

From: [Dave Angelow](#)
Cc: [Moore, Andrew](#)
Subject: Austin Oaks PUD - Input and Perspective - Just Say No - Please include as back-up for the record
Date: Monday, February 13, 2017 9:47:12 AM

The quality of life and uniquely Austin community will be negatively impacted if the proposed Austin Oaks PUD is approved.

I've lived in the neighborhood since 2000 and this development has the area highly concerned about the development beyond any other measure this one issue is of concern to nearly all neighbors. With the signs in yards, attendance at Charette sessions last year and on-going neighborhood meetings the PUD is opposed by most residents and I've heard of a petition that it's also opposed by most commercial interests other than the developer/others who will gain direct economic benefit.

The loss of trees, the added traffic and the game-playing by the developer to mask true impacts by oddities like the use of Mean Sea Level (MSL) all are major concerns. The seeming singular benefit is a small park and very minimal "affordable housing".

My ask is that as representatives of the community and our interests as individuals, please do not support this PUD and oppose requests for anything beyond what is currently in the standard city code for landowners to develop the property

Thank you!
Dave Angelow
7508 Downridge Dr
Austin, Tx 78731

--

c: 512 633 1500

[More at LinkedIn Dave Angelow](#)

From: [S Baker](#)
To: [Moore, Andrew](#)
Subject: Fw: OPPOSE Austin Oaks PUD
Date: Saturday, February 11, 2017 3:42:12 PM

Please see my letter to city council below. I oppose the Austin Oaks PUD.

Please post my letter to back-up on this case.

----- Forwarded Message -----

From: Sarah Baker <apache@austintexas.gov>
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]
Sent: Saturday, February 11, 2017 3:40 PM
Subject: OPPOSE Austin Oaks PUD

This message is from Sarah Baker. [REDACTED]
Please oppose the Austin Oaks PUD (Case C814-2014-0120).

I live less than 1/2 a mile from the development.

I do not believe our beautiful neighborhood will ever be the same if the PUD is approved. I am not okay with cutting down the number trees proposed.

Additionally, the traffic consequences will be unbearable to those of us who live in this neighborhood. Don't try to make our neighborhood like downtown.

Please listen to the neighborhood as a whole, not just the few in "power" who run NWACA. NWACA does not represent me or my opinion at all.

I do NOT support the Austin Oaks PUD. Please post my letter to back-up on this case

Thank you,
Sarah Baker
Street address: 3804 N GREEN TRAILS, AUSTIN, TX, 78731
Council District: 10

From: [Alan Barr](#)
To: [Moore, Andrew](#)
Subject: Opposition to the Austin Oaks PUD
Date: Wednesday, February 08, 2017 2:35:12 PM

Mr. Moore,

I have sent the following to all members of the Austin City Council. I am copying you as well for inclusion in the case file.

.....
Mayor and Councilmembers,

I am tired of seeing existing established neighborhoods serving as the punching bags in new high density development such as the Grove PUD and the Austin Oaks PUD. My home and my neighborhood will be badly compromised by the terms of the present form of the Austin Oaks PUD which will do much to clog our local streets, burden our presently overcrowded (by over 50%) schools, and make a mockery of height and area restrictions which govern such developments.

Please note that the Austin Oaks PUD:

- is opposed by > 80% of the surrounding residents;
- does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- exceeds compatibility building height requirements adjacent to neighborhoods.

Please oppose the Austin Oaks PUD (Case C814-2014-0120).

Thank you,
Alan Barr, Architect
7706 Stoneywood Drive
Austin, Tx 78731

From: [Barry](#)
To: [Moore, Andrew](#)
Subject: "Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you."
Date: Monday, February 13, 2017 2:44:03 PM

Message was sent to each city council person. I am in district 10.

More detailed:

"My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

is opposed by > 80% of the surrounding residents;
is opposed by > 20% of commercial and residential property owners within 200 ft ;
does not adequately mitigate dramatic traffic impacts, esp. Spicewood Springs & Greystone @ MoPac, setting a bad precedent for all along the key MoPac transit corridor a lifeblood to downtown Austin from the North and West;
cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
extends the current tree survey to 20 years -- a never before seen, unrealistic and unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme;
and again is asking for conflicting height measures to be included in the ordinance...
Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that was already negotiated OUT of the deal.

"In short, Council, please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you."

Barry C. Curlee

4121 Mek Dr.
Austin, TX 78731
c 512-560-0800 h512-346-0511



From: [Steve Beyers](#)
To: [Moore, Andrew](#)
Subject: Austin Oaks PUD (Case C814-2014-0120)
Date: Thursday, February 09, 2017 9:23:34 AM

Please oppose the Austin Oaks PUD. A large majority in my neighborhood want to stop it completely, not just get a few so-called "improvements" in the proposed project, like those NWACA proposes. The damage to our quality of life, especially from increased traffic, will be huge. Again, please oppose it.

Stephen Beyers
4021 Far West Blvd

From: [Barry Broeckelmann](#)
To: [Moore, Andrew](#)
Subject: Fwd: Oppose Austin Oaks PUD
Date: Tuesday, February 07, 2017 7:21:32 PM

Hi Andrew,

Wanted to forward the email below.

Thanks,

Barry Broeckelmann
M: (512)589-8454

Begin forwarded message:

From: "Barry Broeckelmann" <apache@austintexas.gov>
Date: February 7, 2017 at 6:01:29 PM MST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]
Subject: Oppose Austin Oaks PUD
Reply-To: [REDACTED]

This message is from Barry Broeckelmann. [REDACTED]

Dear Austin City Council,

I live within 200 yards of Austin Oaks on Green Trails. My wife and I have two school age children and I'm very concerned about traffic increasing in front of my house due to navigational apps directing people through our quiet neighborhood increasing risk to kids playing and pedestrians. I'm also a cyclist and ride on Hart Lane and Woodhollow frequently.

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits.

The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents
- * is opposed by > 20% of commercial and residential property owners within 200'
- * the proposal needs more residential and affordable housing to address Austin's highest need, consider VMU instead
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees)
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Please oppose the Austin Oaks PUD (Case C814-2014-0120).

Thank you.

Barry Broeckelmann

Street address: 3703 N GREEN TRAILS, AUSTIN, TX, 78731

Council District: 10

From: [Johanna Carlisle](#)
To: [Moore, Andrew](#)
Subject: OPPOSE AUSTIN OAKS PUD to be "posted to back- up"
Date: Tuesday, February 07, 2017 5:36:14 PM

OPPOSE Austin Oaks PUD

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * the proposal needs more residential and affordable housing to address Austin's highest need, consider VMU instead.
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees);
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council,

Please oppose the Austin Oaks PUD (Case C814-2014-0120).

Thank you,
Evelyn Carlisle

From: [Kathy Cramer](#)
To: [Moore, Andrew](#)
Subject: Oppose Austin Oaks PUD -- to be posted to backup
Date: Wednesday, February 08, 2017 3:43:38 PM

I live one-half mile west of the Austin Oaks office park; the PUD (Case C814-2014-0120), as currently proposed, will have a significant negative impact on those of us who live in the surrounding neighborhood.

The primary impact will come from the quadrupling of the already heavy traffic on Spicewood Springs and other area roadways. At present, it can sometimes take three traffic light cycles to get across MoPac from Spicewood Springs to Anderson; how much longer will it take when there are four times as many cars trying to do that?

I attended the entire charrette in January 2016 and found the proposed traffic mitigation solutions – and the developer’s funding offer – sadly inadequate.

Excessive building height is another major issue. Buildings higher than five stories are incompatible with the surrounding area and with existing development along this section of MoPac. The developer’s use of height above mean sea level measurements also clouds the issue, making it difficult to determine the actual height of the proposed buildings. Limiting building height to a maximum of five stories will also reduce the density of the development and reduce, at least partially, the increase in road traffic.

I urge you to protect the quality of life for this long-established, primarily residential neighborhood. There are alternative rezoning options, such as a VMU, that should be considered. Please vote against the proposed Austin Oaks PUD (Case C814-2014-0120). Thank you.

Kathryn Cramer
3700 Orrell Court, Austin TX 78731

Kathryn Cramer


512-909-8248

From: [Donald A Parsons](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Sunday, February 12, 2017 8:30:57 PM

Please post this message to the "back-up" on this case.

Thank you.

Message:

I live just down the street from Austin Oaks. My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * the proposal needs more residential and affordable housing to address Austin's highest need;
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council,

Please oppose the Austin Oaks PUD (Case C814-2014-0120).

Thank you,

Don Parsons, Sr.

3706 Greystone Dr.

From: [Jody Emerson](#)
To: [Moore, Andrew](#)
Subject: Austin Oaks PUD / please file as back up letter
Date: Sunday, February 12, 2017 10:13:49 AM

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * the proposal needs more residential and affordable housing to address Austin's highest need, consider VMU instead;
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council,

Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.”

THANK YOU!

Jody Emerson

Sent from my iPhone

From: [Lynn Eno](mailto:Lynn.Eno)
To: [Moore, Andrew](mailto:Moore.Andrew)
Subject: Fwd: OPPOSE Austin Oaks PUD
Date: Saturday, February 11, 2017 3:37:13 PM

Please post my letter to back up this case.

----- Forwarded message -----

From: Lynn Eno <apache@austintexas.gov>
Date: Sat, Feb 11, 2017 at 3:34 PM
Subject: OPPOSE Austin Oaks PUD
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov,
sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov,
kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]

This message is from Lynn Eno. [REDACTED]

Dear Austin City Council Members,

My neighborhood will be negatively impacted by the Austin Oaks PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

is opposed by > 80% of the surrounding residents;
is opposed by > 20% of commercial and residential property owners within 200 ft ;
does not adequately mitigate dramatic traffic impacts, esp. Spicewood Springs & Greystone @ MoPac, setting a bad precedent for all along the key MoPac transit corridor a lifeblood to downtown Austin from the North and West;
cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
extends the current tree survey to 20 years -- a never before seen, unrealistic and unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme;
and again is asking for conflicting height measures to be included in the ordinance... Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that was already negotiated OUT of the deal.

In short, Council, please oppose the Austin Oaks PUD (Case C814-2014-0120).

Please post my letter to back up this case.

Thank you. Lynn Eno

cc: Andrew.Moore@austintexas.gov City of Austin Case Manager

Street address: 8709 WESTOVER CLUB DR, AUSTIN, TX, 78759

Council District: 10

From: [Gregory Fitzgerald](#)
To: [Moore, Andrew](#)
Subject: Fwd: Please Oppose the Austin Oaks PUD (Case C814-2014-0120)
Date: Saturday, February 11, 2017 9:34:16 PM

Andrew - I am cc you here the message I sent to all council members to oppose the Austin Oaks PUD.
Thank you

Begin forwarded message:

From: "Greg Fitzgerald" <apache@austintexas.gov>
Subject: **Please Oppose the Austin Oaks PUD (Case C814-2014-0120)**
Date: February 11, 2017 at 9:33:07 PM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov,
district8@austintexas.gov, kathie.tovo@austintexas.gov,
district10@austintexas.gov

Cc: [REDACTED]

This message is from Greg Fitzgerald. [REDACTED]

My neighborhood will be negatively impacted by this PUD. We do not accept the trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD is unnecessary. Over 80% of the surrounding residents oppose it. Over 20% of the immediate businesses oppose it. It does not adequately mitigate dramatic traffic impact - Especially where I live - Greystone/Heart...

Overall the entire Northwest Hills Austin residents have been working with the developer in good faith. However, nothing has been given from the other side that is meaningful. Thus, we MUST NOT allow this PUD to be accepted. In its very nature a PUD is supposed to be extraordinary improvement. This PUD does not fit that requirement and should not set a precedent for the city.

Thank you - Greg Fitzgerald

Street address: 3708 Greystone drive

Council District: 10

From: [David Goldstein](#)
To: [Moore, Andrew](#)
Subject: Case C814-2014-0120
Date: Sunday, February 12, 2017 2:26:03 PM

Dear City Council Member,

I am writing to oppose the development of the Austin Oaks tract (Case C814-2014-0120). I have lived in the immediate neighborhood for 24 years and this gross intrusion of commercial development is ridiculous. I have not met a neighbor who is actually in favor of the development. It brings in so much traffic we will be greatly encumbered during our travels. It is way too tall, grossly out of place in our residential neighborhood. It cuts down too many of our wonderful mature trees.

Please do NOT allow the applicant to add back in the higher Mean Sea Level standard that was already negotiated out of the deal.

I ask you to please oppose the development. We don't want tradeoffs that diminish our neighborhood quality of life. Period. There is plenty of other commercially zoned land available – we don't need more built adjacent to residential areas.

Please post my letter to back-up on this case.

Thank you for opposing the development.

Sincerely,

David B Goldstein

7700 Chimney Corners Dr.

cc: Andrew.Moore@austintexas.gov

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

From: [Jean Hamrick](#)
To: [Moore, Andrew](#)
Cc: [REDACTED]
Subject: Oppose Austin Oaks PUD
Date: Saturday, February 11, 2017 6:15:48 PM

Below is the wording of a message sent by Jean and Gary Hamrick to the Austin City Council on 2/11/17.

Jean Hamrick

Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank You.

cc: Andrew.Moore@austintexas.gov City of Austin Case Manager

Post my letter to back-up on this case.

From: [Madelon Highsmith](#)
To: [District 7](#); [Alter, Alison](#); [Moore, Andrew](#); [Adler, Steve](#); [Tovo, Kathie](#); [Houston, Ora](#); [Garza, Delia](#); [Renteria, Sabino](#); [Casar, Gregorio](#); [Kitchen, Ann](#); [Pool, Leslie](#); [Troclair, Ellen](#); [Flannigan, Jimmy](#)
Subject: AUSTIN OAKS PUD --- ZONE THIS VMU not PUD // Include in the CASE BACK UP
Date: Friday, February 03, 2017 11:26:52 AM
Importance: High

- * Dear Council Members and Mayor Adler,
- * PLEASE INCLUDE THIS LETTER in THE CASE BACKUP
- * After three and a half years of trying every trick in the book to dupe the neighborhood, coerce council commissioners and "game" the city's zoning process, this developer and their agent have failed to wear us down or kill our spirit.
- * It would be a very sad day if the SPIRIT of AUSTIN were to be eroded or killed by such developer antics.
- * You, as our elected representative, embody this Austin SPIRIT and I pray you ALL find it in yourselves to take the long term view that this PUD and others are NOT good for Austin. VOTE NO on this PUD.
- * The residential in this is not enough to meet the city's growing needs! Nor can it be enforced in the build out, as the developer says they are going to sell off parcels to sub developers. New owners will further complicate this mess.
- * VMU would give us more residential in a REQUIRED capacity of the zoning.
- * PUD will only bring more STRs which will be snapped up by the real estate hawks before any local person in need will be able to get their banking paperwork together for a loan.
- * Whatever construction jobs they're promising you will be short lived and hourly.
- * The traffic this BEHEMOTH will throw off is going to start the series of traffic log jams down MOPAC from which you as leaders will never be able to overcome and taxpayers cannot afford to "resolve".
- * The park they're proposing, while nice, is just the impervious area aggregated into one spot on the top of a busy traffic street.
- * The "creek" park they propose is BS.
- * The owner could clean that thing up NOW but has manufactured it into a bargaining chip that is phony.
- * Please, I ask all of you, TO VOTE NO on this PUD.
- * Lets be smart and offer them VMU. Don't make them reapply and suffer more expense.
- * This would be true compromise where both parties are actually giving in and giving something up with a VMU designation.
- * For the city to (passively) force PUD zoning as the outcome vis a vis the charrette "negotiation" process (a charrette bought and paid for by the developer and real estate interests) or "recommended" mediation is to railroad us to a predetermined outcome for the applicant.
- * And frankly, all this bluster and "political process" is wasting everyone's time and creates a cottage industry for real estate lawyers to further create animosity and dissent among your constituents city wide and rip off developers with exorbitant legal fees.
- * In our current scenario on this PUD this is a lose lose lose for Austin and win win win for out of owners and local lawyers.
- * I do not believe, based on the comments from many of you, that this is the legacy you as a council collectively or individually as councilmembers or mayor want to be known and remembered for in our city's history.
- * Let's work smarter in Austin. Anderson-Spicewood-Mopac interchange cannot withstand this traffic, bottom line.
- * VOTE NO on this PUD.
- * RECOMMEND VMU and get some affordable housing built and keep the STR real estate speculators out of it this affordable housing!
- * Thank you for your service and for listening to us.
- * We need you to look out for us and vote to preserve Austin neighborhood by neighborhood..not just spread out the awful development across the districts.
- * Regards and Let's keep Austin AWESOME!

— Madelon Highsmith

- * Street Address: 7104 west rim drive, austin, tx 78731, DISTRICT 10

From: [Shelley Jaffe](#)
To: [Moore, Andrew](#)
Subject: Oppose Austin Oaks PUD
Date: Wednesday, February 08, 2017 6:06:14 PM

Andrew Moore,

Message: "My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * the proposal needs more residential to address Austin's highest need and lower trip counts, a new elementary in the area in the Nov. 2017 AISD Bond can handle it;
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council, Please oppose the Austin Oaks PUD (Case C814-2014-0120).

Thank you,

SJ

From: [Stacey Jones](#)
To: [Moore, Andrew](#)
Subject: Fw: OPPOSE Austin Oaks PUD
Date: Wednesday, February 08, 2017 2:54:40 PM

Please see below for my request to City Council to oppose Austin Oaks PUD.

Stacey Gould

----- Forwarded Message -----

From: Stacey Gould <apache@austintexas.gov>
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]
Sent: Wednesday, February 8, 2017 2:51 PM
Subject: OPPOSE Austin Oaks PUD

This message is from Stacey Gould. [REDACTED]

Please oppose the Austin Oaks PUD (Case814-2014-0120). Drivers currently have to sit through the light at MoPac three times, the plan does not adequately mitigate traffic impacts due to increased use.

The Charette process that has been used to indicate that residents support the PUD was held during the day, over a several day period. It was not feasible or realistic to expect me and other residents to take off work for multiple days to participate. The PUD development as submitted does not appear to reflect the documents I read that summarized the charette process discussions, several of which focused on limiting building height.

The medical buildings on Balcones are directly behind my house. I do not want the City to set a precedent for building heights like the ones proposed in the PUD adjacent to neighborhoods. Please oppose the PUD.

Thank you,

Stacey Gould
Street address: 5705 Trailridge Drive
Council District: 10

From: [April Justice](#)
To: [Moore, Andrew](#)
Subject: Fwd: OPPOSE Austin Oaks PUD
Date: Monday, February 13, 2017 11:26:05 AM

Sent from my iPhone

Begin forwarded message:

From: "April Justice" <apache@austintexas.gov>
Date: February 13, 2017 at 11:23:50 AM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov,
kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]
Subject: OPPOSE Austin Oaks PUD
Reply-To: [REDACTED]

This message is from April Justice. [REDACTED]

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- is opposed by > 80% of the surrounding residents;
- is opposed by > 20% of commercial and residential property owners within 200 ft ;
- does not adequately mitigate dramatic traffic impacts, esp. Spicewood Springs & Greystone @ MoPac, setting a bad precedent for all along the key MoPac transit corridor a lifeblood to downtown Austin from the North and West;
- cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- extends the current tree survey to 20 years -- a never before seen, unrealistic and unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
- exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme;
- and again is asking for conflicting height measures to be included in the ordinance... Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that was already negotiated OUT of the deal.

In short, Council, please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

cc: Andrew.Moore@austintexas.gov City of Austin Case Manager
Post my letter to back-up on this case

Street address: 6209 Highland Hills Dr

Council District: District not found

From: [Jonathan Kaplan](#)
To: [Moore, Andrew](#)
Subject: Fwd: Austin Oaks PUD - Letter of Support
Date: Sunday, February 12, 2017 9:38:57 PM

Dear Mr. Moore,

I am writing to ask that you please post the letter that I sent to the Mayor and Council Members concerning the Austin Oaks PUD to back-up for the case.

Thank you for your time and assistance.

All the best, Jonathan Kaplan

Begin forwarded message:

From: "Jonathan Kaplan" <apache@austintexas.gov>
Subject: Austin Oaks PUD - Letter of Support
Date: February 12, 2017 at 9:36:04 PM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov,
district8@austintexas.gov, kathie.tovo@austintexas.gov,
district10@austintexas.gov

Cc: [REDACTED]

This message is from Jonathan Kaplan. [REDACTED]

Dear Mayor Adler and Council Members,

I am writing to express my support for the proposed Austin Oaks Planned Urban Development (PUD).

As a resident of Northwest Hills, I have been actively involved in the Austin Oaks PUD process since the first public meetings. At the first community forum held on August 19, 2014, I was one of the first speakers to stand and raise serious concerns about the traffic impact of the proposed PUD. At the time, I was in the midst of recovering from being hit by a car that came up on a sidewalk while I was walking near my home on Far West Blvd. I did not want increased traffic in my neighborhood or the attendant risks that it posed for pedestrians as well as the many children who walk and bike to our local schools every day, including my two daughters.

I continued my opposition to the Austin Oaks PUD until Spire Reality agreed to participate in the charrette process organized by the Northwest Austin Civic Association. I attended as many sessions of the charrette process as possible. By the end of the charrette, I moved from opposing the PUD to supporting the

preferred plan, which was developed during the course of the charrette.

The proposal that was passed on first reading on December 15, 2017 is, I believe, the best possible way to address the increased traffic that the area will face as this site is redeveloped. It includes important traffic mitigation including the reconfiguration of the intersection of Hart and Spicewood Springs. The proposed development also spreads traffic throughout the day by redeveloping it as a mixed-use development. As you know, if it were simply redeveloped according to current code, all of the additional traffic would be concentrated during morning and evening rush hour.

I believe that the plan proposed by Spire Reality is in keeping with the results of the charrette and represents the best direction for the property and my neighborhood. Among the many positives of the plan, it will significantly enhance my neighborhood through increased park space and restoration of the creek that runs through the property.

I encourage you to cast your vote in support of the proposal before you.

Thank you for your time and consideration.

Sincerely,

Jonathan Kaplan

Street address: 4102 Far West Blvd

Council District: 10

From: [Ken and Vallarie](#)
To: [Moore, Andrew](#)
Subject: Fwd: OPPOSE Austin Oaks PUD
Date: Saturday, February 11, 2017 5:00:38 PM

Andrew,

Please ensure that this correspondence is made part of the backup for the Austin oaks case.

Thank you.

Begin forwarded message:

From: "Vallarie Sinclair" <apache@austintexas.gov>
Date: February 6, 2017 at 4:16:46 PM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]
Subject: OPPOSE Austin Oaks PUD
Reply-To: [REDACTED]

This message is from Vallarie Sinclair. [REDACTED]

Council Members -

Having attended a number of City meetings regarding Austin Oaks, and having spoken to you during the December City Council meeting, I know that you are all aware of the issues around this development. While the neighborhood is generally (but not overwhelmingly) in support of redevelopment of the site, they are OVERWHELMINGLY opposed to redevelopment as a PUD. There is simply zero benefit or superiority connected to the developer's current land use plan. Housing is MINIMAL. Traffic and height are exceptional and completely out of character and context. Additionally, allowing height over 60 feet along the MoPac corridor opens up a dangerous precedent. This is just a glorified office park, with just enough housing and mixed use to try to appease the Council. If they are going to redevelop, they should be required to do so in a manner that is ACTUALLY superior and provides REAL benefit to the area. VMU is the best option for this location. VMU zoning provides the mixed-use benefits and increased housing that Council is seeking. VMU zoning and increased residential helps reduce traffic, lessens impact on trees, allows for better use of open space on the site, makes the area more of a neighborhood center and still allows the developer the opportunity to create Class A leasing space without having to build skyscrapers looming over the neighborhoods surrounding this development.

Because these developments impact (generally adversely) more than just their physical footprint, I ask that Council engage TxDOT, Travis County and AISD in examining the options for this development and the real world impacts tied to it.

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
 - * is opposed by > 40% of the property owners within 200';
 - * is deficient in housing (especially affordable, family-friendly units);
 - * does not adequately mitigate traffic impacts;
 - * kills too many trees (283 heritage and protected trees);
 - * exceeds 5-story building heights adjacent to neighborhoods along MoPac.
- Please oppose the Austin Oaks PUD (case C814-2014-0120).

Thank you,
Vallarie and Ken Sinclair

Street address: 7901 Ceberry Dr

Council District: 10

From: [Kathy Cramer](#)
To: [Moore, Andrew](#)
Subject: Oppose Austin Oaks PUD -- to be posted to backup
Date: Wednesday, February 08, 2017 3:43:38 PM

I live one-half mile west of the Austin Oaks office park; the PUD (Case C814-2014-0120), as currently proposed, will have a significant negative impact on those of us who live in the surrounding neighborhood.

The primary impact will come from the quadrupling of the already heavy traffic on Spicewood Springs and other area roadways. At present, it can sometimes take three traffic light cycles to get across MoPac from Spicewood Springs to Anderson; how much longer will it take when there are four times as many cars trying to do that?

I attended the entire charrette in January 2016 and found the proposed traffic mitigation solutions – and the developer’s funding offer – sadly inadequate.

Excessive building height is another major issue. Buildings higher than five stories are incompatible with the surrounding area and with existing development along this section of MoPac. The developer’s use of height above mean sea level measurements also clouds the issue, making it difficult to determine the actual height of the proposed buildings. Limiting building height to a maximum of five stories will also reduce the density of the development and reduce, at least partially, the increase in road traffic.

I urge you to protect the quality of life for this long-established, primarily residential neighborhood. There are alternative rezoning options, such as a VMU, that should be considered. Please vote against the proposed Austin Oaks PUD (Case C814-2014-0120). Thank you.

Kathryn Cramer
3700 Orrell Court, Austin TX 78731

Kathryn Cramer


512-909-8248

From: [Larry L](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD Case C814-2014-0120
Date: Sunday, February 12, 2017 12:09:52 PM

Post my letter to back-up on this case

Dear Mayor and Council Members

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits.
The Austin Oaks PUD:

is opposed by > 80% of the surrounding residents;
is opposed by > 20% of commercial and residential property owners within 200 ft ;
does not adequately mitigate dramatic traffic impacts, esp. Spicewood Springs & Greystone @ MoPac, setting a bad precedent for all along the key MoPac transit corridor a lifeblood to downtown Austin from the North and West;
cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
extends the current tree survey to 20 years -- a never before seen, unrealistic and unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme;
and again is asking for conflicting height measures to be included in the ordinance...
Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that was already negotiated OUT of the deal.

In short, Council, please oppose the Austin Oaks PUD (Case C814-2014-0120).
Thank you.

Larry Lay
4603 Cat Mountain Dr
Austin TX 78731

From: [Tela Mange](#)
To: [Moore, Andrew](#)
Subject: Fwd: Please OPPOSE Austin Oaks PUD
Date: Saturday, February 11, 2017 10:57:30 AM

Mr. Moore,
Please include this letter in the back up materials of this case.
Thank you.
Tela

----- Forwarded message -----

From: **Tela Mange** <apache@austintexas.gov>
Date: Sat, Feb 11, 2017 at 10:53 AM
Subject: Please OPPOSE Austin Oaks PUD
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov,
sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov,
kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]

This message is from Tela Mange. [REDACTED]

Thank you for reading this email regarding the Austin Oaks PUD. Please include my email in the back-up materials.

First off, I was disturbed to hear that more than two years of neighborhood comment on the Austin Oaks PUD zoning case was removed by staff from the record. Is this allowed under the Open Records Act? What is the City policy regarding records retention during open, active cases? Removing the letters -- the vast majority negative, I would be willing to guess -- does not make the neighborhood objections disappear.

The Austin City Council should reject the Austin Oaks PUD application as it is not superior -- as required by law -- because it requests several variances to the PUD ordinance.

Plus, the Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods.

Please oppose the Austin Oaks PUD (Case C814-2014-0120).

Thank you for your consideration.

Tela Mange
7104 Spurlock Dr.
Austin TX 78731

Street address: 7104 Spurlock Drive

Council District: 10

From: [Jenn](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Monday, February 13, 2017 8:52:22 AM

My neighborhood will be negatively impacted by this PUD. My family has lived here since 1982 and we have seen changes to the north and west of us along Research and 360. What once were beautiful greenbelts are now office and retail buildings. I wish that my children may still be able to experience a little of the Austin I grew up with.

I do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

is opposed by > 80% of the surrounding residents;
is opposed by > 20% of commercial and residential property owners within 200 ft ;
does not adequately mitigate dramatic traffic impacts, esp. Spicewood Springs & Greystone @ MoPac, setting a bad precedent for all along the key MoPac transit corridor a lifeblood to downtown Austin from the North and West;
cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
extends the current tree survey to 20 years -- a never before seen, unrealistic and unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme;
and again is asking for conflicting height measures to be included in the ordinance... Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that was already negotiated OUT of the deal.

In short, Council, please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

Jennifer Matyear

cc: Andrew.Moore@austintexas.gov City of Austin Case Manager

Post my letter to back-up on this case

From: [April L McCormack](mailto:April.L.McCormack@cityofaustintexas.gov)
To: [Moore, Andrew](mailto:Moore.Andrew@cityofaustintexas.gov)
Subject: Fwd: Oppose Austin Oaks PUD
Date: Sunday, February 12, 2017 9:27:16 AM

Please post as back up on case C814-2014-0120

From: "April McCormack" <apache@austintexas.gov>
Date: February 12, 2017 9:24:49 AM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov,
district8@austintexas.gov, kathie.tovo@austintexas.gov,
district10@austintexas.gov
Cc: [REDACTED]
Subject: Oppose Austin Oaks PUD
Reply-To: [REDACTED]

This message is from April McCormack. [REDACTED]

I am writing to voice my concern regarding the Austin Oaks PUD. I feel this will negatively impact my neighborhood in multiple ways and I do not accept the trade offs that diminish our quality of life.

My primary concerns are school and traffic. The schools are already bursting and do not have capacity - and while this housing is seen as being for elderly and low income, we know that families will move in based on the neighborhood and high quality schools.

In addition, traffic is already high and this plan does not mitigate traffic impacts. Mopac, Spicewood Springs and Mesa will all be impacted and all feed into our neighborhood.

I am also concerned with setting a precedent for other developments with building heights and cutting down heritage and protected trees.

There needs to be a new elementary school and more residential.

Please oppose the Austin Oaks PUD Case C814-2014-0120.

Thank you and please reach out if you would like to discuss further or need any further details from me.

April McCormack

Street address: 4201 Far West Blvd

Council District: 10

From: [Patricia Meador](#)
To: [Moore, Andrew](#)
Subject: Fw: OPPOSE Austin Oaks PUD
Date: Monday, February 13, 2017 1:46:01 PM

Please post my letter to back-up on this case. Thanks very much.

----- Forwarded Message -----

From: Patricia Meador <apache@austintexas.gov>
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]
Sent: Monday, February 13, 2017 1:40 PM
Subject: OPPOSE Austin Oaks PUD

This message is from Patricia Meador. [REDACTED]
Honorable Mayor and Council Members of the City of Austin

Please DO NOT allow Austin Oaks to INCREASE the density of what is one of Austin's finest, most diverse, and already densely populated neighborhoods. NW Hills was itself designed as a PUD, but our infrastructure has not kept up with EXISTING demand. We need better arterial roads, feeder schools, and traffic patterns within and bordering NW Hills, NOT more density and the traffic it brings. I think there are better places in Austin to encourage this kind of growth. Please vote against the Austin Oaks PUD.

Thanks very much for your consideration,

Patricia Meador
Street address: 4310 Far West Blvd
Council District: 10



To: Mayor Adler and Members of the Austin City Council

From: The North Shoal Creek Neighborhood Association

Subject: Upcoming Vote on the Austin Oaks PUD

The North Shoal Creek Neighborhood will be negatively impacted by the Austin Oaks PUD. Any benefits Austin may receive from the PUD will be offset by far by its negative impacts, especially in terms of increased traffic in our neighborhood. We are particularly disturbed that, despite long and intense negotiations, nothing will be done to mitigate the PUD's traffic effects east of Mo-Pac, especially on Anderson Lane and Steck Avenue.

Our membership has voted to oppose the Austin Oaks PUD as has our Board of Directors. We participated in a poll of our area which showed three out of four residents opposed to it. The North Shoal Creek Neighborhood Association continues to oppose the Austin Oaks PUD for the following reasons:

- it does not adequately mitigate traffic impacts east of Mo-Pac
- it removes too many trees (283 at last count)
- it establishes a precedent for 5-story buildings adjacent to neighborhoods along Mo-Pac
- it provides too few housing units, especially affordable and family-friendly ones

Please vote NO to the Austin Oaks PUD when it comes before you on February 16th.

Thank you.

Amelia Cobb, President

North Shoal Creek Neighborhood Association

From: [Patricia Orlosky](mailto:Patricia.Orlosky@cityofaustin.com)
To: [Moore, Andrew](mailto:Andrew.Moore@cityofaustin.com)
Subject: Fwd: Subject: OPPOSE Austin Oaks PUD
Date: Sunday, February 12, 2017 11:10:53 AM

Begin forwarded message:

From: "Patricia A Orlosky" <apache@austintexas.gov>
Subject: **Subject: OPPOSE Austin Oaks PUD**
Date: February 12, 2017 at 11:04:21 AM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov,
district8@austintexas.gov, kathie.tovo@austintexas.gov,
district10@austintexas.gov
Cc: [REDACTED]
Reply-To: [REDACTED]

This message is from Patricia A Orlosky. [REDACTED]

My husband and I are strongly opposed to the Austin Oaks PUD, as are all of the neighbors that we have talked to.

We don't approve of the increase in traffic without extensive mitigation.

We don't approve of the change in the quality and character of the neighborhood

- tall buildings in midst of lower profile neighborhood
- cutting mature trees

We don't approve of changed zoning codes that

- change the "rules" for established residents and businesses
- allow greater latitude for future changes not in the immediate plan.

We don't believe that this is the only way Austin can grow.

PLEASE oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

P.A. Orlosky

cc: Andrew.Moore@cityofaustin.com City of Austin Case Manager

Post my letter to back-up on this case

Street address: 6301 HUNTCLIFF DR, AUSTIN, TX, 78731

Council District: 10

From: [Bob Peterson](#)
To: [Moore, Andrew](#)
Cc: [Bob Peterson](#)
Subject: FW: OPPOSE Austin Oaks PUD
Date: Sunday, February 12, 2017 9:11:26 AM

Dear Mr. Moore:
Please post my letter to back-up on this case.
Thank you,
Bob Peterson

From: Bob Peterson [mailto:apache@austintexas.gov]
Sent: Sunday, February 12, 2017 9:05 AM
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]

Subject: OPPOSE Austin Oaks PUD

Please oppose the Austin Oaks PUD (Case C814-2014-0120).

cc: Andrew.Moore@austintexas.gov City of Austin Case Manager
Please post my letter to back-up on this case.
Thank you,
Bob Peterson

Street address: 3910 Greenmountain Lane

Council District: 10

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7998 / Virus Database: 4756/13940 - Release Date: 02/12/17

From: [REDACTED]
To: [Moore, Andrew](#)
Subject: Zoning change for Austin Oaks Planned Unit Development, C814-2014-0120
Date: Thursday, February 09, 2017 10:52:37 PM

The Summerwood Homeowners Association requests that the City of Austin deny the current Austin Oaks Planned Unit Development (PUD) zoning application.

We also request that this letter be included in the Zoning and Platting Commission back-up materials.

Sincerely,

Julie Rawlings
President,
Summerwood Homeowners Association

Sent from [Mail](#) for Windows 10

From: [Beverly Roland](#)
To: [Moore Andrew](#)
Subject: OPPOSE AUSTIN OAKS PUD!
Date: Sunday, February 12, 2017 4:08:51 PM

Dear Mr. Moore:

Below is a copy of the email I just sent to the Austin City Council and Mayor Steve Adler. If we had received a chance to sign the petition to oppose the Austin Oaks PUD request, my husband and I would have signed it. That said, here are some of our reasons for opposing this development.

=====

Your Name: Beverly & Richard Roland
Your e-mail address: [REDACTED]
Subject: **OPPOSE Austin Oaks PUD**
Message: Message to the full Austin City Council & Mayor Steve Adler:

Re: Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

My neighborhood and family will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to build on a vacant piece of property. Here are some very important facts to consider:

The Austin Oaks PUD:

- 1) Is opposed by more than 80% of the surrounding residents;
- 2) Is opposed by more than 20% of commercial and residential property owners within 200 ft;
- 3) Does not come close to adequately mitigate dramatic traffic impacts, especially on Spicewood Springs and Greystone at MoPac. ;
- 4) Sets a bad precedent for all along the key MoPac transit corridor, a major road to downtown Austin from the North and West, that is already a "parking lot" at rush hours;
- 5) Cuts down too many mature trees (283 Heritage, Protected and Regulated trees, which is 37% of the surveyed trees on the property);
- 6) Extends the current tree survey to twenty (20) years (which never before has been seen, is unrealistic and an unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
- 7) Exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme; and
- 8) Again is asking for conflicting height measures to be included in the ordinance.

Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that WAS ALREADY NEGOTIATED OUT of the deal. The applicant says things that aren't true and makes promises that he has no intention to keeping. He is a master of manipulating people so beware! For example, the developer would pay \$628,000 of the \$2,015,000 worth of improvements that the developer said were needed! That is only about 31% of the total cost meaning the taxpayers would have to pay the rest! That is NOT what the deceptive phone survey we got indicated It indicated that they would pay it all!!

Respectfully to the Council and Mayor, in short, please, please OPPOSE the Austin Oaks PUD (Case C814-2014-0120). Thank you.

Beverly & Richard Roland

cc: Andrew.Moore@austintexas.gov
City of Austin Case Manager

Street Address: 7600 Almond Cove, Austin, TX 78750
District 10

--

Beverly Roland

512-343-7988

From: [Wade Shaw](#)
To: [Moore, Andrew](#)
Subject: AGAINST Austin Oaks PUD
Date: Sunday, February 12, 2017 1:02:06 PM

Dear Sir:

Please Post my letter to Council and Mayor to the Council back up for the Austin Oaks PUD case.

Thank you.

Wade Shaw, 4310 Far West Blvd, District 10 78731

Honorable Mayor Council Members of the City of Austin

I have lived at 4310 Far West Blvd for 23 years, and have followed with great interest the Austin Oaks PUD application in Northwest Hills from its inception.

Please DO NOT allow Austin Oaks to INCREASE the density of what is one of Austin's finest, most diverse, and densely populated neighborhoods which was itself designed as a PUD. Our infrastructure is over capacity now. Not without trying, our City has done absolutely nothing to materially enhance the infrastructure of arterial roads, feeder schools, and traffic patterns within, or bordering NW Hills.

There are better places to increase City density. For example, I have seen predictions that the real property at Austin State School and Austin State Hospital will eventually be opened for real estate development by our Legislature, just like the TXDOT property at the Grove. UT Austin could also lease the old MCC property for development at any time, as it has done with the Shops at Arbor Walk and would like to do with Lions {Muni} Golf Course.

Please be patient, Austin density will increase, but we need it to increase where the City can afford to provide adequate service, or we will not continue to attract growth.

Thank you for your attention,

Wade Shaw

Street address: 4310 Far West Blvd

Council District: 10

From: [Melissa S](#)
To: [Moore, Andrew](#)
Subject: Request: post to back up on Austin Oaks case
Date: Wednesday, February 08, 2017 7:20:34 PM

Please add this email to the backup on the Austin Oaks case:

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * the proposal needs more residential to address Austin's highest need and lower trip counts, a new elementary in the area in the Nov. 2017 AISD Bond can handle it;
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council, Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

Melissa

From: [Joe Sherfy](#)
To: [Moore, Andrew](#)
Subject: Oppose. Austin Oaks PUD
Date: Monday, February 13, 2017 12:30:15 PM

While I co-own an office at 4131 Spicewood Springs Rd. I am not in favor on the Austin Oaks PUD.

We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- * is opposed by > 80% of the surrounding residents;
- * is opposed by > 20% of commercial and residential property owners within 200';
- * the proposal needs more residential and affordable housing to address Austin's highest need, consider VMU instead;
- * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

Council,

Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you."

Joe Sherfy
Austin, Tx

512-338-4530 Fax 512-794-9114

From: [Karen Whitehead](#)
To: [Moore, Andrew](#)
Subject: Fwd: OPPOSE THE PUD
Date: Sunday, February 12, 2017 5:50:39 PM

Hi Andrew,

Please see my opposition to the development in my neighbor. This email has been sent to the Steve Adler and the council members. Please feel free to reach out to me if you have any questions.

Thank you for your time and service.

Best regards,
Karen Whitehead
512.422.5413

----- Forwarded message -----

From: **KAREN WHITEHEAD** <apache@austintexas.gov>
Date: Sun, Feb 12, 2017 at 5:45 PM
Subject: OPPOSE THE PUD
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]

This message is from KAREN WHITEHEAD. [REDACTED]

My neighborhood will be negatively impacted by this PUD. We do not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- is opposed by > 80% of the surrounding residents;
- is opposed by > 20% of commercial and residential property owners within 200 ft ;
- does not adequately mitigate dramatic traffic impacts, esp. Spicewood Springs & Greystone @ MoPac, setting a bad precedent for all along the key MoPac transit corridor a lifeblood to downtown Austin from the North and West;
- cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- extends the current tree survey to 20 years -- a never before seen, unrealistic and unnecessary extension of a survey done in 2013 to avoid accurately characterizing mature trees. Five years is the standard;
- exceeds compatibility building height requirements adjacent to neighborhood properties in the extreme;
- and again is asking for conflicting height measures to be included in the ordinance... Do NOT allow this applicant to add back in the higher Mean Sea Level (MSL) standard that was already negotiated OUT of the deal.

"In short, Council, please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you."

Street address: 8200 NEELEY DR, AUSTIN, TX, 78759

Council District: 10

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