

PUBLIC HEARING INFORMATION

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Planning Commission

DICK KATH GEBER

Your Name (please print)

39th + Bull Creek Rd

Your address(es) affected by this application

Dick K Gebel

Signature

512 917 9510

Daytime Telephone:

Comments:

They people really know what they are doing. They will definitely build a quality product.

Date

May 17, 2016

☐ I am in favor
☐ I object

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-9743057 Planning

Public Hearing: May 17, 2016, Zoning and Planning Commission

A. Gernaat

Your Name (please print)

4330 Bull Creek Rd #4113

Your address(es) affected by this application

[Signature]

Signature

5/10/16

Date

Daytime Telephone:

Comments: Austin needs denser development to help keep our housing crisis from spiraling out of control. Let we end up like San Francisco - a great city only the wealthiest can actually live in. This rezoning gives a unique opportunity to increase density in Central Austin and should be approved.

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Case Number: C814-2015-0074

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

LOKI HANSEN

Your Name (please print)

2603 GREAT OAKS PKWY

Your address(es) affected by this application

Ravi G. Hansen

Signature

5/13/16

Date

Daytime Telephone: 512-454-8826

Comments: The new development they want to put up at 45th & Bull Creek will be horrible for our neighborhood. Our traffic will increase on 45th St. and its already terrible, our taxes will increase on our homeowners insurance and they are already sky high and it will be a terrible eye sore.

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Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

DOUGLAS HANSEN

Your Name (please print)

2603 GREAT OAKS PKWY

Your address(es) affected by this application

AUSTIN, TX 78756

Doug Hansen

Signature

5-13-16

Date

Daytime Telephone: *512-589-8972*

Comments: *The construction of this*

PUD will create horrendous

traffic issues in the Bull

Creek / Shoal Creek / 45th St

neighborhoods. We already have

times where getting out of our

neighborhood is very difficult, and

this PUD will make it MUCH

WORSE!!

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Nona Gold

Your Name (please print)

4507 Bull Creek Rd

Your address(es) affected by this application

Nona Gold

Signature

5-9-16

Date

Daytime Telephone: *512-343-1930*

Comments:

*City of Austin
Planning & Zoning
PO Box 1088
Austin TX 78767*

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

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Ryan Rathbone
Your Name (please print)

☐ I am in favor
☒ I object

4510 Finley Drive

Your address(es) affected by this application

5/11/15
Date

Signature

Daytime Telephone: 512 534 1145

Comments:

I object to the large size of the requested development. Too much traffic already @ bullcreek + 45th. + Finley + 45th. Dangerous intersection that won't be fixed as is with a turn lane. Not enough park space. too much office space. Womans about safety, flooding, traffic. What the developer has proposed is ridiculous in terms of what that space can comfortably fit + fit it with surrounding neighborhood. If you use this form to comment, it may be returned to:

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P. O. Box 1088

Austin, TX 78767-8810

being brought to a public hearing should be a version

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Daisy Wanda Garcia
 Your Name (please print)

4505 Finley Dr

Your address(es) affected by this application

Sherri Sirwaitis 5-10-16
 Signature Date

Daytime Telephone: 512 478 7612

Comments: I am against any develop
ment that will increase
the population density
and reduce impervious
ground cover

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 Sherri Sirwaitis
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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Jill Sirwaitis
Your Name (please print)

3818-A R. Agelera Dr

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone:

512 576 9094

Date:

78731 5/10/16

☐ I am in favor
☒ I object

Comments:

Too much sensitivity!

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

KIM ZIPFER

Your Name (please print)

4116 Idlewild Rd Austin TX 78734

Your address(es) affected by this application

K Zipfer

Signature

9 May 2016

Date

Daytime Telephone: 512-739-4566

Comments: As the PUD application stands, we are all for a mixed use development but we would like to see much less office space and density, particularly because of its impact on traffic. We are also very concerned about drainage. We support a well-designed superior development.

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

ELC ZIPPEL

Your Name (please print)

Willie L. Sirwaitis, 512-974-3057

Your address(es) affected by this application

☐ I am in favor
☒ I object

9 May 2016

Date

Signature

Daytime Telephone: *512-529-9728*

Comments: *Pro development, just don't think*

current design is superior.

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Michael Vaprota

Your Name (please print)

4000 Jadeville Rd 78731

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 820 5203

Comments: I do not believe that the roads, schools and infrastructure in the area can support that type of development

case C814-2015-0074

Attn: Sherri Sirwaitis

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Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

5/10/16
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Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Patty Collman
 Your Name (please print)

4209 Shoal Creek
 Your address(es) affected by this application

Patty Collman
 Signature

6-9-16
 Date

Daytime Telephone: (512) 371-9632

Comments:

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

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Planning & Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

David A. Coffman

Your Name (please print)

4209 Shoal Creek Blvd

Your address(es) affected by this application

David A. Coffman

Signature

6-9-16

Date

Daytime Telephone: 512-371-9632

Comments: This development will

generate too much traffic.

I cannot split my driveway

now with spillover from

McRae between 5 & 6 PM. The

grove" is a bad idea from

the start. You can bet that

the developer will not be

living there.

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

ELAINE R. PUSTING

Your Name (please print)

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

2519 W. 45TH ST.

Your address(es) affected by this application

Elaine Pusting

Signature

9 MAY 2016

Date

Daytime Telephone: 512.454.9412

Comments: I OBJECT TO THIS ZONING REQUEST
DUE TO MY CONCERNS REGARDING THE
AFFECT TO MY PROPERTY'S VALUE, TO
THE SENSITIVE CREEK & WATERSHED
ENVIRONMENT, & TO MY PHYSICAL &
MENTAL WELL BEING DUE TO
CONSTRUCTION NOISE & INCONVENIENCE.
I AM ALSO CONCERNED ABOUT MY SAFETY
& PRIVACY DUE TO THE PROXIMITY OF
THE PROPOSED DEVELOPMENTS TO MY

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PROPERTY.

PUBLIC HEARING INFORMATION

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Barbara Nichols

Your Name (please print)

4500 Erin Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

5-9-16

Date

Daytime Telephone: *(512) 657 7428 (cell)*

Comments: *I am opposed to said development*

@ 45th + Bull Creek. The density of this development is not in-line with the neighborhood, nor is the ~~road~~ road adequate to deal with the traffic-congestion that will be produced. The land, in my opinion, did not receive the "super-majority" vote from City Council + the zoning did not go through processing that allowed neighbors affected to give input. There are far better city-wide uses for this beautiful land.

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

ROBERTA N.A.

Your Name (please print) (CHRIS AUSTIN)

400 W. 39 1/2 ST.

Your address(es) affected by this application

[Signature] 11/24/2015
Signature Date

Daytime Telephone: 512-467-2880

Comments: RNA OPPOSES THE CURRENT
MUEBTONLE PROPOSAL, AND SUPPORTS
THE BRC'S EFFORTS TO NEGOTIATE
A BETTER OUTCOME FOR THIS UNIQUE
SITE.

THANK YOU!

CHRIS AUSTIN

CO-CHAIR, RNA ZONING COMM.

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Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

EDWARD R. KATHGEBER

Your Name (please print)

EDWARD R. KATHGEBER

Your address(es) affected by this application

SAME AS ABOVE (3 lots)

Signature

Date

Daytime Telephone: *512 917 9510*

Comments:

*AN EXCELLENT PROJECT
BEING DONE BY EXCELLENT
PEOPLES.*

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Lori Hansen
Your Name (please print)

2603 Great Oaks Pkwy - 78756

Your address(es) affected by this application

Lori Hansen

12/8/15

Signature

Date

Daytime Telephone: 512-589-8972

Comments:

This New Development will
cause Tremendous TRAFFIC Issues
on Shoal Creek and on 45th St. It
is UNSAFE ALREADY During Heavy traffic,
To Exit off of Great Oaks to go NORTH
on Shoal Creek. ALSO, Increase traffic
may cause people to "cut through" on
Great Oaks Pkwy between Shoal Creek
and 45th St (Both ways)!!

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

H. Arnold

2417 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703

Planning & Zoning Department
Sherri Sirwaitis
PO Box 1088
Austin, TX 78767-8810
CASE: C814-2015-0074

Why do bother to send an announcement
for a public hearing.

You have already made up your mind
to go ahead with this awful
project.

Have you considered the traffic that
will be on 45th and Shoal Creek.

Multiplying the number of homes by
3 for example. That will give you an
estimate of how many people and vehicles
extra that will be on the roads.

Austin has become so greedy that it
will sell anything to the highest bidder.

Helen G Arnold

I OBJECT

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Valerie L. Wenger
Your Name (please print)

2804 W 45th St
Your address(es) affected by this application

Valerie Wenger
Signature

11/25/15
Date

Daytime Telephone: 512-916-5315

Comments: The proposed development contains too much commercial development for a residential neighborhood. The development is too dense for a residential neighborhood. The neighborhood can't handle the increased traffic

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

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Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Mike VACARZZA

Your Name (please print)

4000 Idelwild Rd Austin TX

Your address(es) affected by this application

[Signature]

Signature

11/24/15

Date

Daytime Telephone: 512 249 8004

Comments: I do not believe the infrastructure around the PUD is sufficient to handle the increase in residences. for example sewer, roads, schools, etc.

☐ I am in favor
☒ I am object

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Charloffe Cooper
Your Name (please print)

☐ I am in favor
☒ I object

4003 Ridgeland
Your address(es) affected by this application

Charloffe B Cooper
Signature

11-28-15
Date

Daytime Telephone: 512 454 0663

Comments: Developer must work in
good faith with the adjacent
neighborhoods - Not
Other special interests

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

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Gary Cooper
Your Name (please print)

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

4003 Ridgelen
Your address(es) affected by this application

Jm
Signature

11-28-15
Date

Daytime Telephone: 512 4540663

Comments: Failure to work as good faith with adjacent neighbors

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

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Barbara Nichols

Your Name (please print)

4500 Erin Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

Daytime Telephone: (512) 6577428

Date

11-23-15

☐ I am in favor
☒ I object

Comments: I feel the density particularly of businesses designated as bars, is not conducive to the adjacent neighborhood's safety. I also feel the traffic from this development is too great for 45th and other roads to manage. A lesser-dense project, or park, would be a better fit for maintaining our neighborhood's integrity.

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

David & Patty Coffman
Your Name (please print)

4209 Shoal Creek Blvd

Your address(es) affected by this application

David Coffman Patty Coffman 11-24-16
Signature

Date

Daytime Telephone: (512) 371-9632

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: Ryan Nill [REDACTED]
Sent: Monday, November 30, 2015 5:02 PM
To: Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Weber, Thomas - BC
Cc: Sirwaitis, Sherri
Subject: In support of The Grove

Dear Commissioners,

I hope you support extending the Planned Unit Development (PUD) application deadline for the The Grove at Shoal Creek, located near 45th and Bull Creek. This site is an opportunity to develop high-quality affordable housing in a location with unprecedented opportunity and access to amenities.

The development group ARG Bull Creek plans to offer 180 affordable units. These units will be located in a high opportunity area where no affordable housing currently exists. Locating affordable housing in areas where all income levels are represented greatly increases social mobility. Residents have access to better jobs and amenities such as parks and transit that improve their quality of life. According to the landmark 1994 Moving to Opportunity study sponsored by HUD, social and academic outcomes of low-income children located in high-income neighborhoods are markedly better than those of similar-income children raised in areas of concentrated poverty.

The mixed use nature of this development offers many opportunities that I would like to see distributed across class lines. They include:

- A walkable, bikeable neighborhood near transit. Recent studies show that the average total cost of ownership of a car is \$9000 annually, which is beyond the means of many of Austin's residents.

- Access to a 17-acre park. Quality park space has been show to have a positive effect on physical and mental health.

- A forward-looking, mixed used development that takes to heart the "complete communities" envisioned in the Imagine Austin comprehensive plan.

While I am certainly appreciative of being able to attend and provide input at community meetings, residential design charrettes, transit charrettes, neighborhood meetings, and park block parties; all these meeting and events are not cheap. Obligating city staff; the developer; and the many neighborhood, park, transit, and housing advocates to go through this process again by not extending the application deadline will be a waste of time and community resources. Additionally, this will contribute to the ultimate costs of development, which will inevitably be passed on to residents. If we burden ARG Bull Creek with significant additional costs, it will eliminate the feasibility of providing affordable housing in this development. If we instead facilitate the creation of affordable units we can create a high-opportunity environment for 180 households whose options are otherwise very limited in our current climate of de facto economic segregation.

Sincerely,

Ryan Nill

Friends of the Grove

Sirwaitis, Sherri

From: Margaret Powis [REDACTED]
Sent: Monday, September 21, 2015 8:25 AM
To: Sirwaitis, Sherri
Subject: Development at Bull Creek Road and 45th Street

21 September 2015

Dear Ms Sirwaitis,

Could you please put my letter in the back-up for the Zoning and Platting Commissioners and the City Council?

I am a resident of Rosedale and I'm writing to express my concern about the upcoming development of the old Tx Dot property at the corner of 45th and Bull Creek Road. Specifically I am concerned about the following:

- a) Development density
- b) Park space
- c) Drainage

The proposed population of the new development will put a huge strain on the existing roads. There is only one street (Bull Creek Road) that the development (The Grove) will be able to use for an exit and entrance. Bull Creek Road is a two lane road in a residential neighborhood that was never intended to carry the proposed amount of traffic. The Grove is going to create a huge strain on the existing roads, and the traffic will inevitably spill into the residential neighborhoods. Additionally there has been a request for a large number of cocktail lounges at the development. This would not fit the existing neighborhood residential character and would create even more problems.

The park space as proposed by the developer is inadequate. Much of the area is unusable as park (or building) space. The portion abutting Shoal Creek is steeply sloped and not viable as a park. The proposed wet pond covers one acre, and (unless you walk on water) is likewise unusable. The remainder is a much smaller space, far less than the thirteen acres the developers claim to be setting aside.

The area abutting the Ridgelea neighborhood, roughly on the western side of Ridgelea has a berm I would estimate to be approximately five feet high. Because the Bull Creek property slopes down to Shoal Creek the run off from the Oakmont neighborhood moves towards Shoal Creek and Ridgelea. Without that berm Ridgelea will be inundated when heavy rains occur. At present the developer proposes putting in a row of houses right up to the Ridgelea boundary, presumably destroying the berm. The inevitable result will be flooding in Ridgelea. The amount of run off is going to be considerably increased with additional impervious cover and great care needs to be exercised to ensure that the drainage issues are resolved in order not to exacerbate the existing flood issues.

I request the Planning and Zoning Commission review the developer's plans very carefully and make the necessary adjustments to avoid future problems

Sincerely
Margaret Powis

Sirwaitis, Sherri

From: Lynn Boswell [lynn@villitamedia.com]
Sent: Tuesday, July 14, 2015 9:30 AM
To: info@thegroveatshoalcreek.com
Cc: Sirwaitis, Sherri
Subject: off-leash area at The Grove

Dear Milestone:

I am writing to share my strong interest in an off-leash area at The Grove, your new development in central Austin. I have lived in the area for about 15 years and have always enjoyed walking my dogs on the property and using the area for recreation with my family and two children. While I understand that development is inevitable, I also hope that the longstanding use of the park as an area for recreation — and specifically as an area for dogs — will find a place within your new development.

Austin has a major shortage of off-leash areas for dogs — especially fenced off-leash areas of substantial size — and including that in your plans for development would add a major amenity. I also believe strongly that it would serve as a draw for Austin dog owners, bringing them to The Grove, introducing them to other amenities there and giving them a reason to patronize businesses there when they come with their dogs and at other times, as well.

If there were a fenced off-leash area of at least a couple of acres, I would be there regularly. And I would likely often include errands and dining in my trips to The Grove as a result. With an off-leash dog park, I am confident that both I and many other area dog owners will be drawn to the other amenities you are developing there. Without a substantial off-leash area, I suspect it will not be a development I use often. (The Triangle is near my home, as well, and I almost never patronize businesses there other than the farmer's market because it misses the mark in almost every way — difficult parking, an idea of mixed use that requires you to drive to it, an odd mix of businesses and virtually no green space. By contrast, I spend a great deal of time and money at the development where Central Market is located, shopping at almost every store there at one point or another and spending many hours with my kids in the beautiful and large park there.)

I spent many years living in Manhattan (with two big dogs) and saw the community that dog parks help build there. New York's dog parks are routinely fenced — a feature that is rare in Austin. Fences enhance safety for both dogs and people, and create a draw for parents and young children who often enjoy watching the dogs play from outside the fence. I would suggest, as a possible model, the off-leash area at Hardberger Park in San Antonio. Hardberger Park is a relatively new park in an affluent area of San Antonio. It is across the street from a large shopping center that includes an HEB, shops, restaurants and office space. And it has been a major success. I know people who travel from other parts of the city to spend time at the park's off-leash area. You can see more about their dog park here: <http://www.philhardbergerpark.org/visit/play-here/dog-park>

Thank you for your time. I hope you will consider this request on behalf of me, my dogs and the thousands of other Austin dog owners who would love to have an off-leash area included in your new development.

Truly,

Lynn

Lynn Boswell
512 694-2896

July 10, 2015

Carolyn Mixon
4616 Chiappero Trail
Austin, Texas 78731

RE: The Grove at Shoal Creek; City File No. C814-2015-0074;
Initial Response to Letter from Certain Shoalmont Property Owners dated June 26, 2015

Dear Ms. Mixon:

Thank you for your letter dated June 26, 2015. We want you and your neighbors to know that we greatly respect the concerns and priorities referenced in your letter, and we would be very happy and grateful for the chance to meet with you all further to discuss the issues you raise. Please know that we will carefully consider each of the items you mention.

While we can certainly discuss the contents of your letter further in such a meeting, I would like to clarify and respond to a few comments made in your letter now for the record, especially since some in the community have made some similar comments.

1. You mention in your letter that our plan is similar to or more intensive than the Mueller development in its retail and office component, and is similar to the Triangle development with respect to residential. With all due respect, that is not factually correct for several reasons. Although, the Mueller and Triangle Projects are also mixed-use, urban infill projects, they actually have entitlements for a lot more intensity than The Grove at Shoal Creek, while The Grove will have comparable amounts of park space as a percentage of site area (actually more than Mueller) and will have better quality park space than the Triangle (much of which is not useable and was not donated but bought by the City for \$3.2 million). Mueller is entitled for more than 5.3 million square feet of non-residential uses. It is also entitled for 6,450 residential units. It is nearly 700 acres and is a regional power center that is appropriately located on major arterials adjacent to I-35. Mueller is unlikely to use those entitlements, as they entitle more building area than Mueller will be able to fit within the project, much like the case will be at The Grove. The table below is based on the entitlements approved for Mueller and the Triangle according to City records and the entitlements proposed for The Grove at Shoal Creek:

	<u>Mueller</u>	<u>The Triangle</u>	<u>The Grove</u>
Commercial and Non-Residential Development (Office/ Retail/ Hospital, etc.)	5,300,000 sf/ 7,728 sf per acre	170,000 sf/ 7,343 sf per acre	375,000 sf/ 4,951 sf per acre (35.5% less than Mueller and 32.5% less than the Triangle)
Residential Development	6,450 units/ 9.35 units per acre	859 units/ 37.11 units per acre	1515/ 20 units per acre (46.1% less than the Triangle)
Park Space	140 acres/ 20.2%	6.02 acres/ 26% (but only limited usability and paid for by the City)	17.00 acres/ 22.45%

As you can see, The Grove at Shoal Creek will have entitlements for *far less* commercial development per acre than Mueller and *far less* residential units per acre than the Triangle.

Incidentally, both the Triangle and Mueller were heavily subsidized by the City of Austin. Mueller is being developed with City owned land that has been *contributed* to that project, and has had 100% of the taxes generated from the site to date (and for the immediate future) being used to fund infrastructure for the project that a developer usually pays. The Triangle received \$6,683,957.00 in fee waivers (without providing *any* affordable housing on-site or fees in lieu thereof), cost re-imbursement for *on-site* utility facilities (as opposed to off-site), City funded improvements, fund transfers from the City, and City general fund transfers for the streets in the Triangle and the park space provided by the Triangle. The Grove proposes less intensity with a comparable amount of high quality park space, *without* these City subsidies. In fact, the City paid \$3,200,000.00 just for the Triangle's park space, whereas The Grove proposes its park space to be fully public space at no cost to the City.

2. We do feel that the amount and quality of the park space that will be provided in the project is very, very substantial, especially (1) when compared to the heavily City subsidized projects described above, (2) when compared to the size of other area parks, (3) considering the fact that most new central city developments (because of size) simply pay a parkland fee instead of actually providing parkland, and (4) considering the fact that high quality park improvements here will be fully funded and maintained by the project and not the City. We also feel that we have planned excellent access to the park space through the green streets program detailed in our public presentations and through the future connection to the Shoal Creek Trail to the Ridglea Neighborhood. Having said that, we are *very* willing to work with the community to improve our park space plan and we look forward to doing so.

I do disagree with you, however, on the analogy to the Mueller Greenways buffer. We feel that buffer is not at all comparable. The Mueller buffer was provided in a highly City subsidized project and was relatively easy to provide and plan for when you consider that Mueller is 700 acres in size (the buffer is relatively insignificant given the size of the tract). The Grove does not have the benefit of massive City subsidies and is smaller and is proportionately less able to set aside such a large buffer. More importantly, the Mueller buffer buffered existing single-family homes from very intense regional, commercial development and large, dense 4 and 5 story apartment buildings – uses that are not generally considered to be compatible adjacent to single-family. Since our site is smaller, we chose instead to develop the area along the northern boundary with *compatible* uses instead of incompatible uses. Our plan is to provide compatible townhome or detached single-family units along our northern property line. In fact, we would actually *exceed* City compatibility standards in the first 200 feet for townhomes. Such compatible uses and developments do not need large buffers as evidenced in neighborhoods throughout the City and in the City's Code. As to this buffer providing accessibility to the park space, again we believe that we have provided excellent accessibility, but we are always willing to discuss further how to improve accessibility in an economically viable way that is of benefit to the broader neighborhood and not just a select few.

3. Please know that we understand your concerns with respect to the proposed vehicular access to 45th Street and we are willing to discuss this further with you all. This access came to be included because we sought a way to get pedestrians and bicyclists across 45th Street safely as near to Shoal Creek as we could and in response to community input that we had received, especially from Rosedale and their desire to have better access to the project. In order to do so, we had to acquire a home which was never part of our original plans. That home was very expensive. In order to justify this new land

cost which was not planned for, we need the access to provide more utility to the project than just serving pedestrians and bicyclists. We believe that we can improve circulation and develop a design that is sensitive to the existing neighborhood. We were hoping that we were doing a good thing for the community in response to input we received by acquiring that land, which we did not own and was not part of our original plans. If the vehicular access is objectionable and cannot be made acceptable, then we are willing to consider abandoning our plans to use this lot for any form of access (including bike and pedestrian) and simply allow the lot to continue to be used as a home. In that case, we will continue to work with the community on other ways to maximize and enhance pedestrian and bicycle access to the project. We would, however, like to discuss this further with you and your neighbors before ultimately concluding to eliminate this access point.

4. As to the corner parcel, please know that we are willing to discuss this further with you all. Our intention was not necessarily to use this site as restaurant but more as a high quality, architecturally interesting building that really introduces the public to the project. We are happy to entertain suggestions of uses on this parcel that would be viable from a market perspective and less intensive from a neighborhood perspective.

We remain excited about The Grove at Shoal Creek because it represents a chance to fulfill the community expressed vision for the property and meet the goals of Imagine Austin by providing compact and connected development that increases both the supply and diversity of housing options in the central city. We know there are still important details to be addressed and we hope that these can be addressed through collaboration. In that regard, we very much appreciate both your comments and your willingness to meet and work on the issues you have raised.

We will be contacting you soon to set up a meeting. Thank you for your thoughtful attention to and consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. H.', with a stylized flourish extending to the right.

Garrett Martin, Manager/ Member
ARG Bull Creek, LTD

cc: Mayor and Council Members, City of Austin
Greg Guernsey, Jerry Rusthoven and Sherri Sirwaitis, City of Austin Planning & Zoning
Department
Bull Creek Road Coalition

June 26, 2015

To: Jerry Rusthoven, COA Department of Planning and Zoning

From: Shoalmont Property Owners (includes all houses on the following streets which are owner-occupied)

2600-2607 LaRonde

4500-4713 Chiappero

4500-4707 Oakmont

4500-4807 Finley

2600-2615 W. 48th

Neighborhood Contact: Carolyn Mixon

4616 Chiappero Trl

Austin, TX 78731

 512-423-0650

Re: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case # CD-2015-0009

PUD Application # C814-2015-0074

We are sending you a copy of our neighborhood letter outlining our concerns and priorities regarding the proposed Milestone project at 45th and Bull Creek. We would greatly appreciate it if you would take these into consideration as you make decisions regarding the development plans submitted by Milestone. We are not opposed to the development of the property, but the scope of the development is too large for the streets serving it and does not fit with the character of the surrounding neighborhoods.

Of 107 owner-occupied houses on the surveyed streets, owners (1-2) of 50 houses have signed this letter in support of greatly reducing the density of Milestone's project and increasing greenspace and buffer zone. Prior to signing, all owners received information about the development compared to other similar central Austin developments and copy of letter. Most of those who wished to sign contacted me (Carolyn Mixon) while others were obtained by knocking on doors. Due to time constraints, approximately 57 doors were not approached for signing, and it cannot be assumed that they are not in favor of the letter's content. On the contrary, those approached who had not previously contacted me were overwhelmingly in favor of a reduction of this project.

Thank you for your time and consideration.

June 26, 2015

To: Sherri Sirwaitis, COA Department of Planning and Zoning

From: Shoalmont Property Owners (includes all houses on the following streets which are owner-occupied)

2600-2607 LaRonde

4500-4713 Chiappero

4500-4707 Oakmont

4500-4807 Finley

2600-2615 W. 48th

Neighborhood Contact: Carolyn Mixon

4616 Chiappero Trl

Austin, TX 78731

pcmom54@yahoo.com 512-423-0650

Re: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case # CD-2015-0009

PUD Application # C814-2015-0074

We are sending you a copy of our neighborhood letter outlining our concerns and priorities regarding the proposed Milestone project at 45th and Bull Creek. We would greatly appreciate it if you would take these into consideration as you make decisions regarding the development plans submitted by Milestone. We are not opposed to the development of the property, but the scope of the development is too large for the streets serving it and does not fit with the character of the surrounding neighborhoods.

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Thank you for your time and consideration.

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009, PUD Application # C814-2015-0074

Mr. Martin,

As homeowners in the Shoalmont neighborhood and specifically as homeowners on Chiappero, W. 48th, Oakmont, Finley, and La Ronde, we are contacting you about our priorities regarding Milestone's proposed multi-use development "The Grove at Shoal Creek". Many of us have attended your public meetings and provided input via your surveys. We appreciated your attendance at our neighborhood meeting at NW Recreation Center but would like to more clearly outline our concerns and priorities as residents of the aforementioned streets which connect to W. 45th.

We have similar concerns and priorities as the W. 45th St. homeowners who have been in communication with you, and we would appreciate your careful consideration of these:

1. While your conclusion from the collected surveys is that 67% of residents prefer high-density and more open space, we oppose your plan to put 150,000 SF of retail (more than 1.5x Mueller), 225,000 SF of offices (roughly equivalent to Mueller), and 1010 apartments/condos (similar to Triangle) in addition to a hotel, hospital, and single-family housing in the middle of our neighborhoods. Mueller and the Triangle are not surrounded by single-family neighborhoods immediately adjacent to the properties (with the exception of Delwood) as is The Grove. They are served by major, multi-lane arterial streets which have long handled commercial, delivery and office traffic. Your proposal to widen the 45th/Bull Creek intersection at the expense of trees and residents' yards/homes will do little to help the extraordinary amount of car and delivery truck traffic that your project will generate both day and night on our residential part of W. 45th between Burnet Rd. and Bull Creek. We believe that the proposed office and retail density should be cut at least in half.

2. Regarding open space, it is clear that you believe the 12-acre signature park together with plazas and curbside beds is more than adequate compensation for the commercialization of our neighborhoods and the traffic problems that we will experience. We strongly support a greenbelt buffer of similar scope as that of the Mueller Greenways which separate the Delwood neighborhood from the development. This would also make the open space more accessible to our neighborhood as the currently proposed "signature" park is buried behind the whole project. This is not unprecedented or unacceptable in the urban core as the Mueller Greenways are a prime example of how quiet, long-time neighborhoods can be buffered from a larger, high-density development with positive effects for all.

3. We strongly oppose any access other than walking/biking to The Grove from midpoints on W. 45th and in particular, a street through the 2627 W. 45th property that your company has purchased for that purpose. This property would best be suited for pedestrian and bicycle connectivity between the previously-described greenway, Rosedale and our neighborhood to the north. Any car access/exit at midpoints of W. 45th between the Shoal Creek bridge and Bull Creek together with the increased volume of traffic that your development will produce will exacerbate the already dangerous situation that we have at peak rush hours in attempting to exit our neighborhood onto W. 45th and entering our streets from W. 45th.

4. We understand from your presentations that you envision a restaurant or other commercial establishment at the corner of Bull Creek and W. 45th. We would urge you to reconsider this plan as it will only increase the traffic congestion at the intersection and increase noise levels for neighbors. Again, the previously discussed greenway buffer would be a better choice for this section as it would also provide neighborhood access to the open space without having to navigate through the proposed residential and commercial development.

In the public meetings, you have spoken frequently of the need for compromise. We believe that your company could compromise with us to make our priorities a reality while still realizing an economically-viable project for your company. We would appreciate your genuine consideration of our priorities and look forward to constructive communication. We would like to request a meeting with you in the near future to discuss these topics further.

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero, W. 48th, Oakmont, Finley, and La Ronde

Shoalmont Property Owners (includes all houses on the following streets which are owner-occupied)

2600-2607 LaRonde
4500-4713 Chiappero
4500-4707 Oakmont
4500-4807 Finley
2600-2615 W. 48th

Neighborhood Contact: Carolyn Mixon

4616 Chiappero Trl

Austin, TX 78731

pcmom54@yahoo.com 512-423-0650

NOTE:

Of 107 owner-occupied houses on the surveyed streets, owners (1-2) of 50 houses have signed this letter in support of greatly reducing the density of Milestone's project and increasing greenspace and buffer zone. Prior to signing, all owners received information about the development compared to other similar central Austin developments and copy of letter. Most of those who wished to sign contacted me (Carolyn Mixon) while others were obtained by knocking on doors. Due to time

constraints, approximately 57 doors were not approached for signing, and it cannot be assumed that they are not in favor of the letter's content. On the contrary, those approached who had not previously contacted me were overwhelmingly in favor of a reduction of this project.

cc: Sheri Gallo, Council Member, City of Austin District 10
Leslie Pool, Council Member, City of Austin District 7
Steve Adler, Mayor, City of Austin
Kathie Tovo, Mayor Pro-tem and Council Member, City of Austin District 9
Ora Houston, Council Member, City of Austin District 1
Delia Garza, Council Member, City of Austin District 2
Sabino "Pio" Renteria, Council Member, City of Austin District 3
Gregorio Casar, Council Member, City of Austin District 4
Ann Kitchen, Council Member, City of Austin District 5
Don Zimmerman, Council Member, City of Austin District 6
Ellen Troxclair, Council Member, City of Austin District 8
Sherri Sirwaitis, Case Manager, City of Austin Department of Planning and Zoning
Jerry Rusthoven, Case Manager, City of Austin Department of Planning and Zoning
Kathleen Fox, City of Austin Comprehensive Planning
Marilyn Shashoua, City of Austin PARD Planning and Design Review
Bryan Golden, City of Austin Transportation
Bull Creek Road Coalition (via listserv email distribution)

June 26, 2015

ATTN: Garrett Martin, President and CEO

Milestone Community Builders, LLC

ARG Bull Creek, LTD

9111 Jollyville Road, Suite 111

Austin, Texas 78759


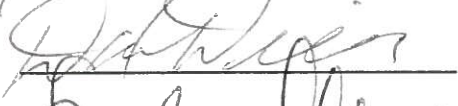

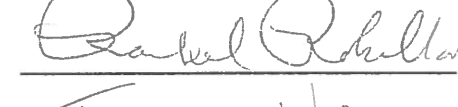


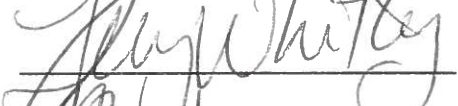
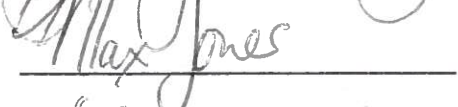
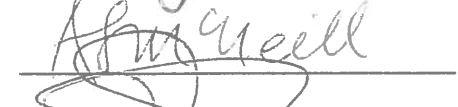

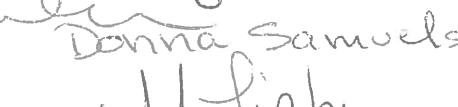

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009

PUD # C 814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero Trl and W. 48th, 78731

PRINT NAME	SIGNATURE	ADDRESS
Jan Triplett		4605 Chiappero Tr
Dor Dixon		4603 Chiappero Tr
STEPHAN MILVIES		4702 - 4 -
R. Robillard		4703
Tracey Vaught		4707 Chiappero Tr
Jimmy Vaught		//
Tracey Whitley		4502 Chiappero Trail
Max Jones		4502 Chiappero Trail
A.S. McNEILL		4504 CHIAPPERO TR 4506 - rental owned by 450
Scott A. Samuelson		4615 Chiappero Tr
Donna Samuelson		" " "
MILAI SIRBU		4711 CHIAPPERO TRL

June 26, 2015

ATTN: Garrett Martin, President and CEO

Milestone Community Builders, LLC

ARG Bull Creek, LTD

9111 Jollyville Road, Suite 111

Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009

PUD # C 814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of **Chiappero Trl and W. 48th, 78731**

PRINT NAME

SIGNATURE

ADDRESS

Carolyn Mixon

Carolyn Mixon

4616 Chiappero Trl.

Eddie Mixon

Eddie Mixon

4616 Chiappero Trl.

Susan Jarrett

Susan Jarrett

4701 Chiappero Trl.

Mary Holman

Mary Holman

2604 West 48th St

Jim Lyons

Jim Lyons

2604 W. 48th St

Julia O. Wilhoite

Julia O. Wilhoite

4601 Chiappero ^{Trail}

Mary Blackstock

Mary Blackstock

2607 La Ronde

Todd Thompson

Todd Thompson

2602 La Ronde St.

Ashley Thompson

Ashley Thompson

2602 La Ronde St.

Inga Akerstreet

Inga Akerstreet

2603 La Ronde St.

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

Sincerely,

PRINT NAME

SIGNATURE

ADDRESS

Mary Robbins

2600 La Ronde St.

Cal Brooker

2600 La Porte S

John K. Kuhl

2601 La Roca

Step 5

2605 LA RANCHO

=====

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COA Case Number CD-2015-0009

PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero Trl and W. 48th, 78731

PRINT NAME

SIGNATURE

ADDRESS

JAIRAM KALYANA-
-SUNDARAM

NANDINI JAIRAM

Jaïram

Nandini Jaïram

4508 CHIAPPERO
TRAIL, AUSTIN, TX
78731

4508 CHIAPPERO TRL
AUSTIN, TX 78731

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111


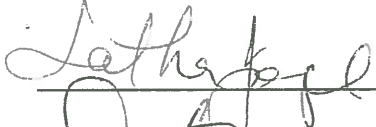
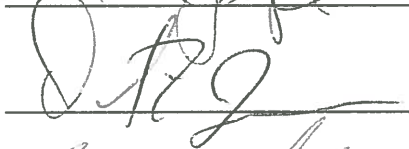
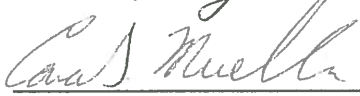
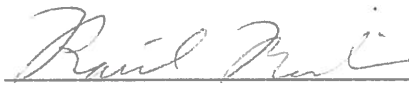
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Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD # C814-2015-0074

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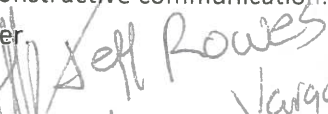
The Undersigned Shoalmont Property Owners of Chiappero Trl and W. 48th, 78731

PRINT NAME	SIGNATURE	ADDRESS
DAVID MORRIS		78731 2606 W 48TH AUSTIN TX
Latha Joyce		2612 W. 48th St., 78731
Dan Joyce		2612 W. 48th St. 78731
Cara Mueller		2615 W. 48th St 78731
Raul Madrid		4704 Chiappero Tr. 78731

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Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero, Oakmont, Finley, and La Ronde

2601 W. 48th
78731

Anne Vargas Pa
Anne Vargas Pa

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009

PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of **Oakmont, 78731**

PRINT NAME

SIGNATURE

ADDRESS

MEISSA MONROE

Meiss

4613 OAKMONT BLVD

Kathryn Wahlers

KWahlers

4702 Oakmont Blvd

JOHNATHAN WATERS

John

4704 OAKMONT DR

Suzanna Barber

S. Barber

4500 Oakmont

Lea Sandoz

LEA SANDOZ

4616 OAKMONT

Tim Sorrells

Tim Sorrells

4707 Oakmont

LT Richard

LT Richard

4504 Oakmont

Molly Birrell

Molly Birrell

4509 Oakmont

Laurie Kertz

LKertz

4601 Oakmont

Brendon Greer

BGreer

4602 OAKMONT

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD #C814 - 2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of **Oakmont, 78731**

PRINT NAME	SIGNATURE	ADDRESS
<u>Sarah Angulo</u>	<u>Sarah K. Angulo</u>	<u>4703 Oakmont</u>
<u>Jorge Angulo</u>	<u>[Signature]</u>	<u>4703 Oakmont</u>
<u>Holly Atlas</u>	<u>Holly Atlas</u>	<u>4705 Oakmont</u>
<u>Mary Cone</u>	<u>Mary Cone</u>	<u>4605 Oakmont</u>
<u>Bill Cone</u>	<u>Bill Cone</u>	<u>4605 Oakmont</u>
<u>Leila Thomas Osgood</u>	<u>Leila Thomas Osgood</u>	<u>4607 Oakmont</u>
<u>Damon Osgood</u>	<u>Damon Osgood</u>	<u>4607 Oakmont</u>
<u>Malin Lindelow</u>	<u>Malin Lindelow</u>	<u>4508 Oakmont</u>
<u>JAYSON COOK</u>	<u>[Signature]</u>	<u>4508 OAKMONT</u>
<u>Susan Hillman</u>	<u>[Signature]</u>	<u>4706 Oakmont Blvd</u>

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD # C 814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Finley, 78731

PRINT NAME	SIGNATURE	ADDRESS
<u>Lillian Kay Cowan</u>	<u>Lillian Kay Cowan</u>	<u>4611 Finley Drive</u>
<u>Erin Friedman</u>	<u>Erin Friedman</u>	<u>4806 Finley Dr.</u>
<u>Craig Friedman</u>	<u>Craig Friedman</u>	<u>4806 Finley Dr.</u>
<u>KAREN GATTO</u>	<u>Karen Gatto</u>	<u>4503 Finley Dr.</u>
<u>Janet Gatto</u>	<u>Janet Gatto</u>	<u>4503 Finley Dr.</u>
<u>GERI MALDONADO</u>	<u>Geri Maldonado</u>	<u>4707 Finley Dr.</u>
<u>Eddie Russ</u>	<u>Eddie Russ</u>	<u>4703 Finley Dr.</u>
<u>Jessica Glorieux</u>	<u>Jessica Glorieux</u>	<u>4700 Finley Dr.</u>
<u>Jessica Stathos</u>	<u>Jessica Stathos</u>	<u>4610 Finley Dr.</u>
<u>Ryan Stathos</u>	<u>Ryan Stathos</u>	<u>4610 Finley Dr.</u>

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9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009-

PUD # C 814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Finley, 78731

PRINT NAME	SIGNATURE	ADDRESS
Ryann Rathbone		4510 Finley Drive
ANDREY SOKOLOV		4510 FINLEY DRIVE
Barbara Selgers		4504 4504 Finley Drive
CHRISTOPHER KIRK		4710 Finley DR
Tracey Kirk		4710 Finley Dr.
Joe Retoff		4505 Finley Dr.

The Grove at Shoal Creek Planned Unit Development

C814-2015-0074

**Environmental Commission Hearing
June 1, 2016**

Location Overview

This map provides a location overview of the site within the Austin, Texas metropolitan area. The site is marked by a red square in the central-eastern part of the city. The map includes the following features:

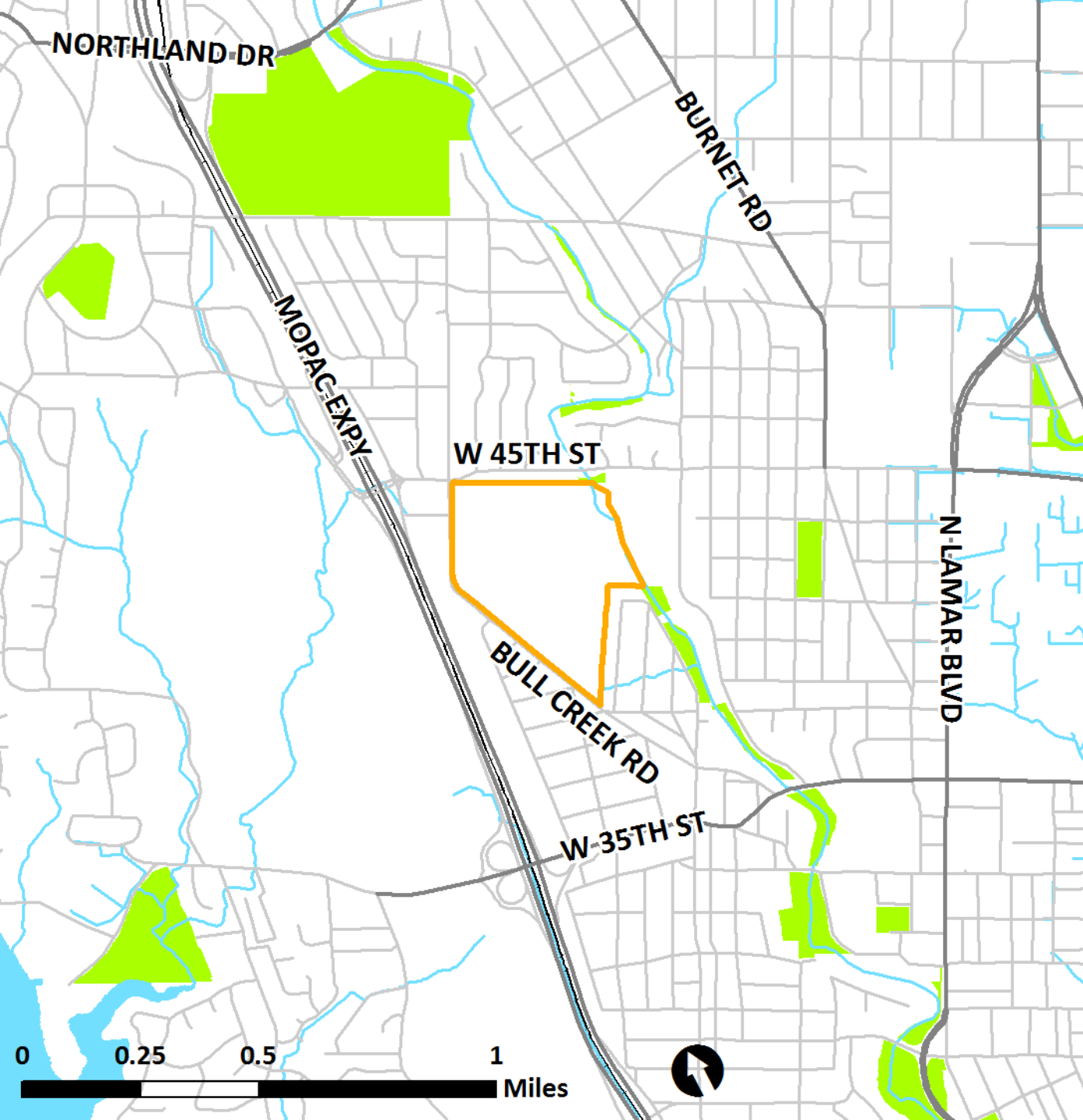
- Site Location:** Indicated by a red square.
- Austin City Limits:** Shaded in dark gray.
- Austin ETJ:** Shaded in light gray.
- Edwards Aquifer Recharge Zone:** Shaded in blue.
- Edwards Aquifer Contributing Zone:** Shaded in green.




The map also displays major highways (Interstates 35, 620, 360, 290, 130, 183, and State Routes 71, 290, 183) and the Colorado River. A scale bar indicates distances up to 10 miles, and a north arrow is located in the bottom right corner.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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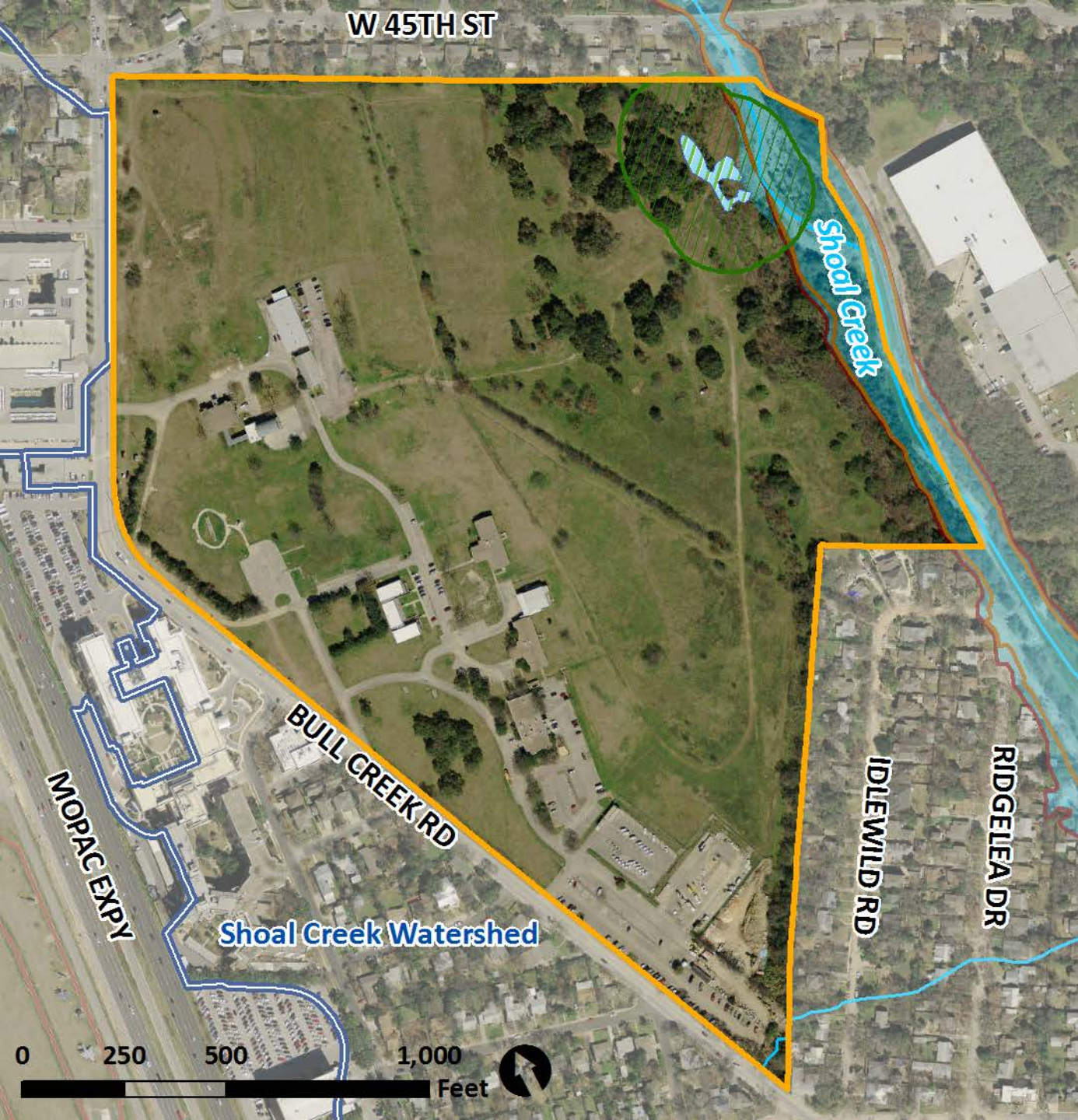
A horizontal scale bar with a black background. It is marked with the numbers 0, 5, and 10. The word "Miles" is written at the right end of the bar.









-  The Grove at Shoal Creek PUD
-  Creek Centerline
-  City of Austin Parks

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Location Map



-  The Grove at Shoal Creek PUD
-  Critical Water Quality Zone
-  COA 25-Year Floodplain
-  COA 100-Year Floodplain
-  Creek Centerline
-  Wetland
-  Wetland Setback (150')
-  Watershed Boundary

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Environmental Features Map

Photos of Property



View of property from Bull Creek Rd. and W. 45th St., looking southeast

Photos of Property



Grove of live oaks along Bull Creek Rd., near existing development

Photos of Property



Grove of live oaks in northeast corner of PUD along Shoal Creek

Photos of Property



Wetland CEF

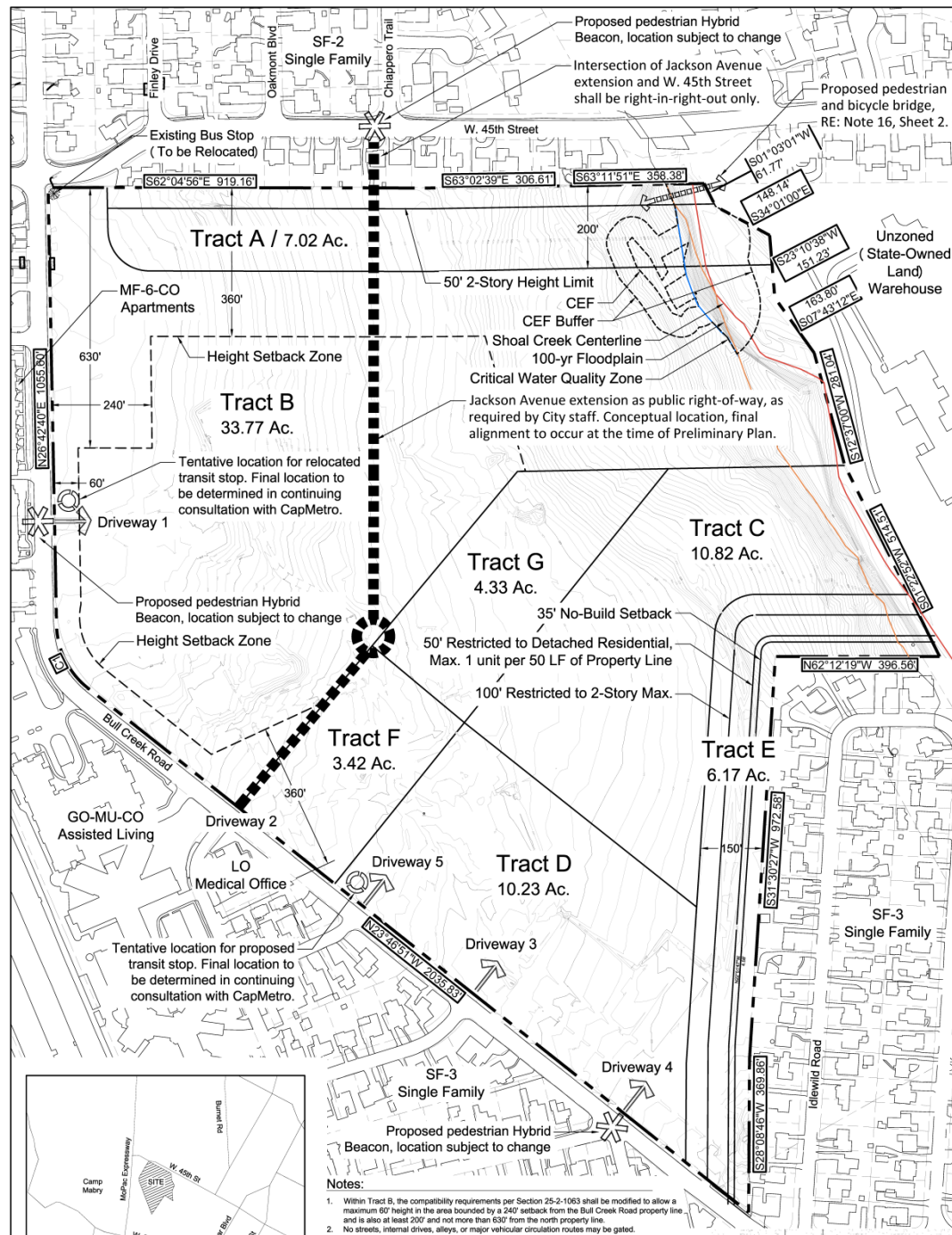
Photos of Property



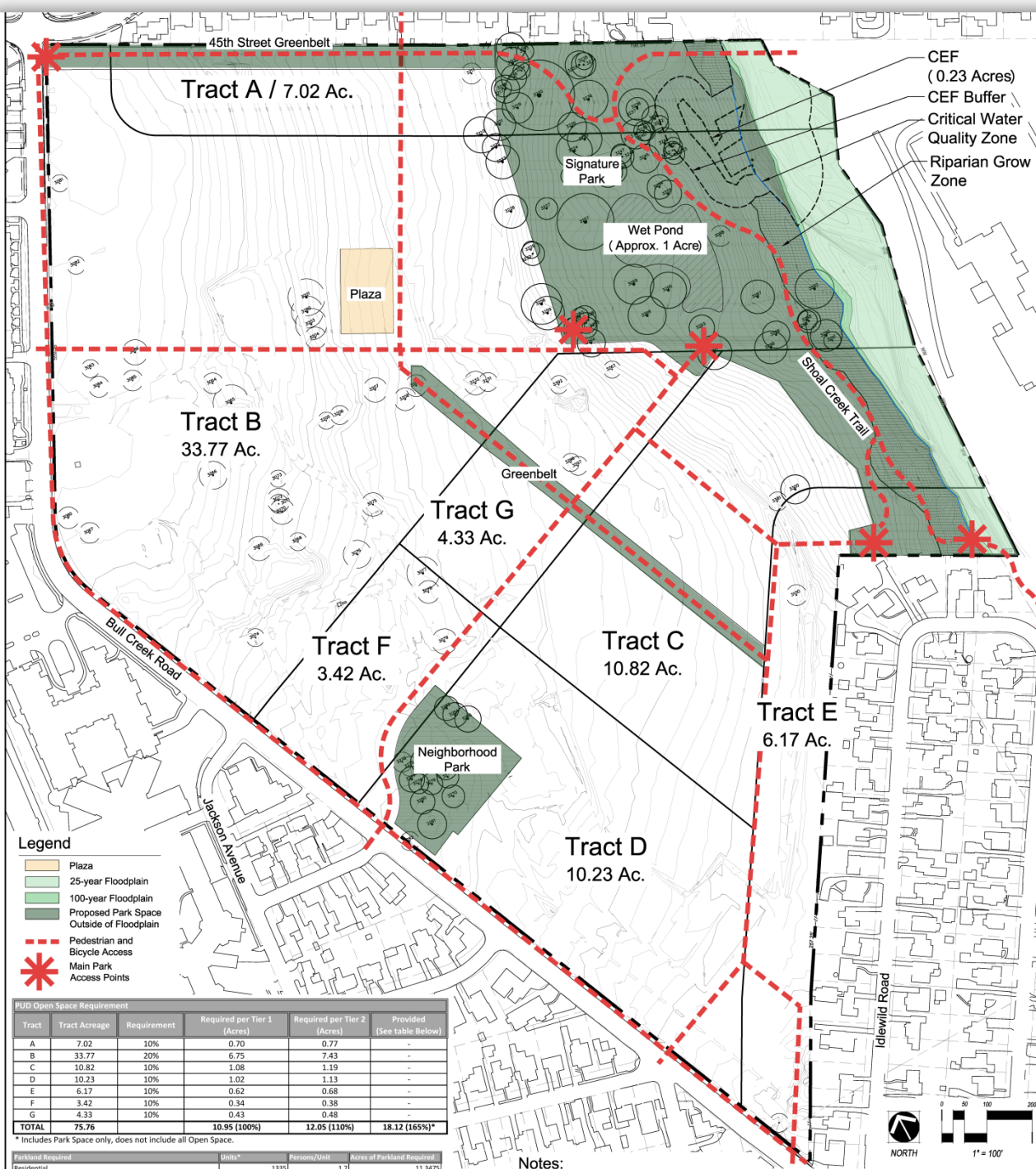
View of Shoal Creek from W. 45th St. bridge looking south; PUD property on right

Description of Project

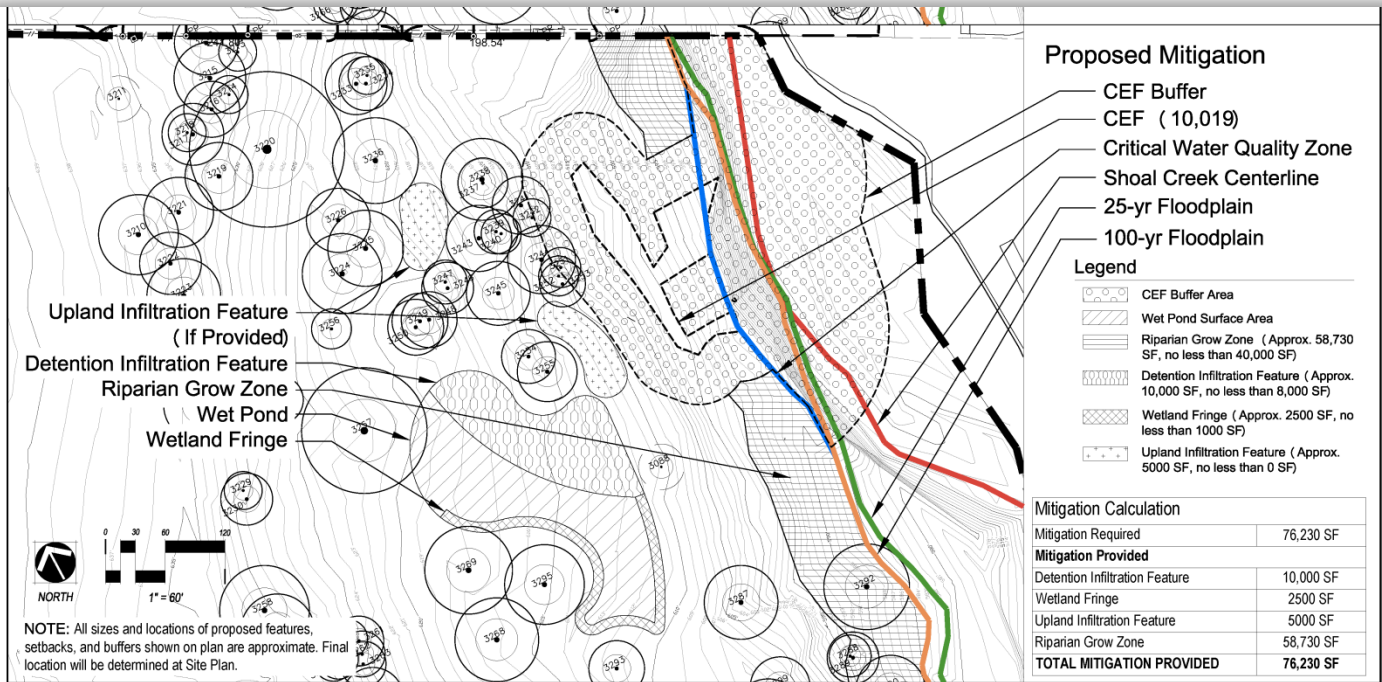
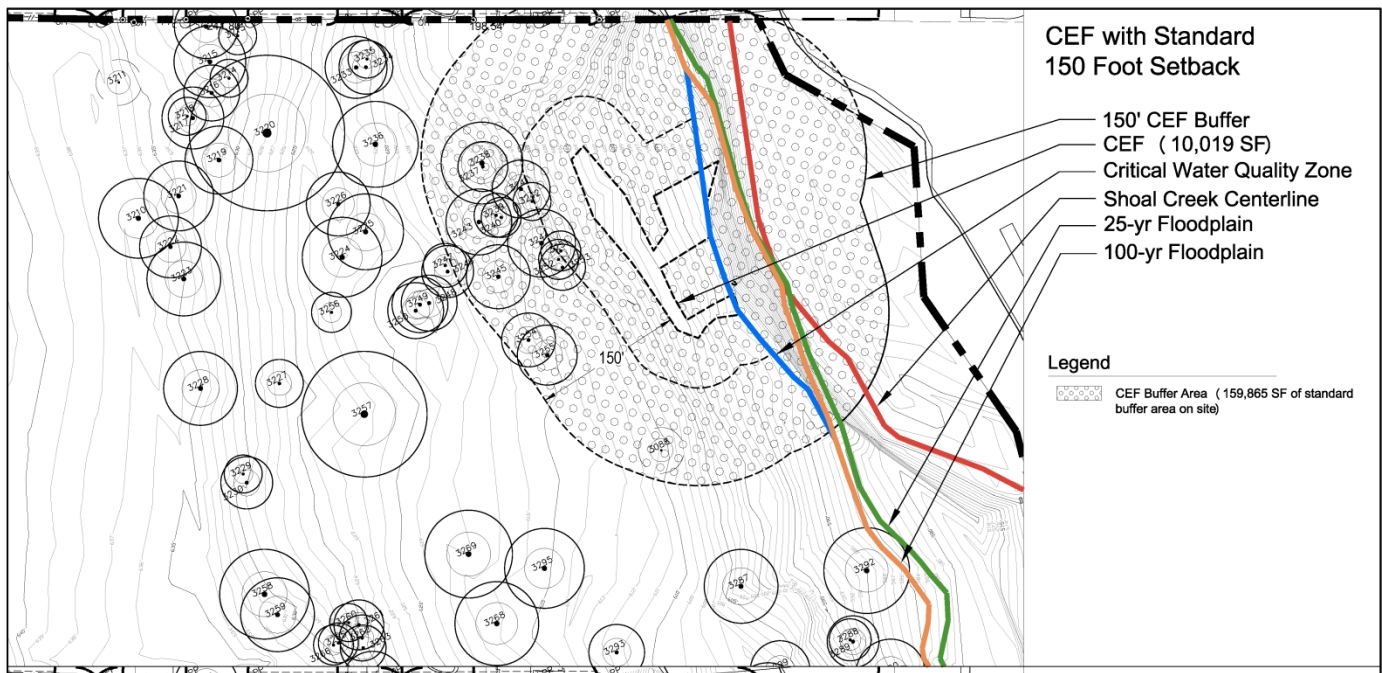
- 57.6 acres of mixed use development
 - Retail
 - Office
 - Multifamily
 - Townhomes
 - Detached single-family residential
- 18.12 acres of open space
 - 12.88 acres credited parkland



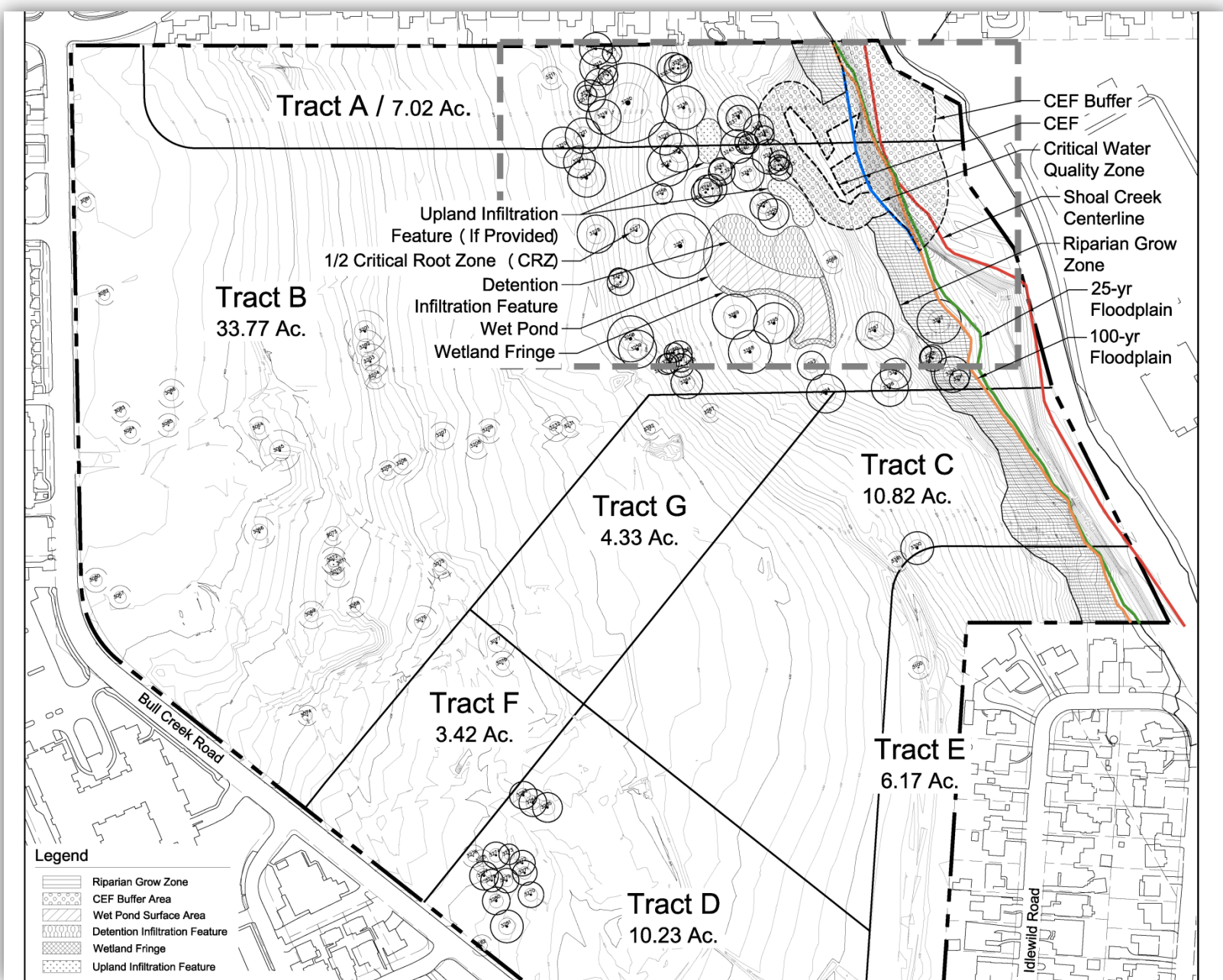
*Applicant's Exhibit C
Excerpt*



Applicant's Exhibit G
Excerpt



Applicant's Exhibit F
Excerpts



*Applicant's Exhibit F
Excerpt*

PUD Proposal

- Environmental code modification
- Environmental superiority elements

EXHIBIT E

ATTACHMENT 2

Proposed Code Modifications

CHAPTER 25-1 MODIFICATIONS		
CODE SECTIONS TO BE MODIFIED	CURRENT CODE LANGUAGE	PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD
1. <i>Definitions, Article 2, Chapter 25-1-21</i>	"SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may not cross a public street or right-of-way."	"SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may cross a public street or right-of-way if that public street or right-of-way is within the boundaries of The Grove at Shoal Creek PUD."
2. <i>Parkland Requirements, Article 14, Chapter 25-1 and 25-4-211</i>	25-1-602(A) "A subdivider or site plan applicant shall provide for the parkland needs of the residents by the dedication of suitable parkland for park and recreational purposes under this article."	"Section 25-1-602 (Dedication of Parkland Required) is modified to provide that subdivider or site plan applicant shall provide for the parkland needs of the residents by providing suitable parkland for park and recreational purposes under the terms of The Grove at Shoal Creek Parks Plan and Parkland Improvement Agreement attached as exhibits to Planned Unit Development Ordinance No. _____."
3. <i>Gross Floor Area, 25-2-21(44)</i>	25-1-21 "(44) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking	"(44) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, parking structures, driveways, and enclosed loading berths and

EXHIBIT D

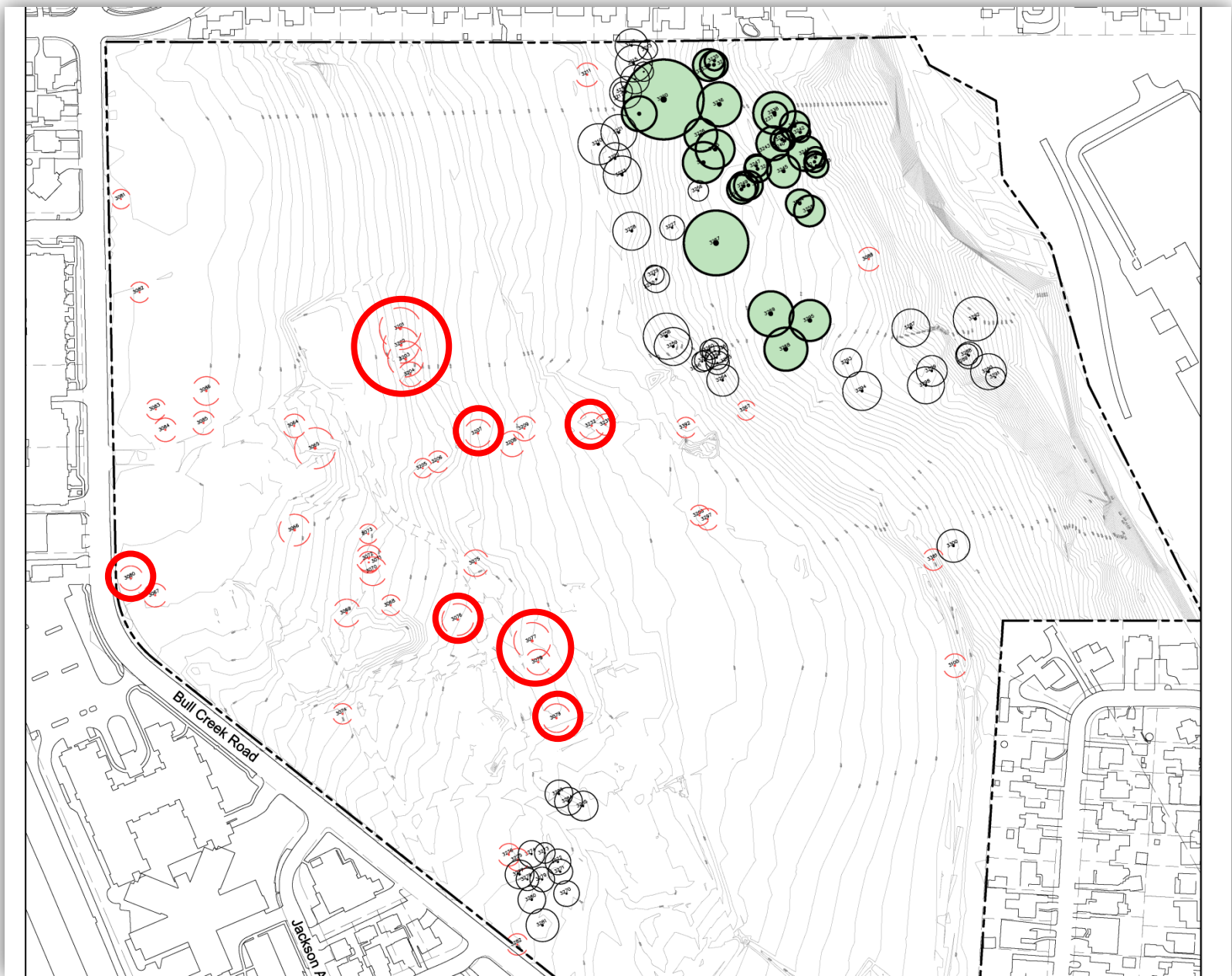
ATTACHMENT 1

Tier 1 and Tier 2 Compliance Summary

	Compliance/ Superiority
1. <i>City Code;</i>	YES. The Project is located in the urban core and within an Urban watershed. The Project is located near Mopac Expressway and is located along the proposed Shoal Creek Urban Trail and an existing CapMetro bus route. The Project will promote the Imagine Austin priority of creating a "compact and connected" City increasing population density within the urban core. The Project is compatible with surrounding uses and zoning which is consistent with the general neighborhood preferences. Except as set forth in the Proposed Code Modifications Summary, the Project will comply with the current City Code requirements.
Standards that achieve equal or goals in Section 1.1 (<i>General</i> the regulations in the Land	YES. The Project will meet the goals of Section 1.1 as follows: 1. <u>Preserve Natural Environment.</u> The Project will preserve all of the high quality heritage trees on the Property, and remove only a handful lower quality "heritage" pecan trees. The Project will provide for greater open space than required by the City Code. The Project will provide green water quality controls and will provide water quality controls and drainage improvements for the entire site. The current state office development does not have any detention or flood control facilities. 2. <u>High Quality Development and Innovative Design.</u> The Project will utilize mixed use and urban design principles that will allow clustering of uses in higher densities that promote urban living, working and shopping on the site and encourage use of alternative transportation options. The Project will integrate

Environmental Code Modification

- 25-8-641(B), Heritage Trees – Removal Prohibited
 - Heritage trees identified on the applicant's Exhibit J may be removed without an administrative or land use commission variance as required by current code
- 11 heritage trees identified for removal
 - 10 pecans, 1 American elm
 - 4 of 11 trees rated as “poor” by the project arborist



*Applicant's Exhibit J
Excerpt, Annotated*

Environmental Code Modification

Proposed language:

§25-8-641 – Removal Prohibited

(B) “A permit to remove a heritage tree may be issued only if:

- 1) a variance is approved under Section 25-8-642 (Administrative Variance) or 25-8-643 (Land Use Commission Variance), or
 - 2) the tree is indicated as “Trees That May Be Removed” on The Grove at Shoal Creek Tree Survey and Disposition Plan as attached to The Grove at Shoal Creek Planned Unit Development Ordinance No. _____.
- Sections 25-8-642 and 25-8-643 shall not apply to the trees indicated as “Trees That May Be Removed” on The Grove at Shoal Creek Tree Survey and Disposition Plan.

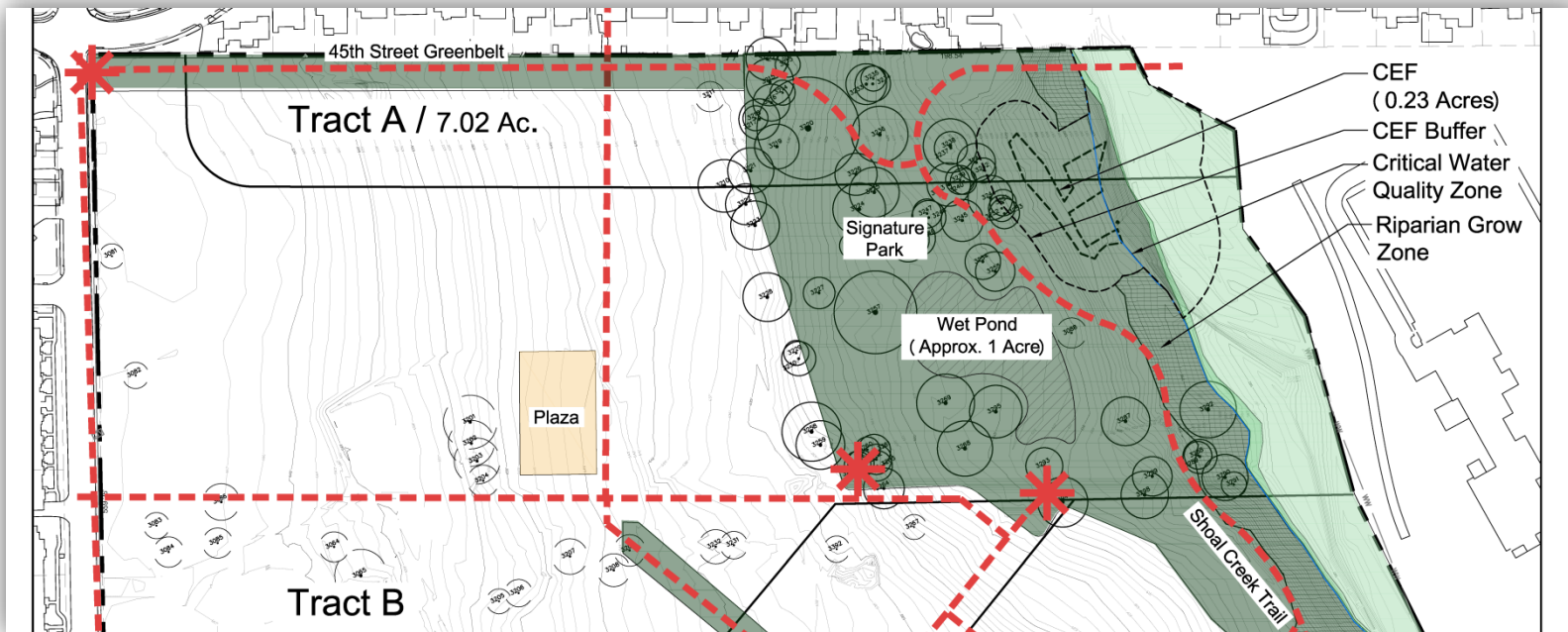
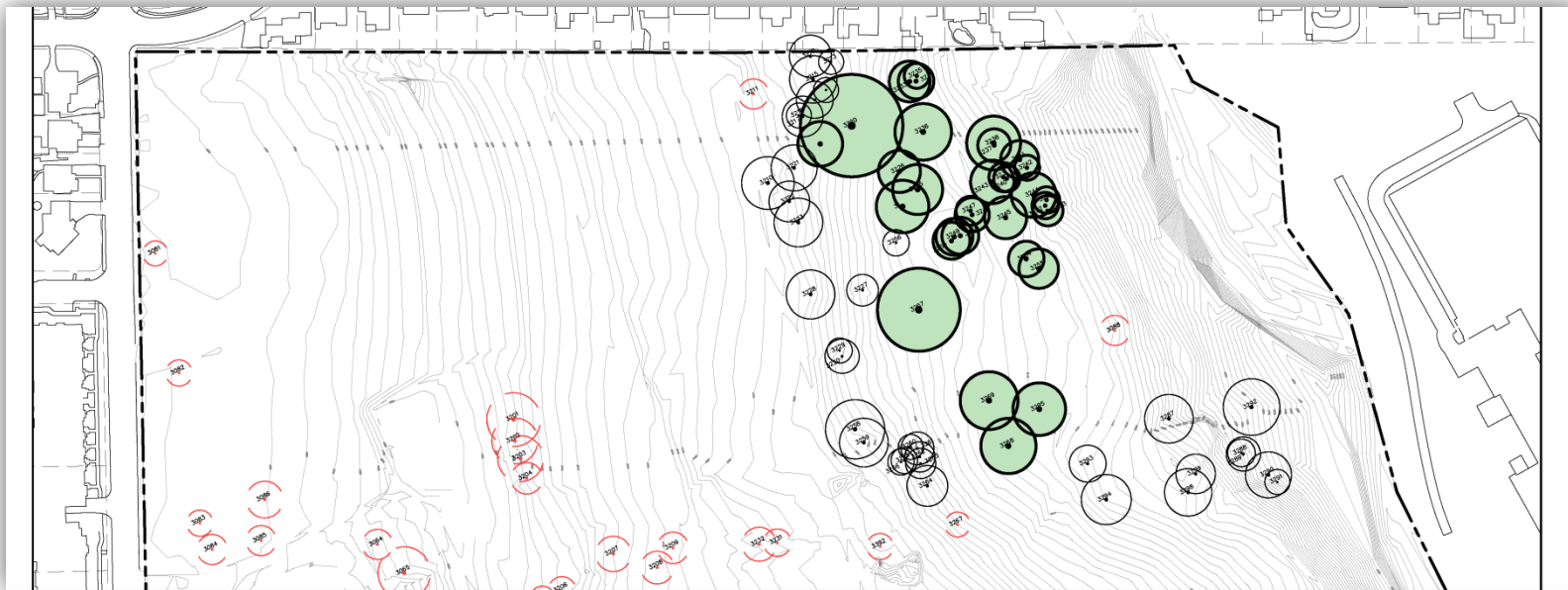
A permit issued under 25-8-642(A)(2) shall require mitigation at the rates prescribed on The Grove at Shoal Creek Tree Survey and Disposition Plan.”

Environmental Superiority Elements

- Additional open space – 7.17 acres (65%) more than required based on proposed land use
- Exceed minimum code requirements for landscaping
 - 3” caliper street trees on all internal streets and Bull Creek Road
 - 95% of non-turf plants will be native or adapted species (Grow Green Guide)
- Superior water quality controls
 - Use wet pond and/or green controls to treat at least 50% of required water quality volume
 - At least 10 acres of impervious cover will be treated by green controls that infiltrate or reuse water

Environmental Superiority Elements

- Tree protection
 - Preserve at least 75% of all protected size native tree caliper inches
 - Prepare tree care plan for all preserved heritage and protected size trees
 - Increased mitigation rates for removal of heritage trees in poor condition
- “Signature Grove” tree protection
 - Limit cut in three-quarter Critical Root Zone of “Signature Grove Trees”



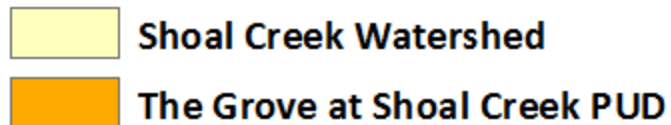
*Applicant's Exhibits J and G
Excerpts*

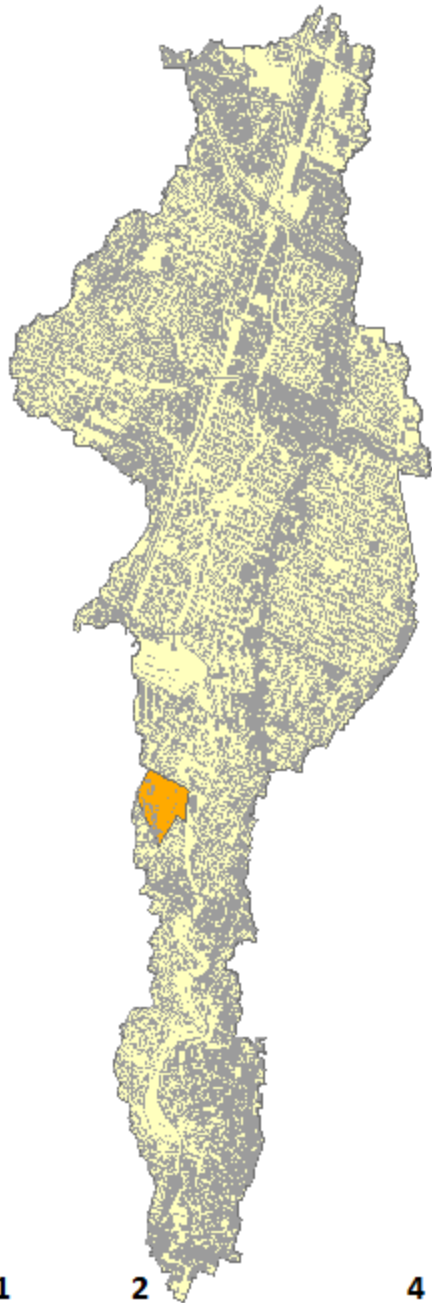
Environmental Superiority Elements

- Cluster development along Bull Creek Road and interior of the property and away from environmentally sensitive areas
- Direct stormwater runoff to 100% of the required landscape area
- Provide flood detention or mitigation for existing 9.4 acres of impervious cover on site
- Watershed Protection Department will choose the most effective flood mitigation option for the site
 - Onsite detention, Regional Stormwater Management Program, or combination

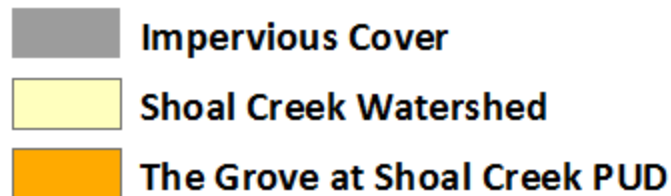


	Size
The Grove at Shoal Creek PUD	76 acres
Shoal Creek Watershed	~8,270 acres
Upstream of The Grove	~6,550 acres (79%)





	Size	Impervious Cover
The Grove at Shoal Creek PUD	76 acres	49 acres <i>proposed maximum</i>
Shoal Creek Watershed	~8,270 acres	~4,400 acres <i>existing</i>
Upstream of The Grove	~6,550 acres (79%)	~3,405 acres (77%)



Determination

- Staff finds that the proposed development is environmentally superior to what could be built without the PUD
 - Provide 65% more open space than required based on proposed land uses
 - Treat at least 10 acres of impervious cover with green water quality controls that infiltrate or reuse stormwater
 - Preserve at least 75% of native caliper inches, prepare a tree care plan for preserved trees, and provide increased mitigation for removal of certain heritage trees
 - Exceed code requirements to protect the most significant trees from potential construction impacts
 - Provide flood detention for the existing 9.4 acres of impervious cover on site

Questions

