

**From:** [Ed Stillman](#)  
**To:** [Victoria Haase](#)  
**Cc:** [District10](#); [Linda Bailey](#)  
**Subject:** Champion"s Property  
**Date:** Monday, October 31, 2016 4:25:50 PM

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Tori & Sheri

The emails are flying again...I'm not available to attend this Thursday's meeting yet want to share my concerns and those of my neighbors with what I am hearing from home owners that use City Park Road.

October 31, 2016

To: Austin City Council 301 W. 2<sup>nd</sup> Street Austin, TX 78701

From: Ed Stillman, [REDACTED], ACPNA President

Re: C14-2015-0160, Champion Tract 3, zoning request from GO-CO to GO-CO-MU (agenda item 52)

Sheri Gallo and other Austin City Council members, at the southeast corner of City Park Road and 2222, the above zoning request needs further scoping. I am and many of my Austin City Park Neighborhood Association (ACPNA) homeowners are strongly opposed to adding the Mixed Use (MU) conditional overlay to the existing GO-CO zoning of this Champion Tract 3.

Between the hours of 7am and 930am, heavy traffic on 2222, local computing traffic on City Park driving north toward 2222 and the proposed 300 to 500 vehicles from the Champions proposed project makes this an untenable (as proposed) transportation situation. The evening commute hours from 4pm to 630pm will be even worst.

Creating an entrance on City Park Road will be a serious bottleneck and safety issue for all. You will be increasing our commuting time unless you first widen City Park Road at 2222 and widen 2222 east bound to address this additional traffic.

Before proceeding with the Champions confirmation, the Austin City Council needs to address widening and straightening 2222 and City Park Road.

Sincerely,

Ed Stillman [REDACTED]

CC: (via Email) City of Austin Case Manager Tori Haase

Ed Stillman  
[REDACTED]

November 1, 2016

The Honorable Sheri Gallo  
Austin City Council – District 10  
301 W. 2<sup>nd</sup> Street  
Austin, Texas 78701

Re: C14-2015-0160 Champions Tract III Rezoning & Development (Items 26 & 67)

Dear Council Member Gallo,

Thank you for your interest in our position on this matter, and for the additional time you provided so that residents could gain a better understanding of the current proposed settlement. The Courtyard wants to be clear that it is not against development *per se* or even development on this site. However, based on what we see as unavoidable and still unresolved adverse safety and traffic impacts from MF zoning at this location, **we are opposed to rezoning this tract and approving the proposed development under consideration.**

In addition to coping with the additional traffic this development will generate throughout this general area, the Courtyard has a more specific and direct impact to contend with. Please note that the light at 360 & “east” Courtyard Drive is our only signal light and our primary entrance/exit. Movement through this heavily congested intersection is already limited for much of the day and evening by a green light of very short duration that comes up only every other light cycle. Under these circumstances, *anything* that further impacts our ability to enter and exit our neighborhood through this intersection is significant to Courtyard residents.

We understand that to try to move the additional traffic that will be passing through West Courtyard to connect with their homes in this proposed development, the Staff recommended “additional improvements to signal timing” at the intersection of West Courtyard & 360. For over a month, we have been trying to learn what those changes will entail and how they will impact the Courtyard’s portion of the signal timing at this intersection. To date, we have received **no replies to our questions.**

Review of materials provided shows significant flaws in the developer’s traffic impact analysis (TIA) that renders this study unreliable and unable to support approval of this project. The Staff has been lead to believe by this TIA that the already often gridlocked roads in this area will “accommodate” the additional burden of traffic generated from this development. However, we understand that the TIA has no data for and did not study the impact on the West Courtyard/360 intersection. How could any reliable TIA *NOT* include consideration of this major east/west artery between City Park Road and the 360 intersection? We understand, further, that developer’s TIA relies on two-year old data collected in the summer months – months that do not reflect the conditions present three fourths of the year. Although the Staff acknowledges these flaws in the TIA, we are told not to worry because the developer has agreed to have further analysis done and adjustments made to the signal at this intersection. Considering the lack of meaningful traffic impact analysis to date, we are skeptical of changes being made to our signal light based on a study provided by this developer. Why isn’t an applicant required to provide sound and adequate support for its request *before* it is granted.

Sincerely,

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Leslie Craven  
Courtyard Homeowners Association, President



31 October 2016

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

Board of Directors  
Glenlake Neighborhood Association  
9811 Glenlake Drive  
Austin, TX 78730

Re: C14-2015-0160, Champion Tract 3, rezoning from GO-CO to MF-4-CO (agenda items 26 and 67)

Honorable Mayor, Mayor Pro Tem, and Council Members,

The above case that is before you for 3<sup>rd</sup> reading on 3 November 2016 has morphed significantly since the 1<sup>st</sup> and 2<sup>nd</sup> readings. The Glenlake Neighborhood Association strongly opposes the rezoning to MF-4-CO now that the action:

- includes legal agreements that grant extreme site development and environmental variances with the rezoning (rather than reviewed against details of a formal site plan),
- circumvents the City's defined public process for review of Hill Country Site Plans,
- delays consideration of traffic and public safety, which are proper considerations for determining appropriate land use, to the site plan phase where public and commission review has been marginalized,
- extends the newly granted variances and the 1996 Special Exceptions to **2026** (although the 1996 Special Exceptions were supposed to be taken advantage of for Tract 3 by 2003).

The "rezoning" as presented to you for 3<sup>rd</sup> reading would result in an environmentally inferior development, cause harm to the surrounding community, and does nothing to abate any threat of lawsuit from any of the involved parties. Please **DENY** the related agenda items 26 and 67 and retain the existing GO-CO zoning of this Champion Tract 3.

We appreciate your consideration of our input.

Sincerely,

Michael Reitzel  
President, Glenlake Neighborhood Association

Cc: GNA Board of Directors, City Council Policy Aides, City of Austin Case Manager Jerry Rusthoven

Oliver Zimmermann

October 31, 2016

Council Member Sheri Gallo  
Austin City Council District 10  
301 W 2nd St  
Austin, TX 78701

REF: Champions Tract III Rezoning & Development

Dear Ms. Gallo:

I'm writing you as requested about the Champions III Tract rezoning application on behalf of the Greenshores on Lake Austin Property Owners Association (POA). After much discussion and discovery, our POA Board has voted to oppose the rezoning application because of traffic and safety concerns with the proposed development.

City Staff's position seems to be that if a safe driveway can't be built, then the whole apartment community development likely can't be built. Our position is that it is crucial to assess the safety of the City Park Road driveway before allowing the rezoning application to proceed. It seems imprudent to kick the can down the road and assess the safety of the driveway later. It's less risky for all involved to get to the bottom of the driveway safety issues before allowing the rezoning application to proceed.

In our discussions with other neighborhoods, we've also learned that the new trip limit for the rezoned property would exceed the current trip limit. Putting even more cars onto the roadways around these extremely unsafe intersections is unwise. Therefore, we encourage you and other City Council members to vote against the rezoning application.

Again, please do what we elected you to do. Please keep us safe.

Sincerely,



Oliver Zimmermann

President, Greenshores on Lake Austin POA

**From:** [Diana Miller](#)  
**To:** [Linda Bailey](#)  
**Cc:** [president@glenlakehoa.org](#); [Mike Reitzel](#); [Carol Lee](#); [Jefferson A Rampy](#); [Ronda Foster](#); [Randolph Lipscher](#); [Marisa Lipscher](#); [Stu Robertson](#); [Stuart Robertson](#); [Ali Baucom](#); [Steve Wolford](#); [Dan](#); [Jim Rumbo](#); [REDACTED]; [Susan Kimbrough](#); [leslie craven](#); [Courtyard HOA](#); [Paul Siegel](#); [Jeff Lovaas](#); [Ollie@schireson.com](#); [Linda Salomon](#); [REDACTED]; [Leslie McMaster](#); [REDACTED]; [Dave Lapin](#); [Edwin Huber](#); [REDACTED]; [Laurie Moore](#); [REDACTED]; [Laura Parker](#); [REDACTED]; [REDACTED]; [Melissa Rogers](#); [REDACTED]; [REDACTED]; [Mary](#); [Catherine Gardner](#); [Gillian McLean](#); [REDACTED]; [Mary McAllister](#); [Luanne Cullen](#); [REDACTED]; [Lance Obermeyer](#); [Self, Ryan](#); [District10](#); [Denise Hogan](#)  
**Subject:** Re: Champions Tract #3  
**Date:** Thursday, November 03, 2016 8:46:24 AM

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The Jester Homeowners Association Board is opposed until such time that they reveal their master plan for the entire property.

Thank you!

Diana Miller  
President  
Jester HOA  
[REDACTED]

November 3, 2016

Mayor and Council Members,

The Board of Directors of Long Canyon Phase I Homeowners Association does not oppose the down-zoning of Champions Tract 3 from General Office to Multifamily (MF-4) and we are generally supportive of the proposed development. The change of use to residential is a less traffic-intensive use, and the proposed apartment development is probably the best we can hope for on this tract. The developer's agreement to maintain the eastern portion of the tract as natural and undeveloped area relieves our concerns about future development of the tract.

Our neighborhood takes its access exclusively from RM 2222 and therefore we are particularly concerned about traffic safety and congestion due to any new development on that road. We have seen a tremendous increase in traffic intensity and accidents in the recent past. Keeping additional development under reasonable control and limiting access points on RM 2222 are major issues for us.

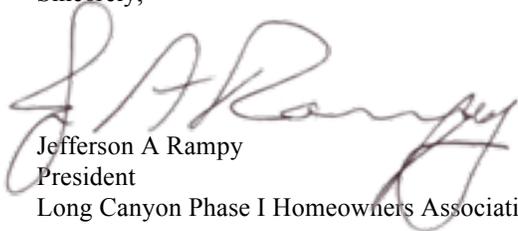
Regardless of the zoning, any development of Champions Tract 3 will have access issues due to the existing challenges of RM 2222, Loop 360 and City Park Road. The proposed apartment development would have a driveway onto RM 2222 which is indicated as right-in and right-out only. It is critically important that TxDOT and the City of Austin take measures to ensure that left turns are not possible from this driveway. The close proximity of this driveway to City Park Road would make any left turns into or out of this driveway extremely dangerous for everyone who drives RM 2222.

The proposed development also shows a full-access driveway onto City Park Road. While unfortunate, there really isn't an alternative that would allow reasonable access to this tract, regardless of the nature of the development or the zoning of the property. We share the concerns of the neighborhoods who use City Park Road as their primary access that the driveway be located in the safest possible location and that improvements be made to City Park Road to make it safer overall.

City Park Road is long overdue for improvement by the City of Austin. Continued residential development along City Park Road and the dramatic increase in cut-through traffic from neighborhoods to the west who wish to avoid RM 2222 have caused City Park Road to become even more dangerous than its physical characteristics have made it. The City, in conjunction with Travis County and TxDOT, needs to make improvement of City Park Road a high priority.

Thank you for your consideration.

Sincerely,



Jefferson A Rampy  
President  
Long Canyon Phase I Homeowners Association

November 3, 2016

Mayor and Council Members,

The Board of Directors of Long Canyon Phase II & III Homeowners Association does not oppose the down-zoning of Champions Tract 3 from General Office to Multifamily (MF-4) and we are generally supportive of the proposed development. The change of use to residential is a less traffic-intensive use, and the proposed apartment development is probably the best we can hope for on this tract. The developer's agreement to maintain the eastern portion of the tract as natural and undeveloped area relieves our concerns about future development of the tract.

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Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Ronda Foster". The signature is written in dark ink and is positioned above the typed name.

Ronda Foster  
President  
Long Canyon Phase II & III Homeowners Association

**From:** [Marisa Lipscher](#)  
**To:** [Gallo, Sheri](#)  
**Cc:** [Smith, Taylor](#)  
**Subject:** C14-2015-0160, Champions Tract 3 (agenda items 26 and 67)  
**Date:** Monday, October 31, 2016 3:33:28 PM

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Dear Council Member Gallo,

Because there remain far too many safety and environmental concerns, unanswered questions (including around trip limits) and questionable proposed variances, and because our pleas for an accurate and timely Traffic Impact Analysis on West Courtyard and its intersections have been disregarded, the Shepherd Mountain Neighborhood Association does NOT support the Champions Tract 3 rezoning application.

Sincerely,

Randolph B. Lipscher

Marisa B. Lipscher

Shepherd Mountain Neighborhood Association

**From:** [board@wmghoa.org](mailto:board@wmghoa.org)  
**To:** [Gallo, Sheri](mailto:Sheri.Gallo@cityofaustintexas.gov)  
**Cc:** [Smith, Taylor](#); [Adler, Steve](#); [Houston, Ora](#); [Garza, Delia](#); [Renteria, Sabino](#); [Casar, Gregorio](#); [Kitchen, Ann](#); [Zimmerman, Don](#); [Pool, Leslie](#); [Troxclair, Ellen](#); [Tovo, Kathie](#)  
**Subject:** City Council consideration of Champion Tract 3 Rezoning Application  
**Date:** Tuesday, October 04, 2016 10:06:31 PM

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*Via email: [sheri.gallo@austintexas.gov](mailto:sheri.gallo@austintexas.gov)*

October 4, 2016

Dear Ms. Gallo:

**Re: City Council consideration of Champion Tract 3 Rezoning Application**

This letter responds to your 10/3/2016 request for written notice from our HOA regarding the subject application.

This letter does not attempt to place these comments in context or to assign blame in any way. It will simply call out significant concerns we hold as observed during our meeting yesterday and during the recorded city council meeting held on September 22, 2016 regarding items 18 and 61.

We are primarily concerned with the integrity of the processes the City is using to pursue community review of this development's proposals.

- **In the face of claims that the council's review process was illegal, the council chose to approve the 2<sup>nd</sup> reading and move on.** City legal analysis was deferred to executive session and there has been no communication back to the stakeholders regarding Council reaction to these claims. Still the 3<sup>rd</sup> reading agenda remains in place as of this writing. Our interpretation of this lack of action can only lead us to assume disregard for the significant claims made to you on paper by Rockwell and others.
- **Disregard for the traffic safety associated with the blind corner on CPR .** Yesterday's meeting exposed the fact that the CPR blind corner was "out of scope" by the City's traffic engineers. Rather than stopping to examine what may be the biggest single problem with this development, the council reaction was to continue.
- **The lack of credibility of the traffic count work** and the apparent buy in by the City staff. While a part of the bullet above, no experienced professional engineer would disregard the significance of unconstrained oncoming downhill traffic to a proposed

entrance/exit to the development. Further, the relative lack of concern that this issue was significant by the planning and development representative signals that internal communications are not built to properly examine community concerns of this magnitude **at this point in the development process (where it is critically needed).**

- **A hand waving commentary that “he is satisfied” by the environmental examiner** is simply inadequate. A demonstration of the thresholds for “satisfaction” and proof that the governing standards are met is needed. Hand waving has no credibility among peers. It should not have any credibility in a public forum where citizens are asked to buy the conclusions without both proofs and assurances. Neither were proffered.

You now have a golden opportunity to do the right thing:

1. STOP the process. Take the 3<sup>rd</sup> reading off the agenda. Leave both time and room for clear communication among the stakeholders—something that has never occurred during the rushed meetings and insufficient discovery.
2. Create a forum for solution wherein the biggest concerns during community change can be discussed and resolved by people that can make it happen
3. Lead a process that pushes for process change in development review cycles—a process that recognizes the most important things that matter to communities in preliminary stages of development review.

Respectfully,  
Jim Rumbo, President  
Westminster Glen HOA