriety because of its traffic congestion. What would the impact be if additional MoPac intersections also changed the zoning? Shouldn't we try to emulate Atlanta, one of the cities with the best traffic flow records, rather than L.A., the city with the worst traffic record?
- The schools in the area are all currently filled beyond capacity. Just consider the number of portables that have been added already to Murchison in the last 10 or so years. A significant increase in enrollment would not only be a huge building and administrative expense for the local schools, but this factor alone would greatly increase car and pedestrian traffic through the neighborhood at peak times – both a convenience & safety issue.

Thus, I am vehemently opposed to The Austin Oaks PUD and concur with the conclusion stated on the following site:

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Austin Oaks Office Complex CodeNEXT.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Austin_Oaks_Office_Complex_CodeNEXT.pdf)

- Violates "Imagine Austin" comprehensive plan
  - Does not meet "neighborhood center" criteria
    - Does not *"preserve neighborhood character"*
- Does not meet PUD Tier One requirements
- Quadruples site density, intensity and height
- Adds 20,000 trips to already "failing" intersections
- Allows tallest buildings between UT and Waco
- Current zoning already permits mixed-use

To provide a larger picture, I would like to say that I support the following in the Northwest Hills Area:

- A Neighborhood Center that is "walkable, bikable, and [is] supported by [adequate, efficient] transit"
- A Neighborhood Center with "mixed-use buildings, smaller apartment buildings, townhouses, row houses, duplexes, and single family homes." This we already have. Personally, I believe that such housing contributes to the development of *community*, unlike high-rise apartments and business offices that do not related directly to the neighborhood. I'm sure you're aware of the research to support this notion.
- A Neighborhood Center with easily & fully accessible green spaces (parks, hiking paths, public playgrounds) located throughout the area for all its residents.
- A Neighborhood Center which limits the increased population so as to "preserve the neighborhood character."
- A Neighborhood Center which already has the appropriate infrastructure of electricity, water supply, fiber optics cables, sidewalks, etc. to support the growth. (Consider the myriad of water and electric outages in the UT area as the development of high-rise dorms/condos far outpaced the infrastructure. Many brand new buildings experience repeated problems).

Overall, the issue is not just this neighborhood; it is the larger concern of the entire Austin community. Will Austin become another Texas city with uncontrolled, unexamined growth that mostly benefits (outside) investors, or will Austin retain its special community ambience and traditions while embracing positive growth and development? Will input from the community be valued appropriately?

Please add my name to those who oppose the Austin Oaks PUD.

Thank you for your consideration as you go forward with discussions about keeping Austin a wonderful place to live and to raise families in safe, healthy, and convenient locations.

Sincerely,

Mary Kracklauer

7604 Chimney Corners, 78731

**From:** Kathy Cramer

**Sent:** Thursday, March 05, 2015 1:17 PM

**To:** Haase, Victoria [Tori]; Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; gregorio.cesar@austintexas.gov; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Subject:** Opposed to Austin Oaks PUD designation

As a resident of the Williamsburg/Charleston Place community, located on Spicewood Springs Road west of the proposed Austin Oaks PUD, I am opposed to granting the developer a PUD designation.

One of my primary concerns about the proposed project is the massive increase of traffic through the Spicewood Springs/MoPac intersection. At certain times of day, it is already a challenge to:

1. Exit onto Spicewood Springs Road, either to the right or straight ahead, without waiting several minutes for traffic to pass.
2. Navigate the intersection with Hart Lane, which has no traffic light. Over the past three years, I have seen the aftermath of several accidents, apparently the result of over-eager left-turners.
3. Get through the light at Wood Hollow Road. It can sometimes take two or three light changes, given the gridlock that occurs as cars from Wood Hollow turn right and try to get across to the far left lane within a very short space.
4. Get through the light at MoPac, given the number of cars trying to turn left onto the MoPac service road. Left-turners can back up into the travel lane, again causing gridlock at the intersection.

Given these issues with the current number of cars through this intersection, the traffic problems will only become worse, leading to a failed intersection, as a traffic impact analysis has shown. If, as a result, the bridge over MoPac needs to be widened, who will pay for that? Not the developer that caused the problem.

My second major concern is that, after years of working to develop zoning plans that maintain the character of Austin's neighborhoods, granting a PUD would, in effect, tear a large hole out of that cohesive fabric. There would be no control over future changes to the property. The PUD would become a self-contained unit answerable to no other entity while the surrounding area would struggle to maintain itself against encroachment. And if this becomes a precedent and more PUDs are allowed, the map of Austin will resemble nothing more than a slice of Swiss cheese, losing much of the character that makes it such an attractive place to live and work.

In sum, I do not object to allowing the property to be redeveloped in accordance with existing zoning regulations, since that would allow significantly more square footage and building height on the property while retaining existing protections for the quality of the neighborhood, particularly in regard to tree coverage and maintaining an appropriate relationship to the surrounding residential neighborhoods.

But I do object strenuously to granting a PUD designation to the Austin Oaks developer. I see nothing in it that is superior to what can be developed on the property under existing zoning regulations.

Regards, Kathryn Cramer

*Kathryn Cramer*

512-909-8248

From: Janey Rundell  
Sent: Friday, March 06, 2015 10:03 AM  
To: Haase, Victoria [Tori]  
Subject: PUD Austin Oaks

I wish to register my opinion on the proposed rezoning of this parcel. I live at 3859 Williamsburg Circle, 78731, and feel rezoning allowing for increased density would directly and adversely affect traffic on Spicewood Springs Road, Hart Lane, Wood Hollow, Far West and Mesa Dr., as well as the neighboring streets.  
Jane Rundell

**From:** David Lundquist []  
**Sent:** Friday, March 06, 2015 12:29 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD - rules & regulations

Hello Tori,

I am writing as a concerned neighbor living in Northwest Hills. I do not support redevelopment outside of what is currently allowed by zoning law.

As a homeowner, I must stay within the rules & regulations set by the City of Austin. Whether its permeable surfaces, or the size of my house, I can't increase the value of my property by straying outside of what is allowed.

If the zoning only allows for a certain size of a building, it should remain that way. Otherwise, I believe we should all be able to do the same thing - homeowners should have the opportunity to increase the value of our properties as well and build bigger structures. Why is this option to buy land on the cheap and apply for huge exemptions only open to developers?

Beyond that, the traffic into and out of our homes are sure to be an absolute nightmare. Please don't approve this PUD. All the roads leading into and out of this PUD is not simply Spicewood which we know is already a problem. It would be from all directions - traffic from 360, 2222, Anderson, increased traffic density on Mesa and increased density on side streets once Mesa becomes clogged. My kids currently have no place to ride their bikes near our house given current traffic conditions. We have to wait 10 minutes sometimes just to cross Mesa given traffic. This will surely become worse.

Please listen to our voices on this issue. There is no need for a development of this scale here. People already can't get around on MOPAC, why would someone even want to build that PUD in this part of the city?

Please add my comment to backup.

Sincerely

David L



From: Mike O'Neil ]  
Sent: Friday, March 06, 2015 12:38 PM  
To: Haase, Victoria [Tori]  
Subject: Austin Oaks PUD

It would not be a good idea to let this happen due to the traffic and the destruction of the neighborhood beauty and safety. I vote against the PUD proposal.

Sent from my iPhone

**From:** Augusta Gelfand  
**Sent:** Saturday, March 07, 2015 12:01 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** PUD Letter from resident

6502 Santolina Cove  
 Austin, TX 78731  
 March 7, 2015

Austin City Council,

I have not written the Austin City Council in the past, but find the PUD planned for my neighborhood beyond my comprehension. The area in the Steck Avenue, Mesa Road, Far West Boulevard and Mopac area now under consideration as a PUD is already dense and full of traffic. Look at the traffic running up Spicewood Springs any day. When I drive west from Mopac to enter Steck Avenue I cannot turn left or right off Steck due to the long line of cars waiting in line to enter or cross Mopac often stacked up for several light changes. I used to travel to Steck Avenue daily when I lived on it for 19 years. It is also a connector for those living west of this hill to reach Mopac.

Now I live off Far West Blvd, which also has cars coming east traveling up Far West to reach Mopac. At school dismissal time, one can hardly travel Far West Blvd due to the high traffic when Doss School lets out.

I understand that the developer's own Traffic Impact Analysis shows the project creates failed intersections at Steck and Mopac, Spicewood Springs Road and Mopac and Far West at Mopac given the almost 500% increase in traffic generated from the project. (4,118 existing trips to 23,804 car trips is a 478% increase.) Yet all the applicant is proposing to do is restripe some roads, add one of two signals and build some crosswalks. He argues that it's TxDot's job to address the failed intersections. So, who ends up widening the intersections or the bridges over Mopac? My guess is it will be the taxpayer or the City, since TxDot has been notoriously underfunded.

The outbuildings by Doss and Murchison Junior High are testament to the over crowding in these two neighborhood schools already. **This project adds 69-120 students to the most overcrowded elementary in Austin and the only overcrowded junior high in AISD. This PUD can hardly be considered an improvement.**

Finally, there is plenty of shopping available on Anderson Lane and Burnet some of it awaiting regentrification, without building another shopping area in the immediate neighborhood. There is plenty of shopping on nearby 360, 183 and along Mopac, such as the Domain and Arboreteum Walk. There is available office space on the office building along Mopac on both sides. In fact the property owner's own website, <http://www.spirerealty.com/properties/austin-commercial-real-estate/austin-oaks/> states there are 50 locally owned restaurants and retail locations within less than of mile of the site.

So, given that retail and restaurants comprise only 6% of the so-called Neighborhood Center, isn't the rezoning request just a pretext to get tall office buildings? I doubt Imagine Austin proposed 16 story skyscrapers all along Mopac.

Since the developer can build everything he's proposing in conventional zoning, including affordable housing if he does Vertical Mixed Use Zoning, I don't see how this project is superior in any way. What I see the city

getting in the way of affordable housing is not offset by what it will cost to improve the intersections at Mopac and at Hart Lane and Spicewood Road.

This is a bad deal. I urge you to vote against this PUD plan under consideration.

Sincerely,

Augusta Gelfand

Austin City Council,

**From:** Julie Sanford  
**Sent:** Tuesday, March 10, 2015 1:31 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD Proposal

Dear Ms. Haase: Please put my comments in the "Backup" for the Austin Oaks PUD Proposal. The Austin Oaks proposal in either of the two versions so far is terrible and in no way meets the City's intent for PUDs.

Please do not approve or even consider it until it has at least:

1. Real public park space WITHIN the 7 tracts. No use of Doss or Murchison grounds should be proposed.
2. A realistic plan in cooperation with the city for public transportation.
3. Inclusion of housing for seniors and handicapped persons, including those of modest means.
4. A realistic plan in cooperation with the city for schools. The existing nearby schools are over full now.

There is office space now in the 7 tracts going unused, and plenty of unused office and retail space up and down Anderson . The Domain is right up MoPac, and it ties in with the public transport plan, which Austin Oaks does not. We doubt this proposed development is justified. It serves little purpose except to make some aggressive developers richer.

Thank you for your consideration.

Julie Sanford

3907 Sierra Drive, Austin, 78731

From: Fred Fox  
Sent: Friday, March 13, 2015 8:42 PM  
To: Haase, Victoria [Tori]  
Cc: nopudAusTx  
Subject: PUD Spicewood and MoPac

I have lived in Austin since 1970. I have seen the "improvements" regarding MoPac, Cap Tx Hwy, 2222, Bee Caves. I have lived in NW Hills since 1994.

The Austin Oaks PUD just wants to build the biggest office buildings outside of downtown and across the street from UFCU Steck/MoPac office towers. Those towers were very low occupancy for most of the time since they were built, until UFCU got a sweet deal on them.

Austin Oaks PUD is not a positive enhancement to the neighborhood in any way. Whether you look at car trip congestion, MoPac-Spicewood intersection gridlock, incongruent building height, artificially accelerated commercial land value increasing residential homeowner taxation I get a bad deal as a homeowner.

This developer has offered some maybe-could-possibly...19 years from now sweeteners to the deal but the stripes will not alleviate congestion, the Doss park only reworks-does not add any park area, the reduction of cutting 9 to 5 heritage trees does not change the 45% removal of all existing legacy trees in the PUD plan.

The main accomplishment of this project is a new office center 5 miles north of Downtown which will create at least some downtown office flight as traffic becomes even worse with continued insistence Austin avoid an integrated mass transit system and that should be a worry to downtown quality of life advocates.

Please call or write if you have any questions.  
Frederick Fox  
7204 Running Rope Circle

**From:** Clay Robison  
**Sent:** Friday, March 13, 2015 4:04 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** PUD rezoning

I am strongly opposed to the PUD rezoning at Spicewood Springs and Mopac. Opposed, period.

William Clay Robison

6514 Santolina Cv.

Austin 78731

**From:** Johnson, Jim  
**Sent:** Monday, March 16, 2015 8:47 AM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD

As a resident of the neighborhood, Waterline Road, I am very much opposed to the PUD proposal being offered by the developer. I'm not even sure why any PUD is needed. This is a residential neighborhood, building height should not be greater than 5 stories. Even the buildings at Far West Blvd & MoPac are shorter than the ones being proposed for Austin Oaks. The proposal makes no REAL effort to address building height, density, traffic impact, or school impact. Their only interest is in greatly increasing available commercial space, thus more people, more traffic, without any thought to impact. I'm not opposed to the use of a PUD when it is appropriate and ACTUALLY takes into consideration improving the area, but I do not see this in this proposal in any way. Please do not approve this proposal as it stands now.

**Jim Johnson,**  
**7301 Waterlin Road**  
**Austin, TX 78731**

**From:** Kenneth  
**Sent:** Monday, March 16, 2015 2:11 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Proposed Austin Oaks PUD -- Opposition

**The proposed PUD at the Austin Oaks has several disadvantages:**

**>> Dramatically increase traffic in the area & the proposed traffic control plans are woefully inadequate.**

**> Increase school population in already over-crowded local schools.**

**>> Visible in very near residential areas, impose buildings which are better suited for downtown or much farther north**

**along Mopac.**

**>> The weak claim that the intersection of Spicewood and Mopac will be a traffic hub is falsely based on the**

**Envision Austin and has no data-based merit.**

**>> The destruction of protected oak trees.**

**>> No less than 5 area neighborhood groups are in dramatic opposition. Allow the people who live in the**

**area to have the overriding voice about their environment.**

**My recommendation:**

**>> Allow redevelopment under current code, since the proposed PUD development will not be "superior" to**

**current code development, rather would, indeed, be far inferior to it. Follow the dictates of city code**

**on PUD's!**

**Thank you,**

**Kenneth Fincher**

**3818 Williamsburg Circle**

**512-372-8291**



From: Laura Ordner  
Sent: Monday, March 16, 2015 4:06 PM  
To: Haase, Victoria [Tori]  
Subject: Proposed Rezoning at Spicewood Springs and Mopac

I have owned my Williamsburg property since 1988 and witnessed many changes. This proposed rezoning change would devalue our property and create a dangerous environment for current homeowners. My home backs up to Spicewood and I have witnessed MANY wrecks at the intersection of Greenslope and Spicewood Springs. There are numerous elderly drivers who do not need more traffic to deal with that this proposed project would generate. The new Realtor's Office building on Spicewood has already added to traffic on this road. Please consider all of us who bought in this neighborhood because it was a safe retirement community.

Thank you,  
Carrol Ordner  
3884 Williamsburg Circle  
Austin, Texas 78731

Sent from my iPhone

From: Paul Hickey  
Sent: Wednesday, March 18, 2015 3:42 PM  
To: Haase, Victoria [Tori]  
Cc: Gallo, Sheri; Adler, Steve  
Subject: PUD at Spicewoods Springs and MOPAC

Lori,

this is a plea that you do everything in your power to stop the requested rezoning of the subject site from General Office to PUD. I have lived in Northwest Hills since its early days of development and am seeing an influx of 2nd generation residents moving back into Northwest Hills and Westover Hills since they consider this to be a superior neighborhood to raise a family. My son is one of these persons as he and his wife choose their house based on proximity to DOSS school which he attended from the first class in 1970. A growing number of his childhood friends are doing the same.

There is no question that the requested PUD zoning change would disrupt and totally change the character of adjacent residential neighborhoods.

We and many of our friends call this area "the Bubble" (bounded by 2222, MOPAC, 183, Loop 360) since it is a low traffic, residential area with all the infrastructure and services needed without the necessity to enter a major thoroughfare. We have churches, synagogues, shopping, grocery stores, doctors, dentists, postoffice, library, banks, etc. To destroy this idyllic family friendly environment simply to financially benefit an out of town developer would be an awful mistake in my opinion. These investors knew the zoning restrictions when they bought this property and have no presumptive right to change it.

Please go to bat for our community and stop this effort before it becomes a negotiation concerning the details of the proposed PUD instead of a yes/no decision on zoning change.

Regards,  
Paul Hickey

**From:** Jim Lodwick  
**Sent:** Thursday, March 19, 2015 12:32 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Stop the Austin Oaks PUD!

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From: [jimlodwick@outlook.com](mailto:jimlodwick@outlook.com)  
Subject: Stop the Austin Oaks PUD! Now  
Date: Thu, 19 Mar 2015 12:29:58 -0500

This proposal may be the most insanely incompatible thing that I've ever seen.

It makes no sense from any standpoint.

Stop. It. Now.

Thank you, Pam & Jim Lodwick ~ please call if there are any questions.

Jim Lodwick  
512 345 3445

[Freedom4um.com](http://Freedom4um.com)  
[GCNLive.com](http://GCNLive.com)  
[OnWingsofCare.org](http://OnWingsofCare.org)  
[2ASisters.org](http://2ASisters.org)

**From:** Melanie Bolke  
**Sent:** Sunday, March 22, 2015 10:58 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Strongly opposed to Austin Oaks PUD

Tori - I am a resident of Northwest Hills, and I strongly oppose the Austin Oaks PUD re-zoning campaign and possible urban development.

My family and I frequent Doss Park on weekends during the school year. Our property taxes pay for that park. According to this developer, we would no longer be able to utilize it during the school year, which is completely absurd.

In addition, this possible development will make already existing traffic problems worse, and does nothing to address our already overcrowded schools.

Please add my comments to the case file in your "backup."

Thank you.

Melanie Bolke

4213 Prickly Pear Dr

Austin, TX 78731

--

**Melanie Bolke**

Lead. Inspire. Create.

512.415.6355

Follow me on [Twitter](#)

Connect with me on [LinkedIn](#)

**From:** Uttara  
**Sent:** Thursday, April 09, 2015 9:26 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** No Austin Oaks PUD

I live in the Northwest Hills area and I oppose the PUD for the following reasons:

- Schools in the area are extremely overcrowded- Doss, Hill, Murchison, etc. I have a child currently at Murchison. The developer is not taking any concrete steps to mitigate the impact of additional residents on the area schools.
- The developer can use current zoning to double the square footage and height. There is no need for special zoning to increase the square footage 400%.
- Far West Blvd has already been rezoned, and supports vertical mixed use on a more appropriate scale.
- The bridges over Mopac cannot support so many density centers. Traffic on Mopac is already horrendous, and the additional lanes being built will do little to mitigate the expected increase in traffic.

I also do not favor changes to zoning among shopping complexes being redeveloped along Burnet Road, and other parts of the Mopac corridor, that I hear about from friends living in different parts of Austin. The city should take a comprehensive view and determine overall zoning, and then NOT make exceptions on a property by property basis as they are currently doing.

Thank you for your time!

Uttara Chokhawala

6000 Highlandale Dr

Austin TX 78731

April 9, 2015

Austin City Council  
City Hall  
301 W. 2<sup>nd</sup> Street  
Austin, Texas 78701

Mayor Adler, Mayor Pro Tem Tovo, Council Members:

Austin Neighborhoods Council's Executive Committee would like to bring to your attention a resolution concerning the Austin Oaks Planned Unit Development (PUD). This development is in conflict with the Imagine Austin Comprehensive Plan, and its impact would be long lasting to the surrounding neighborhoods. Thank you for your attention to this important item.

Respectfully,  
Mary Ingle  
ANC President  
P.O. Box 301975  
Austin, Texas 78703  
[www.ancweb.org](http://www.ancweb.org)

**From:** Melissa Shawn []  
**Sent:** Tuesday, April 14, 2015 8:58 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** No to the Austin Oaks PUD

I have been an Austinite since 1960. The question of the day is what are we going to do about our horrific traffic situation?

For starters, how about we stop building projects like what is proposed at Austin Oaks, where 20,000+ additional car trips a day will invade the area? These types of development decisions are how we got in this mess, and I'm really getting tired of these projects getting approved--and then later asking what we can do about the problems they caused.

It's quite simple. Prevent the problem by denying the PUD. It doesn't meet the Imagine Austin plan so this should be a no brainer. Either that or the whole Imagine Austin plan is nothing more than lip service when money is being waved around.

Melissa Snyder  
Northwest Hills resident

From: David Goldstein  
Sent: Thursday, April 16, 2015 11:17 AM  
To: Haase, Victoria [Tori]  
Cc: Goldstein.David  
Subject: Austin Oaks PUD

Tori,

I have been given your email as the case manager regarding this request for a variance (right word?). I hope you are the right person. If not, please excuse this note.

I would like to voice my strong opposition to the granting of any exceptions or variances to the developer for this property. I am a long time neighborhood resident (21 years at 7700 Chimney Corners Dr, 78731) and bought in this area specifically to be away from commercial development. The thought of putting in the huge buildings in this part of Austin is crazy. Those large structures belong downtown or out at the Domain, somewhere not residential. We do not need more traffic or more kids in our already overfilled schools. We already have kids housed in trailers at school. I do not see any way the developer should be allowed to run roughshod over our neighborhood with his plans.

Thanks for your attention.  
David Goldstein

David B. Goldstein  
Hayden Head Centennial Professor of Engineering Graduate Adviser Director, Computational Flow Physics Laboratory  
Department of Aerospace Engineering and Engineering Mechanics The University of Texas at Austin  
210 E. 24th St., Stop C0600  
Austin, TX 78712  
Tel. (512) 471-4187  
Fax (512) 471-3788  
Website: [cfpl.ae.utexas.edu](http://cfpl.ae.utexas.edu)



**From:** Kathleen Aronson  
**Sent:** Friday, April 24, 2015 7:49 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Austin Oaks PUD

Dear Tori,

I live in the northwest hills neighborhood and am writing to respectfully voice my opposition to the PUD. It's too big for this area of town. The impact on traffic and the local schools will destroy the quality of life in this neighborhood.

As you no doubt know, Doss is already one of the most crowded schools in Austin ISD--built for 500 students with 975 attending. The city's response is to just keep dropping temporary buildings onto campus until there's hardly any place for kids to play. The trust fund the developers want to create doesn't even begin to address the real issue. It's insulting.

Traffic in this area is already bad because we're now being used as a pass through for folks who want to avoid 183 and Mopac. The traffic they're saying will result from this development will change everything.

By far the neighborhoods around this area DO NOT want this project because of it's massive scale.

Please protect the integrity of these neighborhoods. Keep these types of projects downtown and don't turn us into Houston.

Respectfully,

Kathleen Aronson

**From:** paul.kirsch2020  
**Sent:** Monday, April 27, 2015 7:49 AM  
**To:** Haase, Victoria [Tori]  
**Subject:** Opinion on austin oaks pud

Dear Ms. Haase

I want to voice my opposition to the Austin Oaks Pud. We are residents at 4016 north hills drive. This pud seems to be inconsistent with the nature of the neighborhood and does not meet the intent of the zoning. We are deeply concerned about increased traffic and how this will affect our children (walking, biking on our streets) and our noise levels. This project seems more suited for downtown than for a family neighborhood. Please add my comments to the back up section of your report and keep us posted on this project.

Thank you

Paul and Jennifer Kirsch

**From:** Nancy Green  
**Sent:** Monday, April 27, 2015 5:11 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** Opposition to Austin Oaks PUD

I live in Northwest Hills and have an office on Spicewood Springs Rd. near Mesa. My kids went to Doss, Murchison and Anderson. My youngest graduated from Anderson in 2014. I oppose the Austin Oaks PUD for the following reasons:

- Traffic traffic traffic. We all have good driving records in my family, but members of my family have had 3 car wrecks at the intersection of Spicewood Springs and Mesa, due in large part to existing design/traffic problems at that intersection which would be exacerbated by approval of the PUD. On Mesa and Spicewood Springs you currently have (1) normal neighborhood traffic plus (2) a lot of non-neighborhood vehicles using Mesa as a north-south through-route to try to bypass gridlock on Mopac, (3) a lot of non-neighborhood vehicles using Spicewood Springs as an east-west through-route to Loop 360 and Hwy 183, also to try to avoid gridlock on Mopac, plus (4) hundreds of inexperienced teenage drivers trying to get to and from Anderson High School. You also have many students walking to and from school trying to cross Spicewood Springs, Mesa, Greystone and other neighborhood streets. You also have people trying to back out of their driveways onto Mesa, school buses stopping to let children on and off, and other vehicles trying to get in and out of existing commercial parking lots. The existing traffic problems already are a recipe for trouble. Spicewood Springs, Mesa, Greystone and other neighborhood streets cannot handle the additional traffic loads proposed by the PUD without causing major traffic headaches and putting our residents, especially our children, in danger.
- Mopac is already failing. As things are now, you cannot reasonably get onto Mopac from Spicewood Springs or Far West at rush hour. Try driving it some day. Hellfires cannot burn hot enough for the person who tries to add 20,000 more vehicles at that intersection.
- Additional density, if any, belongs on the Anderson side of Mopac and not on the Spicewood Springs side. Anderson is getting very congested as well, but at least on Anderson you have wider streets, more traffic control devices and you don't have people trying to back out of their driveways, or kids trying to walk and drive to school. Also, the bridges over Mopac cannot support so many density centers.
- Schools in the area are already overcrowded, and the developer is not taking concrete steps to mitigate the impact of additional residents on the area schools. Because this is an older established neighborhood, there just is not space physically for those schools to expand to meet the proposed additional demand. Nothing the developer has proposed or can propose will fix that problem.
- The developer can use current zoning to double the square footage and height. There is no need for special zoning to increase the square footage by 400%. Far West Blvd has already been rezoned, and supports vertical mixed use on a more appropriate scale.
- The PUD does not meet the intent of the PUD Zoning. It is not SUPERIOR to conventional zoning despite vague promises to preserve the natural state of the site, and it does not mitigate its detrimental impact on our neighborhood roads, schools and safety.

The City Council is being asked to sacrifice the wellbeing of the residents of NW Hills to satisfy the greed of one developer. Please do not destroy our neighborhood. **We care, we pay exorbitant taxes, we vote and we will not forget.**

Thank you,

Nancy Green

**From:** D Bailey

**Sent:** Monday, May 04, 2015 6:29 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]; Kata Carbone; Joyce Statz; Kevinw; Ann Dennkler; Jay Sands

**Subject:** Austin Oaks PUD Hearing May 5th

Committee Members,

I am the President of the Balcones Civic Association. Unfortunately I will not be able to attend your meeting tomorrow night and specifically need to address the item on your agenda regarding the Austin Oaks item 1 case #C814-2014-0120.

Please see the attached letter of our neighborhood official position as well as supporting documents regarding other neighborhoods position on this case.

We are asking that you vote no on the zoning request and think that this parcel can be developed under the current zoning.

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

Debra Bailey

President - Balcones Civic Association

(512) 751-6157

[www.baileysolutions.com](http://www.baileysolutions.com)

**Official Balcones Civic Association Position**

**Re: Austin Oaks proposal**

**Case: C814-2014-0120**

**To: Zoning and Platting Commission**

**Date: May 4<sup>th</sup>, 2015**

**Zoning and Platting Commission:**

The Balcones Civic Association will be unable to attend your meeting on Tuesday May 5<sup>th</sup>, 2015. Our neighborhood position is of paramount importance so please accept this letter as the official BCA position regarding the Austin Oaks PUD proposal.

First let me bring you up to speed on events related to the Austin Oaks and BCA which you may not be aware of. Last summer we received notice from the City of Austin regarding a request for zoning change. The proposal as requested is a significant development unlike anything Austin has seen outside of a new development or Central Business District. We connected with our neighbors, Northwest Austin Civic Association to gather more information and eventually also connected with our other neighbors Allandale Neighborhood Association and North Shoal Creek Association. (Eventually forming the NW Austin Neighborhood Alliance to work together on this proposal) (see attached info) After meeting with The Drenner Group on a couple of occasions to gather detailed information about this proposal NWACA coordinated an all neighborhoods community meeting to inform all NW Austin residents about this proposal where representatives from the COA and The Drenner Group were in attendance to provide detailed information about this proposal. There were hundreds of NW Austin residents in attendance and the overwhelming majority we not pleased with the proposal for a number of reasons.

**Issues from Original Plan:**

- **Adds an estimated 21,000 car trips over existing traffic.**
- **Traffic Impact Analysis does not properly assume background traffic-Analysis Does Not Include:**

**Far West: Vertical Mixed Zoning on Far West from Chimney Corners to Mopac**

**Spicewood: Austin Board of Realtors Building, Small Office at 4845 Spicewood**

- **Traffic Impact Analysis shows this as a phased development until 2031, however, the application does not.**
- **Project adds 125 – 150 students:**

**Doss is at 156% capacity, 310 students over.**

**Murchison at 126% capacity, 306 students over.**

**Hill at 135% capacity, 217 students over.**

- **Height of the buildings are greater than anything outside of downtown (17, 14, 8 stories.)**
- **Creates a precedent for higher office towers along Mopac**
- **Creates a precedent for another 3,500 person "Neighborhood Center" at Anderson/Mopac**
- **Loss of heritage and protected trees**

Since this time our neighborhoods have completed resident surveys about this proposal and overwhelmingly our residents have said NO to this PUD as presented.

Our neighborhoods have serious concerns regarding this proposal, traffic, height, school overcrowding and trees. The Drenner group's latest proposal does not significantly reduce the two biggest concerns of traffic and height of their project. By their own TIA the intersections surrounding this project are already failing and the minimal traffic abatement offered by the Drenner group does not even begin to address the traffic problems this project will bring. Our neighborhood is not a Central Business District / Downtown and there are no buildings in the entire city the height of what this proposal calls for outside CBD. The corner of Spicewood Springs Road and Mopac is a Neighborhood Center not a Regional Center and even the Domain development has height restrictions of approximately 60 feet, this proposal does not belong on this corner.

In the various versions since August the Drenner group has not addressed the neighborhoods concerns.

#### Version 1.1 June 2014

- 9 buildings
- 60 stories
- 574 apartments and 36 townhomes
- 1.6 million sq ft total
- 22,000 + additional car trip daily

#### Version 1.2 December 2014

- 7 buildings
- 63 stories
- 300 apartments
- 1.4 million sq ft total
- 20,000 + additional car trips daily

#### Version 1.3 May 2015

- 7 buildings
- 57 stories
- 277 apartments
- 1.3 million sq ft total
- 17, 253 + additional car trips daily

In all the versions the Drenner group has offered a 'buy off' of up to \$9 million dollars for the neighborhoods to use as we see fit. There are many problems with this part of this proposal starting with the fact that this is unusually unprecedented and volunteer neighborhood associations are not in a position to manage this type of trust. If a buy off is to be paid, then let's use it for building a bridge over Mopac to truly help the traffic at this intersection.

None of the four NW Austin neighborhoods to my knowledge have entered into negotiations due to the overwhelming majority of our residents saying NO to the PUD. I believe entering into negotiations would be like negotiating of how to get poked in the eye with a stick. If someone said they were going to poke you in the eye with a stick you wouldn't say "ok but only 2 inches not the 6 inches you originally proposed". I am not trying to be funny; I am only trying to clearly convey our neighborhoods position. The BCA is not interested in being poked in the eye with a stick at any depth.

Additionally Austin Neighborhoods Council has also said no to the PUD, see the ANC official position attached.

The Balcones Civic Association would be happy to work with the Drenner group to creatively develop neighborhood compatible ideas that are more fitting of the neighborhood where this parcel lies under current zoning for this land. However under the current zoning request, the Balcones Civic Association and the majority of its residents are opposed

the proposed zoning change case # C814-2014-0120. There is no reason the Drenner group cannot develop this parcel of land under the current zoning. So we ask that you deny any zoning request to a PUD for this case.

Thank you!

Sincerely,

Debra Bailey

President-Balcones Civic Association