

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0083 (River Place)

Z.A.P. DATE: December 15, 2015

ADDRESS/PROJECT LOCATION: Milky Way Drive

January 19, 2016

July 5, 2016

DISTRICT AREA: 6 & 10

September 20, 2016

October 18, 2016

OWNER/APPLICANT: Berta Bradley

November 15, 2016

December 20, 2016

AGENT: McLean & Howard, LLP (Jeff Howard)

January 17, 2017

February 21, 2017

ZONING FROM: DR

TO: SF-2-CO*

AREA: 42.064 acres
(1,832,307.84 sq. ft.)

* On October 7, 2016, the applicant stated in an e-mail that they are proposing a conditional overlay to limit the property to a maximum of 82 residential dwelling units. In addition, the applicant submitted a letter on February 15, 2017 stating that they would like to amend this rezoning case to limit the vehicular trips per day to 2,000 and the maximum total dwelling units to 82, which is less than 2 units per acre (Please see Attachment B).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1-CO, Single-Family Residence-Large Lot-Conditional Overlay Combining District, zoning. The conditional overlay will limit the size of each lot on the property to a minimum of 30,000 sq. ft. and will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING & PLATTING COMMISSION RECOMMENDATION:

12/15/15: Approved staff's request for a postponement to January 19, 2016 by consent (7-0);
B. Evans-1st, S. Lavani-2nd.

01/19/16: Approved staff's request for an indefinite postponement by consent (10-0); T. Weber-1st,
S. Lavani-2nd.

07/05/06: Approved staff's request for postponement to September 20, 2016 on consent agenda (10-0,
T. Weber-absent); A. Denkler-1st, S. Harris-2nd.

9/20/16: Postponed to October 18, 2016 at the staff's request (8-0, S. Harris and D. Breithaupt-absent,
A. Denkler-arrive late); G. Rojas-1st, S. Lavani-2nd.

10/18/16: Approved staff/applicant's request for a postponement to November 15, 2016 by
consent (10-0, J. Kiobassa-absent); G. Rojas-1st, S. Lavani-2nd.

11/15/16: Postponed to December 20, 2016 at the applicant's request (6-3, D. Breithaupt and
G. Rojas-absent); S. Harris-1st, B. Evans-2nd.

12/20/16: Postponed to January 17, 2017 at the neighborhood's request (8-0, D. Breithaupt, A. Denkler, S. Harris-absent); T. Weber-1st, G. Rojas-2nd.

1/17/17: Postponed to February 21, 2017 at the applicant's request (10-0, D. Breithaupt-absent); A. Denkler-1st, G. Rojas-2nd.

2/21/17: Approved the staff's recommendation for SF-1-CO zoning, with conditions (6-4, S. Lavani, G. Rojas, T. Weber and B. Evans-No); J. Kiolbassa-1st, J. Duncan-2nd.

DEPARTMENT COMMENTS:

The subject property is approximately 42 acres of undeveloped land located in the limited purpose jurisdiction boundary of the City of Austin. The property is mostly surrounded by undeveloped and/or preserve land with the exception of the single family homes located to the west and along Milky Way Drive. The property has access to public right-of-way by a stub out from Milky Way Drive.

The applicant has requested a rezoning to SF-2 so that the 42 acres may be subdivided into 82 lots for single family residential use.

The staff recommends SF-1-CO zoning at this location because the site under consideration meets the intent of the Single-Family Residence-Large Lot zoning district. The property is heavily wooded and has topographical constraints that may be challenging to development on this tract of land. SF-1-CO zoning will permit the applicant to develop single-family residential lots that are consistent with the approved residential densities to the west of this site along Milky Way Drive. In addition, the property is in an area that has not been identified for an increase in density in the Imagine Austin Comprehensive Plan and the site is not located in the Desired Development Zone. This tract of land is located next to preserve land (Balcones Preserve Land) where there is a wildland fire concern. The access from this site will be to Milky Way Drive, a local road that ends in a cul-de-sac, which connects to River Place Boulevard that provides primary access for the residential developments to FM 2222 Road.

The applicant does not agree with the staff's recommendation.

ISSUES:

The Riverplace Home Owners Association and the residents on Milky Way Drive are strongly opposed to the density that the SF-2 zoning district would allow primarily due to concerns that additional traffic will only add to the traffic problems that are associated with the intersection of FM 2222 and Riverplace Boulevard. Representatives of the HOA and residents of Milky Way Drive have met with staff to express their concerns relating to traffic and connectivity in the general area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR	Undeveloped
<i>South</i>	DR	Undeveloped
<i>East</i>	DR	Undeveloped – City of Austin -Balcones Preserve Land
<i>West</i>	DR and SF-1-CO	Undeveloped and Residential (Preserve of River Place)

NEIGHBORHOOD PLANNING AREA: N/A

NTA: Yes

WATERSHED: West Bull Creek Watershed

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Friends of Austin Neighborhoods
Steiner Ranch Community Association
River Place HOA
Sierra Club, Austin Regional Group
Bike Austin
Long Canyon Phase II & III Homeowners Assn. Inc.
Long Canyon Homeowners Assn.
2222 Coalition of Neighborhood Associations Inc
Bull Creek Foundation
Glenlake Neighborhood Association
Leander ISD Population and Survey Analysts
Lake Austin Collective
The Real Estate Council of Austin, INC.
SELTEXAS

SCHOOLS: Leander I.S.D. Schools

River Place Elementary School
Four Points Middle School
Vandergrift High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0037 – Coelho Living Trust; 5833 Riverplace Boulevard	I-RR to SF-2	4/21/2015 – Approved SF-2 zoning.	5/14/2015 – Approved SF-2 zoning.
C14-06-0184 – Austin Christian Fellowship Phase II; 6401 Riverplace Boulevard	DR to NO	10/3/2006 – Approved NO-CO zoning.	11/2/2006 – Approved NO zoning.
C14-06-0095 – Lot 9-A, The Preserve at Riverplace, Section 2, Block B, Lots 8&9; Resubdivision	DR to SF-1	6/6/2006 – Approved SF-1-CO zoning.	7/27/2006 – Approved SF-1-CO, with CO limiting vehicle trips to 2,000 per day.

– Milky Way Drive			
C14-06-0094 - LOT 8-A; THE PRESERVE AT RIVERPLACE, SECTION 2, BLOCK B, LOTS 8 & 9; RESUBDIVISION; Milky Way Drive	DR to SF-1	6/6/2006 – Approved SF-1-CO zoning.	7/27/2006 – Approved SF-1-CO, with CO limiting vehicle trips to 2,000 per day.
C14-02-0156 – River Place Two; Riverplace Boulevard	SF-5 to SF-6	12/3/2002 – Approved SF-6 zoning.	1/9/2003 – Approved SF-6 zoning.
C14-01-0121 – Austin Christian Fellowship; 6401 Riverplace Boulevard	RR to NO	9/25/2001 – Denied NO-CO zoning request.	12/6/2001 – Approved NO-CO, with CO limiting vehicle trips to 2,000 per day.
C14-99-2130 – Austin Christian Fellowship; 6401 Riverplace Boulevard	DR to GR	9/26/2000 – Approved NO-CO zoning.	10/26/2000 – Approved NO-CO, with CO limiting vehicle trips to 2,000 per day.
C14-98-0068 – Riverplace Estates; Riverplace Boulevard		7/7/1998 – Approved RR zoning.	9/3/1998 – Approved SF-1-CO zoning with CO for no more than 49 residential units may be developed on the property. Each lot must be a minimum of 30,000 sq. ft. (.688 acres)
C14R-87-073 – City of Austin W & WW (Four Points Reserve); Bonaventure Drive	RR to P	8/4/1987 – Approved P zoning.	11/12/1987 – Approved P zoning.

RELATED CASES: C14-2015-0084

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Milky Way Drive	50 ft.	30 ft.	Local	Yes	No	No

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

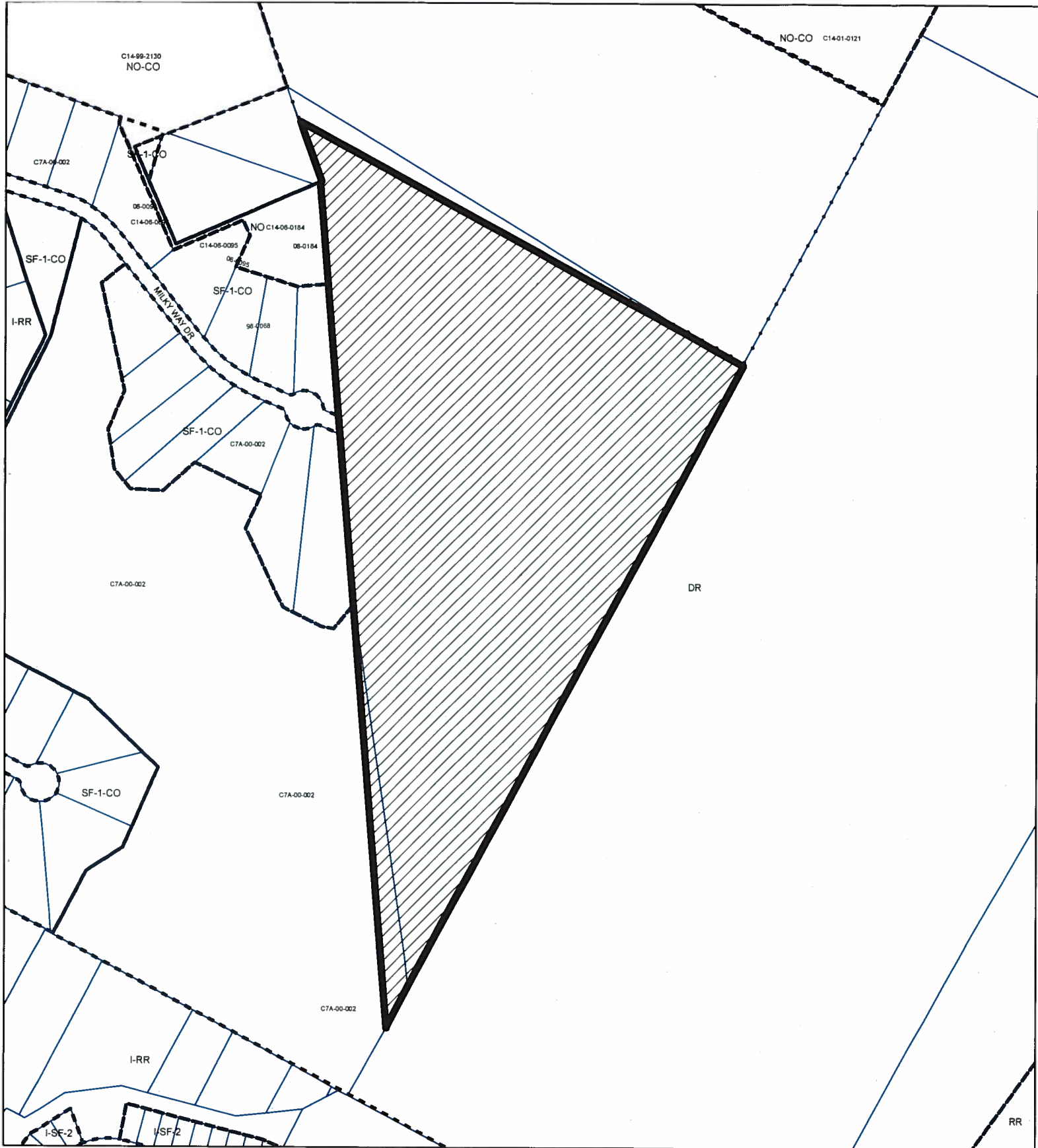
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

EMAIL: sherri.sirwaitis@austintexas.gov



ZONING

Zoning Case: C14-2015-0083

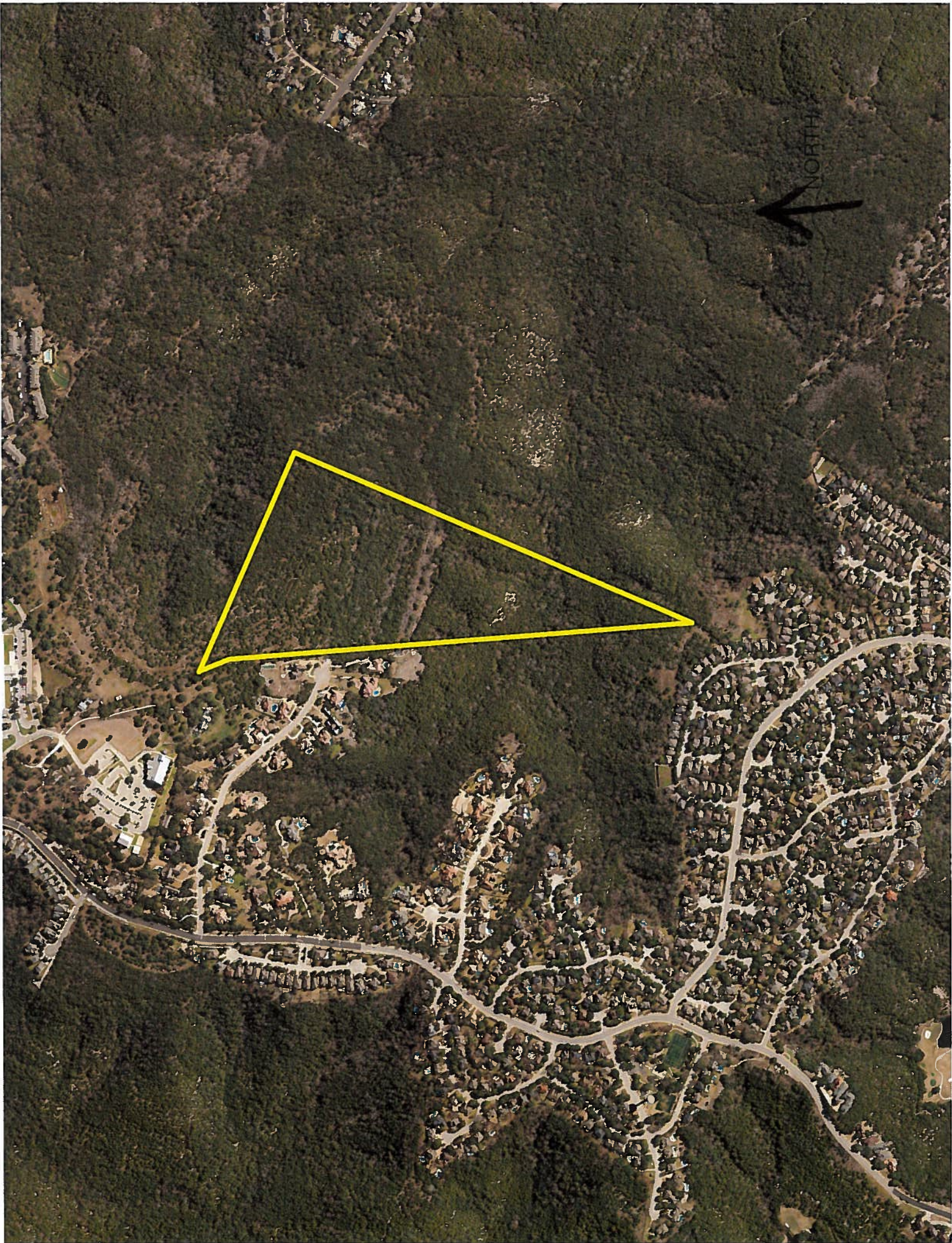
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





STAFF RECOMMENDATION

The staff's recommendation is to grant SF-1-CO, Single-Family Residence-Large Lot-Conditional Overlay Combining District, zoning. The conditional overlay will limit the size of each lot on the property to a minimum of 30,000 sq. ft. and will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum—Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

The property in question meets the intent of the SF-1 district as there are topographical constraints that may be challenging to development on this tract of land.

2. *Zoning should be consistent with approved and existing residential densities.*

The staff's recommendation for SF-1-CO zoning at this location is consistent with the approved residential densities surrounding this site. The existing lots developed along Milky Way Drive to the west were zoned SF-1-CO through case C14-98-0068 and are subject to the same 30,000 minimum square footage size limitation.

3. *Zoning should allow for reasonable use of the property.*

The staff's recommendation of SF-1-CO zoning will permit the applicant to develop this tract of land with up to a maximum of 60 single family residential units, without accounting for topography, impervious cover limitations, right-of-way and improvements and utility extensions. The property will take access to Milky Way Drive to the east, which is considered a local collector street.

EXISTING CONDITIONS

Site Characteristics

The subject tract is approximately 42 acres of undeveloped land that is heavily wooded and has topographical constraints.

Comprehensive Planning

This zoning case is located on the east end of Milkyway Drive, on an undeveloped parcel that is approximately 42 acres in size. The property is located in an area of Austin without an adopted neighborhood plan. Surrounding land uses includes vacant land to the north, south, and east, and single family subdivision and a large church to the west. The River Place Elementary School is located a mile away. The proposed use is a 110 unit single family subdivision, with the price as presented by the developer being between \$700,000 to \$900,000 per unit. The proposed subdivision will include a pool, clubhouse, pocket parks, trails, recreation areas, with 14.9 acres of open space. This proposed subdivision is also located within one mile of a CapMetro bus stop.

Imagine Austin

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The site is also located over the Edwards Aquifer Recharge Zone. An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and “contribute” water to the aquifer.

Based on the comparative scale of this site relative to other residential subdivisions in the vicinity, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning. However, due to the site’s location within an environmentally sensitive area (over the Edwards Aquifer), there will be at the site planning stage if this property is ever redeveloped, an environmental review to determine if any critical environmental features are located on the site.

Environmental

The site is partially located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The DR zoning district allows up to 15,000 sq. ft. of impervious cover. The SF-2 zoning district allows a maximum of 45% impervious cover. However, the subject tract is located in the Drinking Water Protection Zone and is classified as a Water Supply Suburban Watershed. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

Therefore, the impervious cover limits for this particular property are governed by the watershed regulations rather than by the zoning district.

Note: The most restrictive impervious cover limit applies.

Site Plan

No comments.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Transportation

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Please provide the traffic counts. Contact the Transportation Reviewer if you have any questions. LDC, Sec. 25-6-114. Results will be provided in a separate memo (Please see Attachment A).

If the requested zoning is granted, it is recommended at the time of Subdivision or Residential Permitting Review, for the right-of-way of Milky Way Drive to be extended through the property and stub out to the north property line. This provides future connectivity in accordance with the City of Austin Complete Streets Policy Ordinance #20140612-119.

If the requested zoning is granted, it is recommended as part of the conditions, to dedicate a minimum of 15 ft. public pedestrian, bicycle, multi-purpose easements every 900 feet that will connect to the north, east, south, and west of the property for future pedestrian connection. The exact location and dimension of the easement(s), if it shall be required per zoning, shall be determined at the time subdivision or site plan, whichever comes first.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. There are currently no City mains within 100 feet of this property. As such water and or wastewater service extension request applications would be required to determine the required improvements by the landowner to obtain City service. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



INTERNAL MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
Planning & Zoning Department

CC: Jeffrey Howard, McLean & Howard, LLP

FROM: Natalia Rodriguez, Planner II
Development Services Department

DATE: October 10, 2016

SUBJECT: Neighborhood Traffic Analysis for River Place
Zoning Case # C14-2015-0083

The Transportation Review section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 42.064-acre tract is located in northwest Austin at the end of Milky Way Drive. The site is currently zoned Development Reserve (DR) and is vacant. Zoning to the immediate north is development reserve (DR), however, it is currently under review for a zoning change to general office (GO). To the west, zoning is single family residence large lot (SF-1) and to the east and south is development reserve (DR). The zoning request is for Single Family Residence Standard Lot – Conditional Overlay (SF-2-CO) to allow for the construction of single family residences.

24-hour traffic counts were taken on Wednesday, September 2, 2015. The traffic volume on Milky Way Drive was 407 vehicles per day. The applicant has agreed to a Conditional Overlay (CO) limiting the site to a maximum 82 dwelling units. The NTA will be conducted under the assumption that no more than 82 dwelling units will be constructed on the site.

Roadways

The tract has access to Milky Way Drive. Milky Way Drive is classified as a Local Road and is the sole access to the site. The roadway currently has curb and gutter with 50' of right-of-way and 30' of pavement width. Sidewalks exist on the majority of developed property and sidewalks are required for the proposed development.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition, the proposed 42.064 acre development, with the requested zoning of SF-2, could potentially generate up to 3,053 trips at maximum build out, excluding all setbacks and impervious cover limits. However, the applicant has agreed to limit the density to 82 dwelling units; therefore the trip generation has been adjusted.

Table 1.		
Zoning	Size	Trip Generation
SF-2	42.064 acres, 304 d.u.	2,921
	82 d.u.*	875
TOTAL		875*

*Per the Conditional Overlay a maximum of 82 dwelling units shall be allowed. Per the ITE Trip Generation Manual, 9th Edition, 82 dwelling units will generate approximately 875 daily trips.

Table 2 presents the expected distribution of the generated trips:

Table 2.	
Street	Traffic Distribution by Percent
Milky Way Drive	100%
TOTAL	100%

Table 3 presents a comparison of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Milky Way Drive	407	875	1,282	315%

According to Section 25-6-116 of the Land Development Code, local streets are operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic study area.

Recommendations/Conclusions

1. The neighborhood traffic analysis was required because the projected number of vehicle trips generated by the project exceeds 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation.
2. The potential trips generated by a maximum of eighty-two (82) single family residential units, in combination with the existing traffic of Milky Way Drive, respectively, do not exceed the thresholds set forth in the LDC 25-6-116.
3. To mitigate the increased traffic on Milky Way Drive and to encourage pedestrian and bicycle connectivity to the surrounding uses in the area, staff recommends, and applicant agreed, to dedicate a minimum 15 ft. pedestrian and bicycle public access easement connecting Milky Way Drive to the north property line.
4. To mitigate the increase of traffic on Milky Way Drive and to comply with the Land Development Code block length standards, it is recommended that vehicular stub out connections be made to the north and south property lines. The connection location is to be reviewed during subdivision review process.
5. The intensity and uses for this rezoning are limited to less than 82 dwelling units.

If you have any questions or require additional information, please contact me at Natalia.Rodriguez@austintexas.gov or (512) 974 – 3099.



Natalia Rodriguez, Planner II
Scott A. James, P.E., PTOE
Development Services Department/Land Use Review - Transportation



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phone 512.328.2008
fax 512.328.2409
www.mcleanhowardlaw.com

February 15, 2017

Greg Guernsey, Director
Planning & Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

via email delivery

RE: Disregard Request Regarding Zoning Case C14-2015-0083 and C14-2015-0084;
Amend Zoning Cases to Included Conditional Overlay

Dear Mr. Guernsey:

This letter is to request the withdrawal and disregard of the previous letter dated February 14, 2017 regarding the revision of Zoning Case No. C14-2015-0083 and the withdrawal of Zoning Case No. C14-2015-0084. Please continue for consideration the two cases in their current form under the two separate above-referenced zoning case numbers with amendments to the language of the conditional overlays provided below.

Please note that both tracts are under common ownership. Development of each tract is intensely tied to the other in that the rezoning for both tracts must be approved for development of the properties to progress. Pursuant to Section 25-2-245 of the Austin Code of Ordinances, consideration of the two zoning cases is required to occur concurrently. However, contrary to previous assurances from staff that consolidation of the two cases would not create any notice issues, the previous attempt to ensure the cases are considered together have resulted in such issues. Therefore, I respectfully request the previous consolidation request be disregarded.

Additionally, please amend each of the zoning cases to include the following conditional overlays:

C14-2015-0083: Limit the vehicular trips per day to 2,000 and the maximum total dwelling units to 82, which is less than 2 units per acre.

C14-2015-0084: Restrict development to the regulations associated with the Neighborhood Office district (NO), limit the vehicular trips per day to 2,000, and permit only those primary and accessory uses required to operate the Autism Center and those required by the City to comply with Fair Housing and other legal requirements. The primary and accessory uses required to operate the Autism Center include, but are not limited to: (i) congregate and group living, (ii) family visitation

and overnight stays, (iii) therapeutic equestrian and gardening, (iv) medical offices for visiting physicians, (v) nursing facilities, (vi) classrooms and studios, and (vii) onsite café for residents, employees and visitor.

Please consider the zoning requests for each tract to be amended accordingly and disregard the previous letter dated February 14, 2017. Should you have any questions regarding this information, please contact me at 512-328-2008.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey S. Howard". The signature is fluid and cursive, with the first name "Jeffrey" and last name "Howard" clearly distinguishable.

Jeffrey S. Howard
McLean & Howard, LLP

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Jul 5, 2016, Zoning and Platting Commission

Heather Haase
Your Name (please print)

☐ I am in favor
☒ I object

10044 Scull Creek Dr

Your address (if affected by this application)

Victoria Haase
Signature

Date

7-5-16

Daytime Telephone: 512-544-7970

Comments:

The area you are wanting to build in will decrease our property value by ~~20%~~ obstructing and interfering with our current view.

This is also very close to Dr's the current preserve area that we thought was protected from Expansion.

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Jul 5, 2016, Zoning and Platting Commission

MATTHEW ACHER

Your Name (please print)

10044 SCULL CREEK

Your address(es) affected by this application

MATTHEW ACHER

Signature

Daytime Telephone: 512-615-4321

Date

7-5-16

Comments:

The area you are looking to build in will decrease the value of our lot by changing & interfering with our view.

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Jul 5, 2016, Zoning and Platting Commission

Kyle Kysart

Your Name (please print)

10048 Skull Creek Dr.

Your address(es) affected by this application

Kyle Kysart

Signature

Daytime Telephone: (512) 589-9479

Date

7-29-16

Comments: We purchased the home on the premise that types of rezoning, such as these, would not occur.

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Jul 5, 2016, Zoning and Platting Commission

Kayla Kephart
Your Name (please print)

10048 Scull Creek Drive
Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

(512) 755-3749
Daytime Telephone

Comments:

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

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Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Jul 5, 2016, Zoning and Platting Commission

Kendra Anita Kede
Your Name (please print)

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

10208 Milkey Way Drive
Your address(es) affected by this application

[Signature] 6/28/16
Signature Date

Daytime Telephone: 512-331-2020

Comments: We have responded to this request previously, with the area that is being requested and the density of homes requested is not supported. It is with the poor over crowded road infrastructure as well as the existing density in the nearby area of homes.

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

City of Austin
Planning & Zoning Department
Victoria Haase
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Jul 5, 2016, Zoning and Platting Commission

Joyce Chris

Your Name (please print)

10040 Scull Creek Dr

Your address(es) affected by this application

Joyce M. Conin

Signature

Daytime Telephone: (512) 349-7033

Date

6/23/16

Comments: WE CANNOT HANDLE THE

NO. OF TRAFFIC. WE ARE

OVERWHELMED AS IT IS.

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

2222 Coalition of Neighborhood Associations, Inc.
10601 FM 2222, Suite R #11
Austin, TX 78730

February 1, 2016

Delivery Via Email

To: City of Austin: Attn: Tori Haase (email: Tori.Haase@austintexas.gov)

RE: Case: C14-2015-0083 (Milky Way)

Dear Ms. Haase:

2222 Coalition of Neighborhood Associations (2222 CONA) supports River Place HOA (RP HOA) in opposition to the subject rezoning application as it has been presented to date. 2222 CONA is not opposed to development of the subject property. Quite the contrary, we would like to assist both the RP HOA and the owner's developer, Milestone Community Builders, in exploring all options and hopefully finding a mutually acceptable compromise that would allow the development of an appropriate number of homes on the property.

The rezoning application that has been submitted to the city requests to change the zoning from DR to SF-2. 2222 CONA believes that SF-1 zoning is more appropriate since SF-1 is the predominant zoning for the surrounding neighborhood, including the existing 23 homes on Milky Way Drive which are on lots of at least one acre in size and are zoned SF-1.

Based on the information in the zoning application, the clear intent is to place large homes on very small lots. This is at variance with the style of the neighboring homes on Milky Way Drive and other nearby portions of River Place. The minimum lot size should be 35,000 square feet to comfortably accommodate the large houses and maintain some compatibility with the existing neighborhood.

Milky Way Drive is a narrow residential street appropriate for access to a relatively small neighborhood. It cannot provide safe access to the scale of development implicit in SF-2 zoning of a large tract. However, Milky Way is the only public street to which the subject property has access as it is otherwise surrounded by other private tracts and Balcones Canyonlands Preserve property.

Additionally Milky Way Drive has only one intersection with another public street – River Place Blvd. Our understanding is that no improvements to this intersection are contemplated by the prospective property owner to safely handle the increased traffic, both vehicular and pedestrian, generated by an SF-2 zoned development. This intersection provides the only pedestrian access from the proposed neighborhood to the nearby River Place Elementary School.

The proposed SF-2 development would add 4 to 5 times as much traffic exiting from Milky Way Drive to River Place Blvd. as currently exists. At peak hours, the intersection of River Place Blvd. and RM 2222 is one of the most congested intersections in Texas. A development of this size would place considerable increased strain on an intersection that already operates at an unacceptable level.

Because of the above compatibility, access and traffic impact issues, 2222 CONA requests that this property be zoned at an intensity of no more than SF-1 with an additional restriction on minimum lot size (35,000 square feet.) We thank you in advance for your consideration of our concerns as well as those of the River Place community.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Torgrimson", written in a cursive style.

Peter Torgrimson
President

COATS | ROSE

A Professional Corporation

JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

November 23, 2015

Via Email and Regular Mail

Milestone Community Builders
c/o Jeff S. Howard
MCLEAN & HOWARD, LLP
Barton Oaks Plaza, Building II
901 S. Mopac Expressway, Suite 225
Austin, TX 78746

Milky Way Home Owners
c/o Steve O. Drenner
DRENNER GROUP, PC
200 Lee Barton Drive, Suite 100
Austin, TX 78704

Re: Zoning Case Number C14-2015-0083 and
Zoning Case Number C14-2015-0084

Dear Jeff and Steve.

As you are aware we represent the Austin Christian Fellowship, the "Fellowship," an owner of real property adjacent to a proposed single family development and a proposed residential treatment facility for the care of persons suffering with autism. Many members of the Fellowship congregation are acutely aware of these proposed developments. And, the proposed development will have a profound and long lasting effect on the property of the Fellowship.

The Fellowship has been asked to variously support and oppose the proposed single family project. The Fellowship has taken these requests very seriously and has engaged in efforts to educate the board of the Fellowship as to the benefits and burdens that both projects will have on the operations of the Fellowship and the property of the Fellowship.

Although the Fellowship feels that the single family development can be a valuable and compatible part of the River Place community, and that the autism center will definitely be an asset to our community and the mission of the Fellowship, there are unresolved variables outstanding that make it impossible for the Fellowship to unqualifiedly support the pending applications.

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS
4819-2718-6219.v1

November 23, 2015

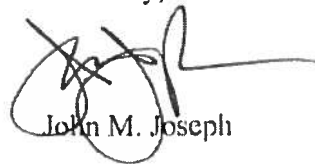
Page 2

For these and other reasons the Fellowship will not be able to support the pending applications in their current form.

Please understand that the Fellowship wishes to be a bridge and not a wall between the developer and the neighborhood. The Fellowship wishes to serve the function, as much as possible, of a facilitator. The Fellowship wishes that your representative sides will come together with a plan that accommodates the desires of the neighborhood and the development.

But, be aware that the Fellowship reserves the unilateral right, in the event it feels that either interest is not acting in good faith, to either join in the opposition petition or indicate to the City of Austin its support for the zoning applications. This said, the Fellowship encourages the applicant, the Milky Way home owners and the River Place Home Owners Association to continue to work with the Fellowship and each other in good faith to resolve the outstanding unsettled issues.

Sincerely,



John M. Joseph

cc: Tori Haase, Case Manager
 City of Austin
 Development Services Dept.
 Via Email and Regular Mail

Dear Ms. Haase,

Pertaining to the City of Austin Planning & Zoning Department, Case Number: C14-2015-0083 at a public hearing on Tuesday, December 15, 2015, Zoning and Platting Commission with Victoria Haase

Strongly Opposed to the Development and Rezoning as Proposed

I have been a resident on Milky Way in River Place for the last nearly eight years. During this time traffic congestion on River Place Boulevard and at the intersection of FM 2222 has increased to the point that the intersection has become a bottleneck with severe backups of traffic most dramatically during rush hour time.

With the traffic burden as serious as it is at this point, it will only get worse as a result of homes, hotels, and apartments that are online to be developed within the next 6 to 12 months. With the proposed development of the Bradley tract, exponentially increasing congestion through River Place would significantly add to the time and aggravation of driving through River Place Boulevard and the FM 2222 intersection. The congestion would obviously be worse during rush hour and would be especially dangerous in times of any natural disaster like a fire.

I would strongly recommend that the density of the Bradley tract development by Milestone Builders be similar to the density already present on Milky Way Boulevard or at least that of the River Place community. If this is not possible, then I believe that the main entrance/exit on to FM 2222 should be the Sitio del Rio exit to 2222, thus preventing the excessive congestion at the intersection of River Place and FM 2222.

Sincerely,
Stuart Damore

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Dec 15, 2015, Zoning and Platting Commission

Your Name (please print) STUART DAMONE

10301 Milky Way Dr

Your address(es) affected by this application

AUSTIN, TX

Signature

Date

Daytime Telephone: 512-751-0526

Comments:

Please read attachment.

Thank you,

☐ I am in favor
☒ I object

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

City of Austin
Planning & Zoning Department
Victoria Haase
P. O. Box 1088
Austin, TX 78767-8810

COPY

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Dec 15, 2015, Zoning and Platting Commission

Sarah and John Valenzuela

Your Name (please print)

10216 Milky Way Drive

Your address(es) affected by this application

Sarah Valenzuela

Signature

12/7/15

Date

Daytime Telephone: 512-567-7698

Comments:

We object due to safety concerns and significant traffic impacts into the very congested Four Points area.

Adding more cars to an existing busy, high traffic area in walking distance to an elementary school and only outlet for neighborhood could result in serious risk to residents. Why not use other alternative pathways.

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City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Dec 15, 2015, Zoning and Platting Commission

William Swetuk

Your Name (please print)

1040 Sun Creek Dr.

Your address(es) affected by this application

Carli Swetuk

Signature

Daytime Telephone: (512) 349-7033

Date

12/2/15

Comments:

THE INTERSECTION OF 2222

AND RIVER PLACE BOUD WOULD

BE OVER WHELMED!

THERE WILL BE MORE BAD

NEIGHBORS THAN WE HAVE NOW.

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Dec 15, 2015, Zoning and Platting Commission

Irene Manantou
Your Name (please print)

10209 Milky Way

Your address(es) affected by this application

12-1-15

Signature

Date

Daytime Telephone: *512 417 5029*

Comments:

that allowing SF2 would create a tragic density in this community. It would create unsafe traffic conditions; impossible exits and ingress in cases of emergencies; negative impacts to environmentally precious lands; and compounding already unsafe intersections of

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

2222 Riverplace Blvd. This will create liability for the city if approved.

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Case Number: C14-2015-0083

Contact: Victoria Haase, 512-974-7691

Public Hearing: Dec 15, 2015, Zoning and Platting Commission

Kevin + Anita Keck
Your Name (please print)

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

10208 Milky Way Drive
Your address(es) affected by this application

K.A. Keck / Anita Keck 11/30/15
Signature Date

Daytime Telephone: 512-809-9151

Comments: We object to the project of
changing the zoning to SF-2
off of Milky Way Dr. This zoning
is not consistent with the
neighborhood density, nor consistent
with the area off Milky Way Dr.
Also, the burden that this may
house imposes would increase the
traffic burden in this area that is
already maxed out.

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

City of Austin
Planning & Zoning Department
Victoria Haase
P. O. Box 1088
Austin, TX 78767-8810



River Place Homeowners Association

July 10, 2015

Planning and Development Review Department

505 Barton Springs Road

One Texas Center

Austin, TX 78704

Attn: Torie Haase

Re: Rezoning application C14-2015-0083 - 40.005 Acres abutting Milky Way Drive

Dear Ms. Haase,

The River Place Homeowners Association representing the 1146 homes is in opposition to the proposed rezoning and development of the 40.005 acres abutting Milky Way Drive (C14-2015-0083) until the COA provides approved plans and immediate funding for the following infrastructure projects.

1. Police – Currently COA Police are dispatched to our area from the office at Braker Lane and Mopac. Approved plans and funding must be provided for an office in the Four Points Area.
2. Schools – Volume 5 Issue 12 of the Impact News sites the explosive growth in the Four Points area. The addition of the 344 apartment homes and 146 single family homes approved in the last year, along with the 125 apartment Cardinal Point development, three other residential

project along 620, and this proposed development all of which are zoned to LISD and Vandegrift High School, create an overcrowding issue that will impact the quality of our schools. Vandegrift High School has recently announce that they are adding out-building classrooms to accommodate the increased student population. Additional residential rezoning cannot be allowed in the Four Points Area.

3. Traffic - The application shows that the only access to this property is through an extension of Milky Way Drive which may add up to an additional 2000 trips per day to this street and River Place Blvd. Our HOA currently spends more than \$20,000 per year on additional police patrols including monitoring the intersection of 2222 and River Place Boulevard which is often blocked by cars during the morning rush hour and preventing exit from River Place. TxDot readily admits that traffic on 620 and 2222 exceeds roadway capacity yet there is no approved plan or funding identified for a solution. COA traffic engineers admit the traffic light at 2222 and River Place Boulevard has the longest cycle time in the state. Traffic coming from the proposed site onto 2222 can often wait 5 to 10 minutes at this intersection because the Northbound and Southbound River Place traffic signals cycle on and off separately. The only legal exit from River Place onto westbound 2222 is the three lane exit on River Place Boulevard which is inadequate to handle our existing 1146 homes, eight office buildings, a 100 room-plus hotel and various retail establishments. This needs to be re-engineered yet the COA states that no funds are available. While certainly not a solution to the traffic on River Place Blvd and 2222, we suggest any development of this land require an alternative exit onto 2222 including potentially access to Sitio Del Rio.

We must respectfully submit that approval and funding of necessary infrastructure projects including those listed above must be included with this and future developments in the Four Points area.

Sincerely,



Scott Crosby

President – River Place Homeowners Association

Cc: 2222 CONA

COA City Council

932 signatures as of Dec. 15

<http://www.riverplacezoning.org/> and Petition on Change.org



Dear Austin City Council, and Zoning and Platting,

This petition is regarding a 40 acre lot adjacent to the River Place neighborhood in the Four Points Area. Milestone Builders has applied for a zoning change that seeks to increase the density of homes between 5 times and 7 times what is already on the Milky Way Drive cul-de-sac, and this will negatively impact the entire neighborhood.

We are asking that you say **NO** to this SF-2 zoning request (Case # C14-2015-0083.)

We are asking that the proposed home density and character be consistent with existing residences in the Preserve of River Place, if this street is to be extended. The nearest 40 homes to this section are all 1+ acre lots, and zoned for SF-1 with Conditional Overlay that limits development to 1 acre lots.

Increasing the zoning to SF-2 will have the following devastating effects:

- Increase traffic a minimum of 5x on a local street
- Add over 1,200 additional car trips per day through the highly congested River Place Blvd/ 2222 intersection.
- Increase safety risk to children who walk and ride to school near this road and traffic.
- Cause the entirety of Milky Way to be torn up to upgrade home water and sewer needs beyond current capacity. (Note: existing capacity would carry 30 more homes so an SF-1 with CO zoning would avoid this and still allow development)

- Environmental impacts, yet unstudied, to endangered species, watershed, and pollution.
- Additional strain on emergency response in a limited police coverage area
- Decrease property values in the area by flooding the market with what could be 110 to 189 homes
- Create an unequal and unfair burden on current Milky Way homeowners with increased traffic and decrease in property value (projected -20%.)

We understand that the land has existing zoning for residential development and we recognize that the landowner has a right to develop sensibly. However, we ask that Milestone be **responsible** in their land use. It is deeply unfair to drop 5 to 7 times the density onto the end of a neighborhood street – which severely impacts our use, value, and enjoyment. We need compatible development, that which maintains the integrity of the current River Place community, both in terms of quality, density and consideration of traffic.

The River Place HOA recently passed a resolution opposing the proposed zoning change. The 2222 CONA organization is working to coordinate with the neighborhood and make sure that any development follows the rules. All of the homes closest to this proposed development are united in opposition.

The City's documented zoning and land-use principles support the neighborhood's position. The Milestone zoning request does not fit with good zoning or neighborhood design.

There are many other housing and commercial ventures coming online in the nearby area. We ask you to look at traffic data related to vehicle deaths and accidents on River Place Blvd and at the 2222 intersection. Projections show a possible 10,000 car trips per day coming soon from sources just within 1000 feet of the 2222 intersection. Residents are deeply concerned about continued zoning for density without the necessary planning and investment to address the infrastructure needed by this growth. We need to make sure we understand the full depth of impact on traffic, school, emergency response, parks and recreation, and safety of residents. Responsible zoning can help achieve this.

For these reasons, we ask that you say no to Milestone's SF-2 to zoning request

Sincerely,

Concerned Four Points area residents

Questions and Answers

Are residents trying to block development of the mentioned property?

- No. We are trying to shape the development to match adjacent zoning and minimize negative impacts to the neighborhood.

What is the current zoning of adjacent residents?

- The current zoning is SF-1 with a Conditional Overlay, limiting the development to one house per acre lot.
- The densest part of River Place is only 2.8 homes per acre. Milestones proposal is much denser than any similar sized portion of the neighborhood.

What is the difference between the SF-2 zoning applied for and the SF-1 CO that residents are asking for?

- SF-2 zoning would allow a minimum lot (not home size) size of 5,750 sqft. This is approximately 75 feet by 75 feet.
- For visual comparison, if you applied SF-2 zoning to a football field, then you could build about 10 homes per field!
- SF-2 zoning would allow for upwards of 180 densely packed homes on this property. Milestone suggests that their target is around 110, but that is not a proper limit, and is subject to change.
- SF-2 allows upwards of 7.5 homes per acre. Compare that with the 1 home per acre in surrounding lands.

Where can I find out more?

Please visit our website for the latest information: www.RiverPlaceZoning.org

Quoted Zoning Principles directly from City of Austin Zoning Land Use Recommendation

1. *Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.*

The proposed residential development is surrounded by uses and residential development intensities of SF-1-CO. There are no SF-2-CO uses adjacent to or in the immediate area of the proposed residential development. Development intensities should transition towards arterial roadways to promote orderly planning.

2. *Granting a request for zoning should result in equal treatment of similarly situated properties.*

All similarly situated properties directly adjacent to or in the immediate area of the proposed residential development are zoned SF-1-CO.

3. *Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.*

The proposed residential development would set an undesirable precedent for other properties in the neighborhood by locating a more intensive residential use directly adjacent to a less intensive residential use, with a sole source of access via a local road designed to accommodate the less intensive local SF-1-CO traffic. There is no precedent throughout the existing River Place development for locating uses in this manner.

4. *Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

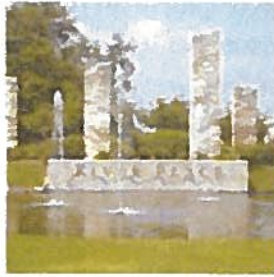
The proposed residential development will rely solely upon Milky Way Drive for ingress and egress. Milky Way Drive is a local cul de sac presently serving approximately 21 residential lots, all zoned SF-1-CO. § 25-4-157 of the LDC requires new subdivisions to have 2 access streets. The proposed subdivision does not meet this requirement or the criteria for an administrative variance.

5. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed residential development is surrounded by uses and residential development intensities of SF-1-CO. There are no SF-2-CO uses adjacent to or in the immediate area of the proposed residential development.

6. *Zoning should promote the policy of locating more intensive zoning near intersections of arterial roadways or at the intersections of arterial and major collectors.*

The existing development pattern of the immediate area transitions from commercial zoning at intersections of arterial roadways (2222 and River Place) to residential at the intersection of major collectors (River Place and Milky Way Drive), and culminates in SF-1-CO zoning along Milky Way Drive. The requested zoning of SF-2-CO would place a more intensive use farther away from intersections of arterial roadways and arterial and major collectors.



River Place Homeowners Association

July 10, 2015

Planning and Development Review Department

505 Barton Springs Road

One Texas Center

Austin, TX 78704

Attn: Torie Haase

Re: Rezoning application C14-2015-0083 - 40.005 Acres abutting Milky Way Drive

Dear Ms. Haase,

The River Place Homeowners Association representing the 1146 homes is in opposition to the proposed rezoning and development of the 40.005 acres abutting Milky Way Drive (C14-2015-0083) until the COA provides approved plans and immediate funding for the following infrastructure projects.

1. Police – Currently COA Police are dispatched to our area from the office at Braker Lane and Mopac. Approved plans and funding must be provided for an office in the Four Points Area.
2. Schools – Volume 5 Issue 12 of the Impact News sites the explosive growth in the Four Points area. The addition of the 344 apartment homes and 146 single family homes approved in the last year, along with the 125 apartment Cardinal Point development, three other residential

project along 620, and this proposed development all of which are zoned to LISD and Vandegrift High School, create an overcrowding issue that will impact the quality of our schools. Vandegrift High School has recently announce that they are adding out-building classrooms to accommodate the increased student population. Additional residential rezoning cannot be allowed in the Four Points Area.

3. Traffic - The application shows that the only access to this property is through an extension of Milky Way Drive which may add up to an additional 2000 trips per day to this street and River Place Blvd. Our HOA currently spends more than \$20,000 per year on additional police patrols including monitoring the intersection of 2222 and River Place Boulevard which is often blocked by cars during the morning rush hour and preventing exit from River Place. TxDot readily admits that traffic on 620 and 2222 exceeds roadway capacity yet there is no approved plan or funding identified for a solution. COA traffic engineers admit the traffic light at 2222 and River Place Boulevard has the longest cycle time in the state. Traffic coming from the proposed site onto 2222 can often wait 5 to 10 minutes at this intersection because the Northbound and Southbound River Place traffic signals cycle on and off separately. The only legal exit from River Place onto westbound 2222 is the three lane exit on River Place Boulevard which is inadequate to handle our existing 1146 homes, eight office buildings, a 100 room-plus hotel and various retail establishments. This needs to be re-engineered yet the COA states that no funds are available. While certainly not a solution to the traffic on River Place Blvd and 2222, we suggest any development of this land require an alternative exit onto 2222 including potentially access to Sitio Del Rio.

We must respectfully submit that approval and funding of necessary infrastructure projects including those listed above must be included with this and future developments in the Four Points area.

Sincerely,



Scott Crosby

President – River Place Homeowners Association

Cc: 2222 CONA

COA City Council



River Place Homeowners Association

December 14, 2016

Planning and Development Review Department
505 Barton Springs Road
One Texas Center
Austin, TX 78704
Attn: Sherri Sirwaitis

Re: Rezoning applications C14-2015-0083 (River Place Milky Way) and C14-2015-0084

Dear Ms. Sirwaitis,

On July 10, 2015 the River Place Homeowners Association representing the 1146 homes submitted a letter in opposition to the proposed rezoning and development of the 40.005 acres abutting Milky Way Drive (C14-2015-0083) until the COA provides approved plans and immediate funding for several infrastructure improvements.

We are in receipt of the zoning case report for this project and are in support of the Staff Recommendations to grant SF-1-CO, Single-Family Residence-Large Lot-Conditional Overlay Combining District zoning which will limit the size of each lot to a minimum of 30,000 sq. ft. and limit the entire site to less than 2000 vehicle trips per day. While this recommendation does not provide immediate funding for the infrastructure improvements in our July 15, 2015 letter, the proposed zoning, CO and limitation on vehicle trips per day provide an acceptable compromise for this proposed development.

Re: Rezoning applications C14-2015-0083 (River Place Milky Way) and C14-2015-0084

December 14, 2015

We have also reviewed and are in support of the zoning case report for project C14-2015-0084 specifically the conditional overlay prohibiting or making conditional certain uses outlined in the report, limiting vehicle trips per day and prohibiting access to Milky Way drive.

We wish to thank the Staff for their work on these cases listening to the concerns of the community.

Sincerely,

A handwritten signature in blue ink, appearing to read "SCOT CROSBY", with a stylized flourish at the end.

Scott Crosby

President – River Place Homeowners Association

Cc: 2222 CONA

COA City Council

Sirwaitis, Sherri

Subject: FW: Concerns about Milestone zoning request for Milky Way Drive

From: Brian Showers < >

Sent: Wednesday, February 15, 2017 10:29 AM

To: Weber, Thomas - BC

Subject: Concerns about Milestone zoning request for Milky Way Drive

Dear Commissioner Weber,

My name is Brian Showers, and I'm a resident on Milky Way Drive. I'm writing you concerning the Milestone zoning case for Milky Way Drive ([C14-2015-0083](#)). I had hoped to speak with you at the public hearing. Unfortunately, while I was ready to speak at the last several scheduled dates, a prior family commitment means that I cannot be in town on February 21. I'm hoping that I can express my thoughts to you ahead of time and that they might be considered in your decision.

For background, the proposed development will be at the end of Milky Way Drive. Milky Way is a cul-de-sac, zoned SF-1 with a CO effectively allowing for one home per acre. As a neighborhood, we asked for the new zoning to match that of the adjacent parcel. In this case, consistent zoning is all the more important since the adjacent neighborhood on Milky Way Drive will be the only way in or out of the new development. While we would have preferred the zoning to match, we find that the staff's recommendation of less dense zoning (SF-1 with a CO allowing for one home per 30,000 sq/ft) is a reasonable compromise.

Recent statements [from the Autism Trust](#) and Milestone indicate that they would like you to think our wish for fair and consistent zoning equates to an attempt to stop the Autism Center. Nothing could be further from the truth. Despite being personally uncomfortable with the anti-vaccination stance of the Autism Trust founders, I encourage you to approve the zoning request for the Autism Center. They have a right to that zoning, it's consistent with the principles of good zoning, and I personally hope that it will benefit our community.

What the neighborhood and I find unacceptable is Milestone's request for SF-2 zoning for the Milky Way Drive development. That request is not compatible with the city's zoning goals for fire safety, traffic or consistent zoning. The same factors that lead to the existing zoning on Milky Way apply just as much to the new development. Milestone is requesting SF-2 zoning simply to increase their profit.

Furthermore, the supporters of the Autism Trust have attempted to erroneously tie these two cases together. They have been vocal that the reason they support SF-2 zoning not because it's the right thing to do from a zoning perspective, but because Milestone has pledged a portion of the increased profits to the Autism Center. While I appreciate that the Autism Trust would like to shortcut the effort of traditional fundraising, subverting the tenants of zoning is not a valid way to raise money for their cause. To do so effectively uses our city zoning code to issue an irrevocable tax on the current and future residents of the surrounding neighborhoods. Worse, [under the advertised structure](#), the vast majority will go straight to the developer's bottom line and only a small portion will go towards the charitable cause. It's not a charitable donation if it's quid-pro-quo to gain support for inconsistent zoning.

I believe our city's [principles of zoning](#) are an excellent guide for decisions. Increasing a builder's profit margin and subsidizing fundraising for the Autism Trust are simply not one of those principals. The decision for accurate and fair zoning is critical. Don't permanently trade off security, value, safety and consistent design. I hope you will vote to

approve the staff's recommendation on both cases, and that you will not be swayed by attempts to intertwine these two cases for the financial benefit of the developers.

Thank you for your time and consideration.

Sincerely,

Brian Showers

10223 Milky Way Drive
Austin, TX 78730

Thomas Weber
Boards and Commissions

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

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A PROFESSIONAL CORPORATION

JOHN M. JOSEPH
DIRECTOR

JMJOSEPH@COATSROSE.COM
DIRECT: (512) 541-3593
FAX: (512) 469-9408

February 20, 2017

Sherri Sirwaitis, Case Manager
City of Austin
Planning and Zoning Department
P.O. Box 1088
Austin, TX 78767-1088
VIA REGULAR MAIL AND EMAIL: Sherri.Sirwaitis@austintexas.gov

Re: Zoning Case Numbers C14-2015-0083 and C14-2015-0084

Dear Ms. Sirwaitis:

I represent Austin Christian Fellowship ("ACF"), an interested property owner adjacent to the tracts of real estate referenced in the above zoning cases.

On November 23, 2015, ACF advised Milestone and the Milky Way Home Owners Association that ACF could not support the zoning applications in the form and density requested at that time. ACF also offered to act as a "bridge" between the Milky Way neighbors and the developer. To that end, ACF hosted several meetings at ACF's facilities. Although no common ground was reached as a result of the meetings, ACF was educated about the issues and benefits of the residential development proposed by Milestone as well as the development of The Autism Trust on an adjacent tract.

ACF was able to identify, and has offered to relieve, some of the burdens of the development that otherwise would have fallen on the Milky Way homeowners. Among other negotiations, ACF has agreed:

1. To allow all construction traffic for the construction of both the Autism Trust and the residential subdivision to take access through ACF's property rather than through Milky Way Drive;
2. To grant fire and EMS access to River Place Boulevard for the residential subdivision through ACF's property;

BARTON OAKS PLAZA, 901 S. MOPAC EXPWY, BLDG 1, STE 500, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
WEB: www.coatsrose.com

3. To grant public water and wastewater easements through ACF's property to spare the Milky Way homeowners the inconvenience of installing utilities within Milky Way Drive; and
4. To grant access to River Place Boulevard for the Autism Trust through ACF's property.
5. To restrict the Autism Tract to a single residence if it ceases to be used for an autism center or another non-profit, religious or charitable organization acceptable to ACF.

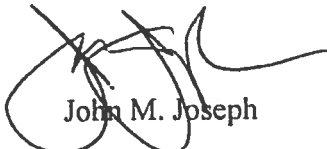
In addition, ACF has secured commitments from Milestone to limit construction activity as to not interfere with the activities of the LISD school and to protect the safety of students traveling to and from the school.

ACF has continually made known that an important part of its mission is to minister to those incapable, or less capable, of ministering to themselves. The poor, the homeless, the sick and those with special needs, like the autistic, are groups that ACF feels compelled to serve. Milestone has expressed a willingness to ensure the approval and construction of the first phase of The Autism Trust as well as its ongoing operation, and on the conditions set forth above.

For these and other reasons, ACF desires to do all that it can to make The Autism Trust a reality. Consequently, ACF withdraws its opposition to the referenced zoning cases and offers its support therefor – contingent upon reaching an agreement with Milestone and The Autism Trust reflecting the above-referenced items. Given the complexity of the issues, it is important to ACF that these two zoning cases be considered together.

In the terms of my client, ACF's position on these zoning cases is based upon Matthew 25:40, *"Truly I tell you, whatever you did for one of the least of these brothers and sisters of mine, you did for me."*

Sincerely,



John M. Joseph

cc: Milestone Community Builders
c/o Jeff S. Howard
MCLEAN & HOWARD, LLP
Barton Oaks Plaza, Building II
901 S. Mopac Expressway, Suite 225
Austin, Texas 78746
jhoward@mcleanhowardlaw.com

Milky Way Home Owners
c/o Steve O. Drenner
DRENNER GROUP, PC
200 Lee Barton Drive, Suite 100
Austin, TX 78704
sdrenner@drennergrouppc.com

Riverplace Homeowners Association
c/o Vangie Bocanegra, CMCA
CERTIFIED MANAGEMENT OF AUSTIN, LLC
9600 Great Hills Trail, Suite 100E
Austin, TX 78759
Vangieb@cmaaaustin.com

Leander ISD
c/o Jimmy Disler, Chief Facilities and Operations Officer
P.O. Box 218
Leander, TX 78646
Jimmy.disler@leanderisd.org

City of Austin Zoning and Platting Commission Members:
Tom Weber, Chair
Ann Denkler, Parliamentarian
Jolene Kiolbassa, Secretary
Gabriel Rojas, Vice Chair
Ana Aguirre
Dustin Breithaupt
James Duncan
V. Bruce Evans
Yvette Flores
Betsy Greenberg
Sunil Lavani

Recipient: **Austin City Council and City of Austin Zoning and Platting**

Letter: **Greetings,**

Stop unfair Milestone rezoning in River Place

Signatures

Name	Location	Date
Brenda Langford	Austin, TX, United States	2015-09-28
Amanda Marks	Cedar Park, TX, United States	2015-09-28
Sally Banta	Austin, TX, United States	2015-09-28
Mary Scherer	Austin, TX, United States	2015-09-28
Kyle Anz	austin, TX, United States	2015-09-28
Adriana almand	Austin, TX, United States	2015-09-28
Luann HOlmes	Austin, TX, United States	2015-09-28
Chris Gaskins	Austin, TX, United States	2015-09-28
John Holsinger	Austin, TX, United States	2015-09-28
Andrew North	Austin, TX, United States	2015-09-28
Whitney Kutz	Austin, TX, United States	2015-09-28
Robert McGoldrick	Austin, TX, United States	2015-09-28
Brian Shimkus	Austin, TX, United States	2015-09-28
Jim Bunch	Austin, TX, United States	2015-09-28
Lance Langford	Austin, TX, United States	2015-09-28
Laura Boyett	Austin, TX, United States	2015-09-28
Michael Walls	Austin, TX, United States	2015-09-28
Christine Mann	Austin, TX, United States	2015-09-28
Sandy Kovar	Austin, TX, United States	2015-09-28
William Conway	Austin, TX, United States	2015-09-28
Laura Root	Austin, TX, United States	2015-09-28
Matthew Gregg	Austin, TX, United States	2015-09-28
bob almand	Austin, TX, United States	2015-09-28
William Sullivan	Austin, TX, United States	2015-09-28
Donna Cummings	Austin, TX, United States	2015-09-28
Dana Lewis	Austin, TX, United States	2015-09-28
Judi Guastella	Austin, TX, United States	2015-09-28
Ted Gaunt	Austin, TX, United States	2015-09-28
Dionn Schaffner	Austin, TX, United States	2015-09-28
Carrie Locke	Austin, TX, United States	2015-09-28

Name	Location	Date
David Diamond	Austin, TX, United States	2015-09-28
joyce keith	Austin, TX, United States	2015-09-28
Kevin Williams	Austin, TX, United States	2015-09-28
Michael Murphy	Austin, TX, United States	2015-09-28
Warwick Tobias	Austin, TX, United States	2015-09-28
Raylene Moening	Austin, TX, United States	2015-09-28
Kristin Whitcomb	Austin, TX, United States	2015-09-28
Cathy Gary	Austin, TX, United States	2015-09-28
Chrissy Mattox	Austin, TX, United States	2015-09-28
darrel moening	Round Rock, TX, United States	2015-09-28
Jeffrey Grossman	Austin, TX, United States	2015-09-28
Maureen McCann	Austin, TX, United States	2015-09-28
Douglas Keith	Austin, TX, United States	2015-09-28
John Randolph	Austin, TX, United States	2015-09-28
angela kudrick	Austin, TX, United States	2015-09-28
William Scherer	Austin, TX, United States	2015-09-28
Gene Hall	Austin, TX, United States	2015-09-28
Scott Dickson	Austin, TX, United States	2015-09-28
Robert Falgout	Austin, TX, United States	2015-09-28
Peter Fulton Foss	Austin, TX, United States	2015-09-28
Sandy Falgout	Austin, TX, United States	2015-09-28
John Graff	Austin, TX, United States	2015-09-28
Sara Gomez	Austin, TX, United States	2015-09-28
Edward Racht	Austin, TX, United States	2015-09-28
William Swetlik	Austin, TX, United States	2015-09-28
Cynthia Minyard	Austin, TX, United States	2015-09-28
Julie Gressett	Austin, TX, United States	2015-09-28
Michelle Warren	Austin, TX, United States	2015-09-28
Guillermo Gomez	Austin, TX, United States	2015-09-28
Neil Thomas	Austin, TX, United States	2015-09-28
Cathy Kirkpatrick	Oak Park, MI, United States	2015-09-28
Andy Locke	Austin, TX, United States	2015-09-28

Name	Location	Date
Jennifer Pierson	Austin, TX, United States	2015-09-28
tom vallone	Round Rock, TX, United States	2015-09-28
Tracey Gemperle	Austin, TX, United States	2015-09-28
Coleen Brighton	Austin, TX, United States	2015-09-28
Joan Geiger-Dow	Austin, TX, United States	2015-09-28
Nancy Kuo	Austin, TX, United States	2015-09-28
suzette neyra-jones	Austin, TX, United States	2015-09-28
Tonya Snyder	Austin, TX, United States	2015-09-28
Kelly Flanagan	Austin, TX, United States	2015-09-28
Claire Mansour	Austin, TX, United States	2015-09-28
Nancy Kotlarz	Austin, TX, United States	2015-09-28
Maureen Fitzgerald	Austin, TX, United States	2015-09-28
Lisa Pfluger	Austin, TX, United States	2015-09-28
Karen Orth	Austin, TX, United States	2015-09-28
Kim Stock	Austin, TX, United States	2015-09-28
Julie Novak	Austin, TX, United States	2015-09-28
VelDonna Cassens	Austin, TX, United States	2015-09-28
Dolores Gurney	Austin, TX, United States	2015-09-28
Meagan Moll	Austin, TX, United States	2015-09-28
Diane Hurst	Austin, TX, United States	2015-09-28
Dawn McQuain	Austin, TX, United States	2015-09-28
David Corna	Austin, TX, United States	2015-09-28
Richard Butler	Austin, TX, United States	2015-09-28
Angela Towers	Austin, TX, United States	2015-09-28
Mary Shanahan	Austin, TX, United States	2015-09-28
Darlene Lombardi	Austin, TX, United States	2015-09-28
Scott Hanna shanna@cyrusone.com	Austin, TX, United States	2015-09-28
Robin Scoggins	Austin, TX, United States	2015-09-28
Meredith Moreira	Austin, TX, United States	2015-09-28
Jennifer Miller	Austin, TX, United States	2015-09-28
Steve Schkade	Austin, TX, United States	2015-09-28

Name	Location	Date
Cynthia Schwartz	Austin, TX, United States	2015-09-28
Laurie Moore	Austin, TX, United States	2015-09-28
Veronique Newman	Austin, TX, United States	2015-09-28
Oscar Cunliffe	Austin, TX, United States	2015-09-28
Chloe Price	Austin, TX, United States	2015-09-28
Amy Hamilton	Austin, TX, United States	2015-09-28
Gregory Sedlock	Austin, TX, United States	2015-09-28
Steve Root	Austin, TX, United States	2015-09-28
Sass Taylor	Austin, TX, United States	2015-09-28
susie grandi	Austin, TX, United States	2015-09-28
Bethany Doan	Round Rock, TX, United States	2015-09-28
Lori Piening	Austin, TX, United States	2015-09-28
Carolyn Sumner	Austin, TX, United States	2015-09-28
David Young	Austin, TX, United States	2015-09-28
Andy Doan	Austin, TX, United States	2015-09-28
Richard Capozza	Austin, TX, United States	2015-09-28
Robert Warren	Austin, TX, United States	2015-09-28
Carol Howard	Austin, TX, United States	2015-09-28
Linda Luehrmann	Austin, TX, United States	2015-09-28
Lisa Mitchell	Austin, TX, United States	2015-09-28
Christoph Risch	Austin, TX, United States	2015-09-28
Terry Kahler	Austin, TX, United States	2015-09-28
Candace Shapiro	Austin, TX, United States	2015-09-28
Robert Francis	Austin, TX, United States	2015-09-28
Sham Chadha	Austin, TX, United States	2015-09-28
Sarah Smith	Austin, TX, United States	2015-09-28
Eric Bruce	Austin, TX, United States	2015-09-28
Angie Charnes	Austin, TX, United States	2015-09-28
Robert Brown	Austin, TX, United States	2015-09-28
Wendy Segina	Austin, TX, United States	2015-09-28
Alice Reinarz	Austin, TX, United States	2015-09-28
Paula Vogrin	Austin, TX, United States	2015-09-28

Name	Location	Date
Preston Allen	Austin, TX, United States	2015-09-28
Jessica Bradley	Austin, TX, United States	2015-09-28
Christopher Tan	Austin, TX, United States	2015-09-28
Edward Snyder	Austin, TX, United States	2015-09-28
Sherine klann	Austin, TX, United States	2015-09-28
Laura Tran	Austin, TX, United States	2015-09-28
Tina Stevens	Cedar Park, TX, United States	2015-09-28
Kerry Riedel	Austin, TX, United States	2015-09-28
Jeramie wright	Austin, TX, United States	2015-09-28
Doug Burkott	Austin, TX, United States	2015-09-28
Emily Bischoff	Austin, TX, United States	2015-09-28
Amy Webre	Austin, TX, United States	2015-09-28
Steven Mann	Austin, TX, United States	2015-09-28
Tara James	Austin, TX, United States	2015-09-28
Kendra hays	Austin, TX, United States	2015-09-28
Chris Chase	Austin, TX, United States	2015-09-28
Julie Shannon	Austin, TX, United States	2015-09-28
Joy Unger	Austin, TX, United States	2015-09-28
Steve Knowles	Austin, TX, United States	2015-09-28
Christine Cooper	Menlo Park, CA, United States	2015-09-28
samir gupta	Austin, TX, United States	2015-09-28
Steve Snodell	Austin, TX, United States	2015-09-28
Carolyn Beebe	Austin, TX, United States	2015-09-28
Savanna Bogardus	Austin, TX, United States	2015-09-28
Maria serafine	Austin, TX, United States	2015-09-28
Kelly Fieleke	Austin, TX, United States	2015-09-28
Chelsi Hassan	Austin, TX, United States	2015-09-28
Jeff Toreki	Austin, TX, United States	2015-09-28
Neece Leita	Austin, TX, United States	2015-09-28
John McIntyre	Austin, TX, United States	2015-09-28
Ashley Crowl	Austin, TX, United States	2015-09-28
Kenneth Bunch	Austin, TX, United States	2015-09-28

Name	Location	Date
Wendy Launius	Austin, TX, United States	2015-09-28
Yan Ling Chen	Austin, TX, United States	2015-09-28
Marcy Baird	Austin, TX, United States	2015-09-28
Sai K	Austin, TX, United States	2015-09-28
Ann Burns	Austin, TX, United States	2015-09-28
DeeAnn Gesino	Austin, TX, United States	2015-09-28
Ursula Conterno	Austin, TX, United States	2015-09-28
Barb Lucido	Austin, TX, United States	2015-09-28
Nora Wilson	Austin, TX, United States	2015-09-28
Maggie Edwards	Austin, TX, United States	2015-09-28
Sophie Gaunt	Austin, TX, United States	2015-09-28
codi farmer	Austin, TX, United States	2015-09-28
Lisa Gilbert	Austin, TX, United States	2015-09-28
Paige Steen	Austin, TX, United States	2015-09-28
Samantha Sorsby - jones	Austin, TX, United States	2015-09-28
Tracy Talu	Austin, TX, United States	2015-09-28
rajeev prakash	Austin, TX, United States	2015-09-28
Joslen Koester	Austin, TX, United States	2015-09-28
Mariela Minor	Austin, TX, United States	2015-09-28
Lauri Mcnevin	Austin, TX, United States	2015-09-29
Tamami Nagasawa	Austin, TX, United States	2015-09-29
Richard Sofinowski	Austin, TX, United States	2015-09-29
Beverly McMeen	Austin, TX, United States	2015-09-29
Brian Cusson	Austin, TX, United States	2015-09-29
heather rogers	Austin, TX, United States	2015-09-29
Julia Roberto	Austin, TX, United States	2015-09-29
Chris McNevin	Austin, TX, United States	2015-09-29
Kris Simpson	Austin, TX, United States	2015-09-29
Ashley Simpson	Austin, TX, United States	2015-09-29
Mark Huff	Austin, TX, United States	2015-09-29
Mark Vaught	Austin, TX, United States	2015-09-29
Jeff Hamilton	Austin, TX, United States	2015-09-29

Name	Location	Date
Marcie McEachin	Austin, TX, United States	2015-09-29
Michael Crowl	Austin, TX, United States	2015-09-29
Erika Gonzalez-Lima	Austin, TX, United States	2015-09-29
Sareta heath	Austin, TX, United States	2015-09-29
Sanford Fitlin	Austin, TX, United States	2015-09-29
Edward Douglass	Austin, TX, United States	2015-09-29
Nicole Kaye	Austin, TX, United States	2015-09-29
John Odette	Austin, TX, United States	2015-09-29
Lisa Upah	Austin, TX, United States	2015-09-29
Elaine bussy	Austin, TX, United States	2015-09-29
Edward Sumner	Austin, TX, United States	2015-09-29
Laura Peterson	Austin, TX, United States	2015-09-29
Jaye Dee Brown	Austin, TX, United States	2015-09-29
Tzatzil Wile eek-Lemair	Austin, TX, United States	2015-09-29
Susan Mobley	Austin, TX, United States	2015-09-29
Stuart Damore	Austin, TX, United States	2015-09-29
Dianne Erwin	Austin, TX, United States	2015-09-29
Bryan Klann	Austin, TX, United States	2015-09-29
David Uhl	Austin, TX, United States	2015-09-29
Natalie Brown	Austin, TX, United States	2015-09-29
Tracey Graff	Austin, TX, United States	2015-09-29
Steve Brown	Austin, TX, United States	2015-09-29
Chris Whitcomb	Austin, TX, United States	2015-09-29
Gina Faist	Austin, TX, United States	2015-09-29
Susanna Lukas	Austin, TX, United States	2015-09-29
Carrie Arsenault	Austin, TX, United States	2015-09-29
Charu Aggarwal	Austin, TX, United States	2015-09-29
Xavier Naud	Austin, TX, United States	2015-09-29
Christina Damore	Austin, TX, United States	2015-09-29
Cecil Martin	Austin, TX, United States	2015-09-29
Mark Banta	Austin, TX, United States	2015-09-29
Mindy Hereria	Austin, TX, United States	2015-09-29

Name	Location	Date
Jon Sheinberg	Austin, TX, United States	2015-09-29
Leila Terhune	Austin, TX, United States	2015-09-29
Sarah Wilson	Austin, TX, United States	2015-09-29
Nina Alivio	Austin, TX, United States	2015-09-29
Michael Langley	Austin, TX, United States	2015-09-29
Andrew Crane	Laredo, TX, United States	2015-09-29
Melinda Floyd	Austin, TX, United States	2015-09-29
Renee Meskill	Austin, TX, United States	2015-09-29
Kyle Baker	Austin, TX, United States	2015-09-29
Mike Wilson	Austin, TX, United States	2015-09-29
Wisniewski Karen	Austin, TX, United States	2015-09-29
susie reiter	Austin, TX, United States	2015-09-29
Lauren Sullivan	Austin, TX, United States	2015-09-29
Tom Bogardus	Austin, TX, United States	2015-09-29
Robert Floyd	Austin, TX, United States	2015-09-29
Susanne Guy	Austin, TX, United States	2015-09-29
Lucinda Bailey	Austin, TX, United States	2015-09-29
Kimberly Ohlson	Austin, TX, United States	2015-09-29
Jodi Semelsberger	Austin, TX, United States	2015-09-29
Christine Choate Langley	Austin, TX, United States	2015-09-29
Brett Burnett	Austin, TX, United States	2015-09-29
Kelley McCrea	Austin, TX, United States	2015-09-29
Karla Garrett	Austin, TX, United States	2015-09-29
Amy Brossette	Austin, TX, United States	2015-09-29
Abby Brossette	Austin, TX, United States	2015-09-29
Michelle Rovner	Austin, TX, United States	2015-09-29
Colleen Galasso	Austin, TX, United States	2015-09-29
Denise Nutt	Austin, TX, United States	2015-09-29
Stacey Rieger	Austin, TX, United States	2015-09-29
mary lundgren	Austin, TX, United States	2015-09-29
Melanie Engerski	Austin, TX, United States	2015-09-29
Neal Kaye	Austin, TX, United States	2015-09-29

Name	Location	Date
Jane Davis	Austin, TX, United States	2015-09-29
Helen Seibel	Austin, TX, United States	2015-09-29
Denise Hickey	Austin, TX, United States	2015-09-29
Ashley Coelho	Austin, TX, United States	2015-09-29
Coelho Michael	Austin, TX, United States	2015-09-29
Rekha Nath	Austin, TX, United States	2015-09-29
WILLIAM HAMILTON	Austin, TX, United States	2015-09-29
Sherri Parks	Austin, TX, United States	2015-09-29
Gustavo Pereira	Austin, TX, United States	2015-09-29
Addie Benoit	Austin, TX, United States	2015-09-29
Dwight Bostic	Midland, TX, United States	2015-09-29
David Brossette	Austin, TX, United States	2015-09-29
Nina Legg	Austin, TX, United States	2015-09-29
sigal klein	Austin, TX, United States	2015-09-29
Lauren Churchin	Austin, TX, United States	2015-09-30
Scott Thompson	Austin, TX, United States	2015-09-30
Carol Caessr	Austin, TX, United States	2015-09-30
Tom Walter	Austin, TX, United States	2015-09-30
Kenneth Mayes	Austin, TX, United States	2015-09-30
Julie Crawford	Austin, TX, United States	2015-09-30
Matthew Crawford	Austin, TX, United States	2015-09-30
Kris Lancashire	Austin, TX, United States	2015-09-30
Carlye Jane	Austin, TX, United States	2015-09-30
Jenifer Bond	Austin, TX, United States	2015-09-30
Ben Alivio	Austin, TX, United States	2015-09-30
Patrick Iesh	Austin, TX, United States	2015-09-30
Susanne Bostic	Austin, TX, United States	2015-09-30
Elizabeth Sander	Austin, TX, United States	2015-09-30
Lynn Oliver	Austin, TX, United States	2015-09-30
Angelina Hendrie	Austin, TX, United States	2015-09-30
Kirk Scott	Cedar Park, TX, United States	2015-09-30
Erik Beebe	Austin, TX, United States	2015-09-30

Name	Location	Date
Julie McLindon	Austin, TX, United States	2015-09-30
Andrews Andrews	Austin, TX, United States	2015-09-30
Steve Guastella	Austin, TX, United States	2015-09-30
Nina Richburg	Austin, TX, United States	2015-09-30
Timothy Neville	Austin, TX, United States	2015-09-30
Eilish Borlet	Austin, TX, United States	2015-09-30
Scott Smith	Austin, TX, United States	2015-09-30
Nicholas Gibson	Austin, TX, United States	2015-09-30
Bill Huber	Austin, TX, United States	2015-09-30
Tim Lohman	Austin, TX, United States	2015-09-30
Kimberley Martin	Austin, TX, United States	2015-09-30
Bryan Klann	Austin, TX, United States	2015-09-30
Leigh DuBose	Austin, TX, United States	2015-09-30
Marie Renee Kuhles	Austin, TX, United States	2015-09-30
Rajesh Nair	Austin, TX, United States	2015-09-30
Rick Goncher	Austin, TX, United States	2015-09-30
Cindy Thompson	Austin, TX, United States	2015-09-30
Paul Mickelson	Austin, TX, United States	2015-09-30
Debbie Garcia	Austin, TX, United States	2015-09-30
Carol Adams	Austin, TX, United States	2015-09-30
Linda Baker	Austin, TX, United States	2015-09-30
Edward Burns	Austin, TX, United States	2015-09-30
Cynthia Orourke	Austin, TX, United States	2015-09-30
Nancy Jones	Austin, TX, United States	2015-09-30
Caren steele	Austin, TX, United States	2015-09-30
Jay Wiley	Austin, TX, United States	2015-09-30
Sally Wiley	Austin, TX, United States	2015-09-30
Darrell Collins Hendricks	Austin, TX, United States	2015-09-30
Paul McAlinden	Austin, TX, United States	2015-09-30
Kelly ORourke	Austin, TX, United States	2015-09-30
Richard Savage	Austin, TX, United States	2015-09-30
Pedro Duarte	Austin, TX, United States	2015-09-30

Name	Location	Date
Stephanie Mayes	Austin, TX, United States	2015-09-30
David Ferguson	Austin, TX, United States	2015-09-30
Susan McAlinden	Austin, TX, United States	2015-09-30
Lisa Gilbert	Austin, TX, United States	2015-09-30
Tempy Wright	Austin, TX, United States	2015-09-30
Kenneth Firestone	Austin, TX, United States	2015-09-30
Georgia Nolan	Austin, TX, United States	2015-09-30
Anna peterson	Austin, TX, United States	2015-09-30
Michael Hickey	Austin, TX, United States	2015-09-30
Tina Ritzema	Austin, TX, United States	2015-10-01
Stefanie Hickey	Austin, TX, United States	2015-10-01
Joycr Hofstadler	Austin, TX, United States	2015-10-01
Jerry Rios	Austin, TX, United States	2015-10-01
David Moreira	Austin, TX, United States	2015-10-01
Jennifer Martin	Austin, TX, United States	2015-10-01
Sally mercer	Austin, TX, United States	2015-10-01
Winnie Whitaker	Austin, TX, United States	2015-10-01
Pat Smith	Austin, TX, United States	2015-10-01
gayle Listander	Austin, TX, United States	2015-10-01
Mandy Tucker	Austin, TX, United States	2015-10-01
Charles Roach	Austin, TX, United States	2015-10-01
Nicola Gilmour	Austin, TX, United States	2015-10-01
Ed Scott	Austin, TX, United States	2015-10-01
Kim Veach	Austin, TX, United States	2015-10-01
Parker lachowsky	Austin, TX, United States	2015-10-01
Christine Cramer	Austin, TX, United States	2015-10-01
Jill Collins	Austin, TX, United States	2015-10-01
Gayle Morris	Austin, TX, United States	2015-10-01
Tiffanie O'Brien	Austin, TX, United States	2015-10-01
Jill Sheppard	Austin, TX, United States	2015-10-01
Scott Francis	Austin, TX, United States	2015-10-01
KimPhung Opland	Austin, TX, United States	2015-10-01

Name	Location	Date
Ray Deragon	Austin, TX, United States	2015-10-01
Ellen Filtress Filtress	Austin, TX, United States	2015-10-01
Wendy Hightower	Cedar Park, TX, United States	2015-10-01
William Stipek	Austin, TX, United States	2015-10-01
Jacqueline Naud	Austin, TX, United States	2015-10-01
Michele Robison	Austin, TX, United States	2015-10-01
William Vreugde	Austin, TX, United States	2015-10-01
Robert Williams	Austin, TX, United States	2015-10-01
Irene Manautou	Austin, TX, United States	2015-10-01
Lena Hale	Austin, TX, United States	2015-10-01
Cheryl Page	Austin, TX, United States	2015-10-01
Abby Akin	Frisco, TX, United States	2015-10-01
Michele Harris	Austin, TX, United States	2015-10-01
Terry Berke	Austin, TX, United States	2015-10-02
Amy Stephenson	Austin, TX, United States	2015-10-02
Gary Moser	Austin, TX, United States	2015-10-02
Alan & Dee Kress	Austin, TX, United States	2015-10-02
Cherilyn Gurrola	Austin, TX, United States	2015-10-02
Chuck Zon	Austin, TX, United States	2015-10-02
Melissa Zon	Austin, TX, United States	2015-10-02
Daniel Gillcrist	Austin, TX, United States	2015-10-02
Jill Sandal	Austin, TX, United States	2015-10-02
Sydney Sheridan	Austin, TX, United States	2015-10-02
Maurice Dunn	Austin, TX, United States	2015-10-02
nidya barnett	austin, TX, United States	2015-10-02
Lee Morris	Pflugerville, TX, United States	2015-10-02
zhonghong shen	Austin, TX, United States	2015-10-02
Alysa Muto	Austin, TX, United States	2015-10-02
WEI LIU	Austin, TX, United States	2015-10-02
Di Wu	Austin, TX, United States	2015-10-02
Xiaojing Ma	Austin, TX, United States	2015-10-02
Julie li	Austin, TX, United States	2015-10-02

Name	Location	Date
Terrie DeWitt	Austin, TX, United States	2015-10-02
Bidan Luo	Austin, TX, United States	2015-10-02
Di Wu	Austin, TX, United States	2015-10-02
Chris Wu	奥斯汀, TX, United States	2015-10-02
Jingliang Wang	Austin, TX, United States	2015-10-02
S Z	Austin, TX, United States	2015-10-02
Wenjing Li	Austin, TX, United States	2015-10-02
Yan Huang	Austin, TX, United States	2015-10-02
Rolando Nanez	Austin, TX, United States	2015-10-02
Robin James	Austin, TX, United States	2015-10-02
Stefanie Petersen	Austin, TX, United States	2015-10-02
Amy Sheneman	Austin, TX, United States	2015-10-02
April Dang	Austin, TX, United States	2015-10-02
Meghna Paruthi	Austin, TX, United States	2015-10-02
Jason Smith	Austin, TX, United States	2015-10-02
Angelica Thomas	Austin, TX, United States	2015-10-02
Carla George	Austin, TX, United States	2015-10-02
Kelly Gani	Austin, TX, United States	2015-10-02
Amy Miller	Austin, TX, United States	2015-10-02
Andy kitlowski	Austin, TX, United States	2015-10-02
brandy teague	Austin, TX, United States	2015-10-02
Kathy adams	Austin, TX, United States	2015-10-02
Jon Fletcher	Austin, TX, United States	2015-10-02
Jaya Gondi	Austin, TX, United States	2015-10-02
Steve Gonzales	Austin, TX, United States	2015-10-02
Greg Hyde	Austin, TX, United States	2015-10-02
Anila Abitzen	Austin, TX, United States	2015-10-02
Contessa Weinheimer	Austin, TX, United States	2015-10-02
Vivian Kight	Austin, TX, United States	2015-10-02
Rana Ramsey	Austin, TX, United States	2015-10-02
Changbao Ma	Austin, TX, United States	2015-10-02
Brytne Kitchin	Austin, TX, United States	2015-10-02

Name	Location	Date
Gwendolyn Bell	La Paz, TX, Mexico	2015-10-02
Kristin Bell	Austin, TX, United States	2015-10-02
audrey forbes	Austin, TX, United States	2015-10-02
JoAnn Testerman	Austin, TX, United States	2015-10-02
Matt Davidson	Austin, TX, United States	2015-10-02
Rebecca Hamilton	Austin, TX, United States	2015-10-02
Paula Berry	Austin, TX, United States	2015-10-02
Patricia Dawe	Austin, TX, United States	2015-10-02
Semi Hong	Austin, TX, United States	2015-10-02
Gabriele Wittenburg	Austin, TX, United States	2015-10-02
Lynn Galyen	Austin, TX, United States	2015-10-02
Mary Thoren	Austin, TX, United States	2015-10-02
Juliana Roberto	Austin, TX, United States	2015-10-02
Alexander Brooks	Austin, TX, United States	2015-10-02
Dillon Marrs	Austin, TX, United States	2015-10-02
Maria Agnes Dunn	Austin, TX, United States	2015-10-02
Sandra Ruble	Austin, TX, United States	2015-10-02
Aganap Dunn	Austin, TX, United States	2015-10-02
Veronica Ritter	Austin, TX, United States	2015-10-02
Berry Andrew	Austin, TX, United States	2015-10-02
Brenda Mooty	Austin, TX, United States	2015-10-02
Jennifer Gonzales	Austin, TX, United States	2015-10-02
Heidi Puhaovich	Austin, TX, United States	2015-10-02
Leila Siqueiros	Austin, TX, United States	2015-10-02
Clayton Singleton	Austin, TX, United States	2015-10-02
Michelle Mutuc	Austin, TX, United States	2015-10-02
Denise Zarrinabadi	Austin, TX, United States	2015-10-02
Casie Stephens	Austin, TX, United States	2015-10-02
Norma Gossett	Austin, TX, United States	2015-10-02
jennifer rawlings	Austin, TX, United States	2015-10-02
Kim Kainer	Austin, TX, United States	2015-10-02
Tina Evans	College Station, TX, United States	2015-10-02

Name	Location	Date
Van Le	Austin, TX, United States	2015-10-02
Johanna Hedemann	Austin, TX, United States	2015-10-02
Laurie Gamel	Austin, TX, United States	2015-10-02
kalpana dangi	Austin, TX, United States	2015-10-02
Sundari Ramalingam	Austin, TX, United States	2015-10-02
Ann Brown	Austin, TX, United States	2015-10-02
Stephanie Haug	Austin, TX, United States	2015-10-02
Kathryn Hernandez	Buda, TX, United States	2015-10-02
Kimberley Conner	Austin, TX, United States	2015-10-02
Melissa Anderson	Austin, TX, United States	2015-10-02
Christine Emanuel	Austin, TX, United States	2015-10-02
Wendy Clem-Saavedra	Austin, TX, United States	2015-10-02
Christina Morales	Austin, TX, United States	2015-10-02
Sarah Powell	Austin, TX, United States	2015-10-02
Stephen Griffin	Austin, TX, United States	2015-10-02
Andrew struck	Austin, TX, United States	2015-10-02
K Barker	Austin, TX, United States	2015-10-02
John Hollaway	Austin, TX, United States	2015-10-02
Kara Nicholas	Austin, TX, United States	2015-10-02
Rhonda Morris	Austin, TX, United States	2015-10-02
Janae Leffler	Austin, TX, United States	2015-10-02
Suzanne Latimer	Georgetown, TX, United States	2015-10-02
Leang and Peter Violand	Austin, TX, United States	2015-10-02
Xuan Wan	Cedar Park, TX, United States	2015-10-02
Casey Hughes	Austin, TX, United States	2015-10-02
Joe Zhang	Austin, TX, United States	2015-10-02
Hongyan Bao	Austin, TX, United States	2015-10-02
John Hand	Austin, TX, United States	2015-10-03
Shawn Stanton	Austin, TX, United States	2015-10-03
Gaynell Meyerholtz	Fort Davis, TX, United States	2015-10-03
robert eyler	Austin, TX, United States	2015-10-03
Alison Standlee	Austin, TX, United States	2015-10-03

Name	Location	Date
caelum jones	Austin, TX, United States	2015-10-03
Jennifer Sheridan	Austin, TX, United States	2015-10-03
Scott Hillman	Austin, TX, United States	2015-10-03
Kevin Mayo	Austin, TX, United States	2015-10-03
John Buchanan	Austin, TX, United States	2015-10-03
David Milam	Austin, TX, United States	2015-10-03
David Baker	Austin, TX, United States	2015-10-03
Sara Milam	Austin, TX, United States	2015-10-03
Kim Krant	Austin, TX, United States	2015-10-03
Akshay sabhikhi	Austin, TX, United States	2015-10-03
Brooke Flagg	Austin, TX, United States	2015-10-03
ying guo	Austin, TX, United States	2015-10-03
cindy Lance	Austin, TX, United States	2015-10-03
Martine Hillman	Austin, TX, United States	2015-10-04
Denice Fink	Austin, TX, United States	2015-10-04
Susan Joe	Austin, TX, United States	2015-10-04
Lauren Goot	Round Rock, TX, United States	2015-10-04
Lindsay Gregg	Austin, TX, United States	2015-10-04
Margaret Parker	Austin, TX, United States	2015-10-04
Brian Kanatzar	Austin, TX, United States	2015-10-04
George Holmes	Austin, TX, United States	2015-10-04
Melissa Fruge	Austin, TX, United States	2015-10-04
Paula Damore	Austin, TX, United States	2015-10-04
Marc Chase	Austin, TX, United States	2015-10-04
pete byrne	Austin, TX, United States	2015-10-04
Dianna Cavanaugh	Austin, TX, United States	2015-10-04
DIMPAL PATEL	Austin, TX, United States	2015-10-04
Sabrina Bradley	Austin, TX, United States	2015-10-04
Kelli brown	Austin, TX, United States	2015-10-04
stephen yanoff	Austin, TX, United States	2015-10-04
Shannon Hebert	Austin, TX, United States	2015-10-04
Tim Moxon	Austin, TX, United States	2015-10-04

Name	Location	Date
Robyn Martinez	Austin, TX, United States	2015-10-05
graham sanderson	Austin, TX, United States	2015-10-05
Chris Parker	Austin, TX, United States	2015-10-05
Liz Tyndall	Austin, TX, United States	2015-10-05
Kaye Knox	Austin, TX, United States	2015-10-05
Paulina Torres	Austin, TX, United States	2015-10-05
J. Todd Pendleton	Austin, TX, United States	2015-10-05
Sami Aboumatar	Austin, TX, United States	2015-10-05
Susan Meador	Austin, TX, United States	2015-10-05
Debbie Parmelee	Austin, TX, United States	2015-10-05
Charlotte Moser	Austin, TX, United States	2015-10-05
Catherine Gaunt	Austin, TX, United States	2015-10-05
Bruce Stuckman	Austin, TX, United States	2015-10-05
Terri Brigham	Austin, TX, United States	2015-10-05
Morgan Briscor	Austin, TX, United States	2015-10-05
paul shaffer	austin, TX, United States	2015-10-05
bob dewitt	Austin, TX, United States	2015-10-05
Byrne Mike	Austin, TX, United States	2015-10-05
Jeffery Larson	Austin, TX, United States	2015-10-05
Kristi Cochran	Austin, TX, United States	2015-10-05
Colleen Salo	Austin, TX, United States	2015-10-05
Jennifer Graham	Austin, TX, United States	2015-10-05
Ellyn Latimer	Austin, TX, United States	2015-10-05
Inbal kleinerman	Austin, TX, United States	2015-10-05
Elissa Kanatzar	Austin, TX, United States	2015-10-05
roman kleinerman	Englewood, CO, United States	2015-10-05
Amy burnett	Austin, TX, United States	2015-10-05
Richard Keith	Austin, TX, United States	2015-10-05
Stacy Garrison	Austin, TX, United States	2015-10-05
Laura Measeles	Austin, TX, United States	2015-10-05
norma harais	Austin, TX, United States	2015-10-05
Michele Roach	Austin, TX, United States	2015-10-05

Name	Location	Date
Ariel Czerwinski	Austin, TX, United States	2015-10-05
Yi He	Austin, TX, United States	2015-10-05
Nancy Burton	Austin, TX, United States	2015-10-05
Blake Erskine	Austin, TX, United States	2015-10-05
Craig Jeffries	Austin, TX, United States	2015-10-05
Tammy Erskine	Austin, TX, United States	2015-10-05
Christine Patton	Austin, TX, United States	2015-10-06
Jill randolph	Austin, TX, United States	2015-10-06
Kristi Vaught	Austin, TX, United States	2015-10-06
Julie Smith	Cedar Park, TX, United States	2015-10-06
Cindy Lesh	Austin, TX, United States	2015-10-06
Wendy Mueller	Austin, TX, United States	2015-10-06
Stephen Mueller	Austin, TX, United States	2015-10-06
Kerri Ball	Austin, TX, United States	2015-10-07
Scott Jones	Austin, TX, United States	2015-10-07
Matt Whitehurst	Austin, TX, United States	2015-10-07
Tommy Mathis	Austin, TX, United States	2015-10-07
Bryan Goodwin	Austin, TX, United States	2015-10-07
Heather Ruschitzko	Austin, TX, United States	2015-10-07
Shannon Goodwin	Austin, TX, United States	2015-10-07
Heather Ruschitzko	Austin, TX, United States	2015-10-07
Chris Engen	Austin, TX, United States	2015-10-07
Laura Grace	Austin, TX, United States	2015-10-07
Savannah Cavanaugh	Austin, TX, United States	2015-10-08
Deborah Denning	Austin, TX, United States	2015-10-08
Davidf Villalanti	Round Rock, TX, United States	2015-10-08
John Busch	Austin, TX, United States	2015-10-08
Susan Villalanti	Austin, TX, United States	2015-10-08
Emily Wolfe	Austin, TX, United States	2015-10-09
Tina Bunch	Austin, TX, United States	2015-10-09
Julie Corne	Austin, TX, United States	2015-10-09
Rebecca Wisdom	Austin, TX, United States	2015-10-09

Name	Location	Date
Kara Cox	Austin, TX, United States	2015-10-09
Russell Rankin	Austin, TX, United States	2015-10-09
Brad Wisdom	Austin, TX, United States	2015-10-09
Nicole Smith	Big Wells, TX, United States	2015-10-09
Julie Thomas	Austin, TX, United States	2015-10-09
Andrew Smith	Austin, TX, United States	2015-10-09
Tara Sims	Austin, TX, United States	2015-10-09
Chuck Oertli	Austin, TX, United States	2015-10-09
ashley goolsby	Austin, TX, United States	2015-10-09
Jade Ausley	Austin, TX, United States	2015-10-09
Greg Ausley	Austin, TX, United States	2015-10-09
Parker Ausley	Austin, TX, United States	2015-10-09
Richard Rusell	Austin, TX, United States	2015-10-09
Alexis Russell	Austin, TX, United States	2015-10-09
Ron Baker	Austin, TX, United States	2015-10-09
Shelle Pitman	Austin, TX, United States	2015-10-09
thomas wolk	Austin, TX, United States	2015-10-09
Stephanie Wilson	Austin, TX, United States	2015-10-09
Larry Shimkus	Austin, TX, United States	2015-10-09
Laura Bruner	Austin, TX, United States	2015-10-09
Dwayne Bruner	Austin, TX, United States	2015-10-09
Tom Hildner	Austin, TX, United States	2015-10-09
jennifer santa ana	Austin, TX, United States	2015-10-09
Daniel Kruczek	Austin, TX, United States	2015-10-09
michele breeden	Austin, TX, United States	2015-10-09
Rachel Hammon	Austin, TX, United States	2015-10-09
janis goodman	Austin, TX, United States	2015-10-09
chris mitchell	Austin, TX, United States	2015-10-09
Hayden Hammon	Austin, TX, United States	2015-10-09
robert collins	Austin, TX, United States	2015-10-09
tad breeden	Austin, TX, United States	2015-10-09
Michelle Jones	Austin, TX, United States	2015-10-09

Name	Location	Date
Jeffrey Jones	Austin, TX, United States	2015-10-09
jeanine bischoping	Austin, TX, United States	2015-10-09
Gary Bischoping	Austin, TX, United States	2015-10-09
michelle held	Austin, TX, United States	2015-10-09
Lynn Genovesi	Austin, TX, United States	2015-10-09
Shauna Upp	Austin, TX, United States	2015-10-09
Monica Middleton	Austin, TX, United States	2015-10-09
travis hardegree	Austin, TX, United States	2015-10-09
marci wynn	Austin, TX, United States	2015-10-09
James Legg	Austin, TX, United States	2015-10-09
Michelle Purvis	Austin, TX, United States	2015-10-09
jim thompson	Austin, TX, United States	2015-10-09
kris begnaud	Austin, TX, United States	2015-10-09
Mike Conner	Austin, TX, United States	2015-10-09
steven bernhardt	Austin, TX, United States	2015-10-09
Amy Kerr	Austin, TX, United States	2015-10-09
taryn hayes	Austin, TX, United States	2015-10-09
marilyn cole	Austin, TX, United States	2015-10-09
Lee Harmon	Austin, TX, United States	2015-10-10
dan andrade	Austin, TX, United States	2015-10-10
Kristen Hill	Austin, TX, United States	2015-10-10
Paula Greenfield	Austin, TX, United States	2015-10-10
kirsten szewczyk	Austin, TX, United States	2015-10-10
Laschell Apel	Austin, TX, United States	2015-10-10
scott kunkel	Austin, TX, United States	2015-10-10
paul beach	Austin, TX, United States	2015-10-10
oliver orth	Austin, TX, United States	2015-10-10
Melodie King	Austin, TX, United States	2015-10-10
Percy Wong	Austin, TX, United States	2015-10-10
gary parmelee	Austin, TX, United States	2015-10-10
paula jackson	Austin, TX, United States	2015-10-10
Tiffany Teague	Austin, TX, United States	2015-10-10

Name	Location	Date
Adam Christoff	Austin, TX, United States	2015-10-10
vicki richmond	Austin, TX, United States	2015-10-10
Scott Gardner	Austin, TX, United States	2015-10-10
Mary Rester	Austin, TX, United States	2015-10-10
Matt Rester	Austin, TX, United States	2015-10-10
andrea trujillo	Austin, TX, United States	2015-10-10
cynthia evans	Austin, TX, United States	2015-10-10
Daniele Lea	Austin, TX, United States	2015-10-10
Scott Garvey	Austin, TX, United States	2015-10-10
john flynn	Austin, TX, United States	2015-10-10
Scott Stevens	Austin, TX, United States	2015-10-10
daiquiri richard	Austin, TX, United States	2015-10-10
Greg Stock	Austin, TX, United States	2015-10-10
Muhiuzzaman Mahmud	Austin, TX, United States	2015-10-10
Jen Reid	Austin, TX, United States	2015-10-10
Kari Cooper	Laredo, TX, United States	2015-10-10
Nicole Corbell	Round Rock, TX, United States	2015-10-10
Joe Costa	Austin, TX, United States	2015-10-10
Julie Baker	Austin, TX, United States	2015-10-10
Frank Wolfe	Austin, TX, United States	2015-10-10
Robert Taylor	Austin, TX, United States	2015-10-10
Anna Easley	Austin, TX, United States	2015-10-10
Bernard Wong	Austin, TX, United States	2015-10-10
Catherine Terrell	Austin, TX, United States	2015-10-10
Michael Terrell	Austin, TX, United States	2015-10-10
Allen Shukers	Austin, TX, United States	2015-10-10
Marlee Calvert	Austin, TX, United States	2015-10-10
Madison Slovacek	Austin, TX, United States	2015-10-10
Jason Dzubinski	Austin, TX, United States	2015-10-10
Melissa Harris	Austin, TX, United States	2015-10-10
John Donatucci	Austin, TX, United States	2015-10-10
David Luppino	Austin, TX, United States	2015-10-10

Name	Location	Date
John Harris	Austin, TX, United States	2015-10-10
Suzanne donatucci	Austin, TX, United States	2015-10-10
jorge gamez	Austin, TX, United States	2015-10-10
Barbara Gamez	Austin, TX, United States	2015-10-10
Marie putman	Austin, TX, United States	2015-10-10
brad scoggins	Austin, TX, United States	2015-10-10
Remigius Jackson	Austin, TX, United States	2015-10-10
Rita Snodell	Austin, TX, United States	2015-10-10
Brandon Behrens	Austin, TX, United States	2015-10-10
Thad Price	Austin, TX, United States	2015-10-10
robert tack	Austin, TX, United States	2015-10-10
Rosalie Tack	Laredo, TX, United States	2015-10-10
dan naden	Austin, TX, United States	2015-10-10
Theresa Wilson	Austin, TX, United States	2015-10-10
karen odette	Austin, TX, United States	2015-10-10
Dietrich Jim	Austin, TX, United States	2015-10-10
Joseph Wilson	Austin, TX, United States	2015-10-10
Gnana Cherlopalle	Austin, TX, United States	2015-10-10
lei chen	Austin, TX, United States	2015-10-10
jie wu	Austin, TX, United States	2015-10-10
melissa dietrich	Austin, TX, United States	2015-10-10
Lauren Allen	Austin, TX, United States	2015-10-10
Michael Paulson	Laredo, TX, United States	2015-10-10
Kunjan Bhatt	Austin, TX, United States	2015-10-10
Vaibhav Bahadur	Austin, TX, United States	2015-10-10
Tamara Kondapi	Austin, TX, United States	2015-10-10
Pooja Kumar	Austin, TX, United States	2015-10-10
Katie Paulso	Austin, TX, United States	2015-10-10
Jennifer Hodges	Austin, TX, United States	2015-10-10
Aaron Hodges	Austin, TX, United States	2015-10-10
john anderson	Austin, TX, United States	2015-10-10
Dipty Desai	Laredo, TX, United States	2015-10-10

Name	Location	Date
stephen sirard	Austin, TX, United States	2015-10-10
John Walker	Austin, TX, United States	2015-10-10
Linda Stoeltje	Austin, TX, United States	2015-10-10
Sam Stoeltje	Austin, TX, United States	2015-10-10
christy robinson	Austin, TX, United States	2015-10-10
Karen Walker	Austin, TX, United States	2015-10-10
Patrick chauvin	Austin, TX, United States	2015-10-10
Ross DeVere	Austin, TX, United States	2015-10-10
kurt cyr	Austin, TX, United States	2015-10-10
victor pena	Austin, TX, United States	2015-10-10
John Tran	Austin, TX, United States	2015-10-10
Bo Bowman	Austin, TX, United States	2015-10-10
Kristen Wilson	Austin, TX, United States	2015-10-10
Brian Engesser	Austin, TX, United States	2015-10-10
Samuel Wilson	Austin, TX, United States	2015-10-10
Stephanne Oconnell	Austin, TX, United States	2015-10-10
Ernest Garcia	Austin, TX, United States	2015-10-10
Mark Ruschitzko	Coyanosa, TX, United States	2015-10-10
Michael Linam	Austin, TX, United States	2015-10-10
Michael Sullivan	Austin, TX, United States	2015-10-10
Ira Goodman	Austin, TX, United States	2015-10-11
Lois Goodman	Austin, TX, United States	2015-10-11
Susie Major	Austin, TX, United States	2015-10-11
Christi Long	Austin, TX, United States	2015-10-11
Erika Olsen	Austin, TX, United States	2015-10-11
Shawn Olsen	Austin, TX, United States	2015-10-11
Rachel Cooper	Austin, TX, United States	2015-10-11
Debbie Amezcua	Frisco, TX, United States	2015-10-11
Lisa Bridgewater	Austin, TX, United States	2015-10-11
Robert Amezcua	Austin, TX, United States	2015-10-11
Stacie Saucier	Austin, TX, United States	2015-10-11
David Newlin	Austin, TX, United States	2015-10-11

Name	Location	Date
Amy langford	Austin, TX, United States	2015-10-11
Marilou Webb	Austin, TX, United States	2015-10-11
John Schumann	Austin, TX, United States	2015-10-12
Karen dauskurdas	Austin, TX, United States	2015-10-12
Mark Serafine	Austin, TX, United States	2015-10-12
WEN CHANG LEE	Austin, TX, United States	2015-10-12
Aylin Iacobucci	Austin, TX, United States	2015-10-12
Michael hamilton	Austin, TX, United States	2015-10-12
kris aman	Austin, TX, United States	2015-10-12
Jody Scalpati	Austin, TX, United States	2015-10-12
Richard Walker	Austin, TX, United States	2015-10-12
Serenity Luu	Austin, TX, United States	2015-10-12
Gloria Lam	Austin, TX, United States	2015-10-12
Aneta Costa	Austin, TX, United States	2015-10-12
Andrea Poljan	Austin, TX, United States	2015-10-12
Stacey Delmonico	Austin, TX, United States	2015-10-12
Joshua Stevens	Austin, TX, United States	2015-10-12
Kathy Jones	Austin, TX, United States	2015-10-12
Brandi Stone	Austin, TX, United States	2015-10-12
Robin Ezzell	Austin, TX, United States	2015-10-12
Laurie Sibley	Austin, TX, United States	2015-10-12
Brian Scaff	Austin, TX, United States	2015-10-12
Hallie Patterson	Austin, TX, United States	2015-10-12
Dena Adams	Austin, TX, United States	2015-10-12
AARON BENFIELD	Austin, TX, United States	2015-10-12
Jason Nutt	Austin, TX, United States	2015-10-12
Tim Mattox	Austin, TX, United States	2015-10-12
Matt Conkey	Austin, TX, United States	2015-10-12
Aaron Persons	Austin, TX, United States	2015-10-12
Cheryl Persons	Austin, TX, United States	2015-10-12
Kenneth Ferguson	Austin, TX, United States	2015-10-12
Veronica Benkovic	Cedar Park, TX, United States	2015-10-12

Name	Location	Date
Cathy Francis	Austin, TX, United States	2015-10-12
Melissa Giroux	Austin, TX, United States	2015-10-12
Kerry Murphy	Austin, TX, United States	2015-10-12
Faye Thomas Thomas	Austin, TX, United States	2015-10-12
Jennifer Lindemann	austin, TX, United States	2015-10-12
Tanya Busch	Austin, TX, United States	2015-10-12
Kelly Gaither	Austin, TX, United States	2015-10-12
Lori oertli	Austin, TX, United States	2015-10-12
Ashley Bruce	Austin, TX, United States	2015-10-12
Erin Burgess	Austin, TX, United States	2015-10-12
Jim Wise	Austin, TX, United States	2015-10-12
Scott Stroud	Austin, TX, United States	2015-10-12
Rita Moore	Austin, TX, United States	2015-10-12
Kristy DuPree	Austin, TX, United States	2015-10-12
Robert Scott	Austin, TX, United States	2015-10-12
Tamir Nitzan	Austin, TX, United States	2015-10-12
David Byrne	Austin, TX, United States	2015-10-12
AARON IACOBUCCI	Austin, TX, United States	2015-10-12
Tanya Sheehan	Austin, TX, United States	2015-10-12
Marcy Keefe	Austin, TX, United States	2015-10-12
Jenny Rogers	Austin, TX, United States	2015-10-12
David Keefe	Austin, TX, United States	2015-10-12
Larry Osborne	Austin, TX, United States	2015-10-12
Robert Jansa	Austin, TX, United States	2015-10-12
Jamie Eppele	Austin, TX, United States	2015-10-13
Sarah Holick	Austin, TX, United States	2015-10-13
Cherise Ginsburg	Austin, TX, United States	2015-10-13
Les Stobart	Austin, TX, United States	2015-10-13
Shailee Gupta	Austin, TX, United States	2015-10-13
charles stewart	Austin, TX, United States	2015-10-13
Michael Wilson	Austin, TX, United States	2015-10-13
Ben bogges	Austin, TX, United States	2015-10-13

Name	Location	Date
Timi Quici	Austin, TX, United States	2015-10-13
Patrick Vetter	Austin, TX, United States	2015-10-13
Tina Matthews	Austin, TX, United States	2015-10-13
Yi Zhang	Austin, TX, United States	2015-10-13
Dorothy Pacitti	Austin, TX, United States	2015-10-13
Patricia Gordon	Austin, TX, United States	2015-10-13
Brandy Jones	Austin, TX, United States	2015-10-13
Hank Hudson	Austin, TX, United States	2015-10-13
LaNeigh Hudson	Austin, TX, United States	2015-10-13
Tausha Robertson	Austin, TX, United States	2015-10-13
Andrew Reutter	Austin, TX, United States	2015-10-13
Iffat Khan	Austin, TX, United States	2015-10-13
Rebecca Davis	Austin, TX, United States	2015-10-13
Diana Potter	Austin, TX, United States	2015-10-14
Richard Griffith	Austin, TX, United States	2015-10-14
Paul Wise	Austin, TX, United States	2015-10-14
Sharon Martin	Austin, TX, United States	2015-10-14
Sara Hazard	Austin, TX, United States	2015-10-14
Ehren Ezzell	Austin, TX, United States	2015-10-14
Fred Davis	Austin, TX, United States	2015-10-14
Kim Cross	Austin, TX, United States	2015-10-14
Joan Engen	Austin, TX, United States	2015-10-14
Shane Hall	Austin, TX, United States	2015-10-14
Tara Huber	Austin, TX, United States	2015-10-14
Xiaowei Sun	Austin, TX, United States	2015-10-14
Dennis Upah	Austin, TX, United States	2015-10-14
Ross McIver	Austin, TX, United States	2015-10-14
Trent Norris	Austin, TX, United States	2015-10-14
Sarah Valenzuela	Austin, TX, United States	2015-10-15
Chris Mayfield	Austin, TX, United States	2015-10-15
Bryan Myers	Austin, TX, United States	2015-10-15
Bruce Harris	Austin, TX, United States	2015-10-15

Name	Location	Date
Jackie Myers	Austin, TX, United States	2015-10-15
Jeffrey Arsenault	Austin, TX, United States	2015-10-15
Annie Mayfield	Austin, TX, United States	2015-10-15
Michael Hurd	Austin, TX, United States	2015-10-16
Charles Erickson	Austin, TX, United States	2015-10-17
Eric Edgeman	Austin, TX, United States	2015-10-18
Randall Baird	Austin, TX, United States	2015-10-19
David Lundgren	Austin, TX, United States	2015-10-19
kelley mcclanahan	Austin, TX, United States	2015-10-19
Denise Iglesias	Austin, TX, United States	2015-10-20
Steve Heston	Austin, TX, United States	2015-10-21
Joyce Andrews	Austin, TX, United States	2015-10-21
barbara solano	Austin, TX, United States	2015-10-21
raymond Solano	Austin, TX, United States	2015-10-21
Tom Radack	Austin, TX, United States	2015-10-22
William b.j. Myers	Austin, TX, United States	2015-10-22
Fran Van Dalen	Austin, TX, United States	2015-10-22
Hina Mehta	Austin, TX, United States	2015-10-22
sherrie hale	Austin, TX, United States	2015-10-22
Gwen Williams	Austin, TX, United States	2015-10-22
Shannon Scott	Chicago, IL, United States	2015-10-22
Linda Bernardone	Austin, TX, United States	2015-10-22
Eric Braunsdorf	Austin, TX, United States	2015-10-22
Stephanie Anderson	Austin, TX, United States	2015-10-22
Lee Ann Rathbun	Austin, TX, United States	2015-10-22
Scott Brighton	Austin, TX, United States	2015-10-22
Deborah Krueger	Austin, TX, United States	2015-10-22
James Goldsworth	Austin, TX, United States	2015-10-22
Louis Scalpati	Austin, TX, United States	2015-10-22
Jessica Jones	Austin, TX, United States	2015-10-22
Susan Pfaff	Austin, TX, United States	2015-10-22
Leonard Zwik	Austin, TX, United States	2015-10-22

Name	Location	Date
susanne boon	Austin, TX, United States	2015-10-22
Robbie Norquay	Austin, TX, United States	2015-10-22
Kerry Dickerson	Austin, TX, United States	2015-10-22
jon phillips	austin, TX, United States	2015-10-22
Rachel Holland	Austin, TX, United States	2015-10-22
Rushika Pandya	Austin, TX, United States	2015-10-22
Kelly Eichorn	Austin, TX, United States	2015-10-22
George Catlin	Austin, TX, United States	2015-10-22
Dodie Morris	Austin, TX, United States	2015-10-23
Irad Allen	Big Wells, TX, United States	2015-10-23
Patricia Thomas	Austin, TX, United States	2015-10-23
Angela Akin	Austin, TX, United States	2015-10-24
Bridget Brannon	Austin, TX, United States	2015-10-25
Todd Brannon	Austin, TX, United States	2015-10-25
tamany brown	Austin, TX, United States	2015-10-30
Tiffany Conway	Austin, TX, United States	2015-11-01
Mark Fuhrer	Austin, TX, United States	2015-11-01
Kirstin Swenson	Austin, TX, United States	2015-11-02
Dave Verratti	Austin, TX, United States	2015-11-02
Steve Bayless	Austin, TX, United States	2015-11-03
Elisa Verratti	Austin, TX, United States	2015-11-03
Chase Mitchell	Austin, TX, United States	2015-11-03
Kelsey Fitzgerald	Austin, TX, United States	2015-11-03
Sean Fitzgerald	Austin, TX, United States	2015-11-03
Randy Lawson	Austin, TX, United States	2015-11-05
Murali Chinnakonda	Austin, TX, United States	2015-11-06
Kristina REHLING	Austin, TX, United States	2015-11-06
Kim Catlin	Austin, TX, United States	2015-11-06
Lynette gillis	Austin, TX, United States	2015-11-07
Thomas Evans	Austin, TX, United States	2015-11-09
Julie O'Shaughnessy	Austin, TX, United States	2015-11-09
Naomi Armstrong	Austin, TX, United States	2015-11-09

Name	Location	Date
Trevor Armstrong	Austin, TX, United States	2015-11-09
Eowyn Gorman	Austin, TX, United States	2015-11-09
Danielle Cantu	Austin, TX, United States	2015-11-09
Chad Callas	Austin, TX, United States	2015-11-09
Lynn Mroz	Austin, TX, United States	2015-11-09
John Mroz	Troy, MI, United States	2015-11-09
Amy Haddock	Austin, TX, United States	2015-11-10
Jennifer McNevin	Austin, TX, United States	2015-11-10
James Nowlin	Austin, TX, United States	2015-11-10
Yvonne Nacu	Austin, TX, United States	2015-11-10
Marcia Kaylakie	Austin, TX, United States	2015-11-10
Bonnie Martin	Austin, TX, United States	2015-11-11
Jamee Yule	Austin, TX, United States	2015-11-11
Bennett Brier	Austin, TX, United States	2015-11-11
Mari Barreda	Austin, TX, United States	2015-11-11
Donna Burgess	Austin, TX, United States	2015-11-11
Gillian McLean	Austin, TX, United States	2015-11-11
Sharen Tovar	Austin, TX, United States	2015-11-11
Mike Zimmerman	Austin, TX, United States	2015-11-11
Pedro Barreda	Austin, TX, United States	2015-11-12
Maria V. Coello	Austin, TX, United States	2015-11-12
Johana Cunliffe	Austin, TX, United States	2015-11-12
Clay Signor	Austin, TX, United States	2015-11-12
Ivonne Mercado	Austin, TX, United States	2015-11-12
Nabha Rege	Austin, TX, United States	2015-11-12
Leticia Coto	Austin, TX, United States	2015-11-13
Gina Mundy	Austin, TX, United States	2015-11-13
kristie reeves-cavaliero	Austin, TX, United States	2015-11-13
Sheri Hewett	Austin, TX, United States	2015-11-15
Kelsey Hewett	Austin, TX, United States	2015-11-15
steve bodnar	Austin, TX, United States	2015-11-18
Karen Quintos	Austin, TX, United States	2015-11-22

Name	Location	Date
Kevin Cheesman	Austin, TX, United States	2015-11-22
Helen Mayer	Austin, TX, United States	2015-12-09
Stanley Mayer	Austin, TX, United States	2015-12-09
Hossein Taki	Austin, TX, United States	2015-12-09
Janet Jamieson	Austin, TX, United States	2015-12-13
Randy Jamieson	Austin, TX, United States	2015-12-13
Steven Benavides	Austin, TX, United States	2015-12-15
Philip Pantoya	Cedar Park, TX, United States	2015-12-16
Kathryn Kangos	Austin, TX, United States	2015-12-17
Kristy Forell	Austin, TX, United States	2015-12-21
thomas valentin	Austin, TX, United States	2015-12-31
Raegan Scott	Austin, TX, United States	2016-01-02
Patrick Scott	Austin, TX, United States	2016-01-03
Scott Clark	Austin, TX, United States	2016-01-06
Mahmood Wadiwalla	Austin, TX, United States	2016-01-11
Stephanie Wilson	Austin, TX, United States	2016-01-20
richey rogers	Austin, TX, United States	2016-02-07
Paula gordon	Austin, TX, United States	2016-02-09
Elizabeth Pareja	Austin, TX, United States	2016-02-12
Jim Diehl	Austin, TX, United States	2016-02-13
Dana Diehl	Austin, TX, United States	2016-02-13
Ashley Vasbinder	Austin, TX, United States	2016-02-18
Lindsey Zischkale	Austin, TX, United States	2016-03-05
India Moss	Austin, TX, United States	2016-03-09
Lucerne Bunch	Austin, TX, United States	2016-03-14
Judy Schulz	Austin, TX, United States	2016-03-14
Linda Bailey	Austin, TX, United States	2016-03-18
Nicole Brough	San Clemente, CA, United States	2016-03-20
Kelsey Cigainero	Austin, TX, United States	2016-03-27
Todd Doss	Austin, TX, United States	2016-03-31
Marietta scott	Austin, TX, United States	2016-04-04
Leslie Power	Austin, TX, United States	2016-04-08

Name	Location	Date
Jeff Briggs	Buda, TX, United States	2016-04-10
Mia Bennatt	Austin, TX, United States	2016-04-15
Heather Dawn Smith	Austin, TX, United States	2016-04-21
Rebecca Reedy	Austin, TX, United States	2016-08-09
Jackie Stence	Austin,, TX, United States	2016-08-09
Wes Gandy	Austin, TX, United States	2016-08-09
Anne Heinen	Austin, TX, United States	2016-08-09
Renee Keeney	Austin, TX, United States	2016-08-10
evelyn williams	Austin, TX, United States	2016-10-26
Brian Conway	Austin, TX, United States	2016-10-28
Terry Curtis	Austin, TX, United States	2016-11-03
Christine Langley	Austin, TX, United States	2017-01-10
Ted Mueller	Austin, TX, United States	2017-02-20
Thomas Petrone	Austin, TX, United States	2017-02-20
Jan Salinas	Austin, TX, United States	2017-02-20
Patricia Jennings	Austin, TX, United States	2017-02-20
Craig Cottier	Austin, TX, United States	2017-02-20

Recipient: Austin City Council and City of Austin Zoning and Platting

Letter: Greetings,

Stop unfair Milestone rezoning in River Place

Comments

Name	Location	Date	Comment
Amanda Marks	Austin, TX	2015-09-28	I read this and I oppose the zoning change.
Sally Banta	Austin, TX	2015-09-28	I don't want the quality of my street and subdivision destroyed.
Kyle Anz	austin, TX	2015-09-28	too much traffic will be created with more development
Brian Shimkus	Austin, TX	2015-09-28	This type of housing is not consistant with overall neighborhood plan and destroys the asthetic of the area We also have major traffic problemsthat impact our safty and existing infrastructure cannot handle the increase
Sandy Kovar	Austin, TX	2015-09-28	Don't want to add additional congestion to the neighborhood.
Laura Root	Austin, TX	2015-09-28	I'm signing because of the detrimental effect on traffic in the area. We have numerous schools that have or are about to be full capacity. If there is no room for the cars or the kids, why would City Council even consider this?
bob almand	austin, TX	2015-09-28	becasue i do not want the increase traffic and think the builder should stick with the characteristic of the current homes.
William Sullivan	Austin, TX	2015-09-28	Traffic is already bad, and getting worse. We need to improve the infra-structure before we add more. Also, high density development will change the character of the entire neighborhood.
Judi Guastella	Austin, TX	2015-09-28	I'm signing for all the reasons listed
Ted Gaunt	Austin, TX	2015-09-28	This approach by Milestone is without merit. It is deeply unfair to the hard working families of River Place. The impact to Milky Way residents is absurdly unfair.
Carrie Locke	Austin, TX	2015-09-28	This would exacerbate and already ridiculously crowded intersection and over burden our already crowded schools.
Michael Murphy	Austin, TX	2015-09-28	My son walks to school and has to cross the street. This development brings more traffic and less safety.
Kristin Whitcomb	Austin, TX	2015-09-28	I want the city leaders to show they care about intelligent growth, the safety of our roads and the quality of living in Austin. Zoning needs to be based on what makes sense for the area and not based on greed and kick backs of wealthy developers. We already live where a commute to the local high school for most is 45 minutes to an hour and the next traffic fatality is not an "if" but a "when".
William Scherer	Austin, TX	2015-09-28	This new development would greatly increase the traffic and over tax the school system that is already above capacity. The developers should accept build at the same density as the surrounding neighborhood.
Peter Fulton Foss	Austin, TX	2015-09-28	The reasons in this petition. I have friends and clients on Milky Way, and their property values will tank with this development.
Sandy Falgout	Austin, TX	2015-09-28	I do NOT want this in our neighborhood. Traffic is awful as it is & adding this would be a bad decision for our subdivision and the traffic on 2222.
Michelle Warren	Austin, TX	2015-09-28	I have concerns for the safety of my children as they are always running across the street to visit their friends, this would increase traffic tremendously. Furthermore, we already having issues with people speeding and cresting the hill and not seeing us when we are stopped at our mailbox to get the mail. Scary already! I can't imagine what traffic 120 plus more homes is going to cause on our street let alone River Place Blvd.
Cathy Kirkpatrick	Austin, TX	2015-09-28	We do not need increased traffic within River Place. It's already a nightmare.

Name	Location	Date	Comment
Andy Locke	Austin, TX	2015-09-28	River Place is bursting at the seams, and there is no room for any additional housing. There is no room for additional traffic. This is a serious safety risk to our neighborhood, our schools, and our children!!!
Lisa Pfluger	Austin, TX	2015-09-28	Out of concern for our neighborhood and the increased traffic that this will bring.
Kim Stock	Austin, TX	2015-09-28	We do not need increased traffic in River Place/Four Points. Getting out of the neighborhood now is difficult with current homes and businesses at the front. Milky Way is a beautiful street with great houses. Don't ruin it!
Julie Novak	Austin, TX	2015-09-28	We ahem not as of yet been able to deal with the existing traffic issues coming in and out of our neighborhood and surrounding businesses. Adding more residents will not help that already daunting problem. Plus all of the additional itemized issues on this petition.
Meagan Moll	Austin, TX	2015-09-28	It takes 15 mins to turn right onto 2222 and the entrances to all major roadways are packed. This many small lot houses would make it unbearable. I would expect there would be a lot of people selling their homes if approved, which would drive down values and property taxes.
Diane Hurst	Austin, TX	2015-09-28	traffic is terrible AND they are not willing to participate in HOA
Richard Butler	Austin, TX	2015-09-28	infrastructure (streets, existing traffic flow, schools, etc) can't support this unchecked growth.
Mary Shanahan	Austin, TX	2015-09-28	The traffic situation in this area is out of control and very dangerous. We absolutely do not need or want that many houses built at the end of Milky Way. It is beyond comprehension that this project is even being discussed with the safety/traffic issues in River Place and Four Points.
Meredith Moreira	Austin, TX	2015-09-28	Not only due to the traffic issues, but the fact that the homes will be included in River Place with proximity to our parks and open space and will increase use of and traffic through those spaces, but will not be a part of the HOA thus will not contribute financially to the maintenance, upkeep and improvement of those spaces.
Oscar Cunliffe	Austin, TX	2015-09-28	I'm against of this zoning proposal
Chloe Price	Austin, TX	2015-09-28	I live in the neighborhood and do not want it to negatively influence my property value.
Greg Sedlock	Austin, TX	2015-09-28	I would want to keep the zoning as is and keep the traffic down in the Four Points area.
Steven Root	Austin, TX	2015-09-28	If you want to add Over 100 homes on this 40 acre tract - then please have a separate entrance to RR 2222. These homes will create havoc within our neighborhood which has been here for more than 20+ years without high density housing. The City should have NO right to force a thru-way into RiverPlace.
Richard Capozza	Austin, TX	2015-09-28	Concern over the additional burden on streets already overwhelmed with traffic and too many serious accidents and several deaths on 2222.
Christoph Risch	Austin, TX	2015-09-28	Traffic is already unacceptable. Increase the road capacity first. Until then we should not support adding any more homes.
Sham Chadha	Austin, TX	2015-09-28	Increase in congestion, safety and crime. An attempt to make everyone feel poor.
Eric bruce	Austin, TX	2015-09-28	too much traffic
Robert Brown	Austin, TX	2015-09-28	Traffic. Traffic. Traffic.
Paula Vogrin	Austin, TX	2015-09-28	Concern over traffic increase in already congested area.

Name	Location	Date	Comment
Jessica Bradley	Austin, TX	2015-09-28	Traffic and speeding are already s big problem and we don't need more problems
Sherine Klann	Austin, TX	2015-09-28	the traffic will be horrendous and the whole neighborhood will suffer
Doug Burkott	Austin, TX	2015-09-28	This will impact the traffic and overall livability of the aea
Tara James	Austin, TX	2015-09-28	I live in Riverplace and oppose the increased number of homes in this site.
Julie Shannon	Austin, TX	2015-09-28	The SF-2 zoning is not consistent with the adjacent neighborhood.
Steve Knowles	Austin, TX	2015-09-28	It requires rezoning from the original purpose of the land. No plans for added infrastructure to support increased density.
Carolyn Beebe	Hopkinton, MA	2015-09-28	We do not need an increase in traffic or speeders in the area!
Wendy Launius	Austin, TX	2015-09-28	Our family is affected by the continued density and overpopulation of this area and the issues that it generates!
DeeAnn Gesino	Austin, TX	2015-09-28	I'm signing because we are buying a house on Milky Way and I would hate to buy and my home value go down. This is very high concern. We want to move and would love the street to stay the same.
Ursula Conterno	Austin, TX	2015-09-28	I am concerned about the additional traffic this rezoning would bring to the area.
Sophie Gaunt	Austin, TX	2015-09-28	I use my street as a place to hang out with friends. If this company takes over, I'll have to stay inside and get less excersize.
Tracy Talu	Austin, TX	2015-09-28	Overcrowded.
Richard Sofinowski	Austin, TX	2015-09-29	Density of this development does not meet adjacent neighborhoods.
heather rogers	Austin, TX	2015-09-29	I'm signing this petition because the traffic in River Place is already too high and extremely unsafe. The last thing we need are more homes!!!!
Nicole Kaye	Austin, TX	2015-09-29	My son's school is in Riverplace
Stuart Damore	Austin, TX	2015-09-29	I also believe the Milestone proposal provides a very significant negative impact on on Milky Way and River Place traffic patterns, school traffic, emergency response, parks and recreation access, as well as the safety and well-being of all residents. The impact would be much less severe on the whole community if SF-1 with Conditional Overlay zoning were granted along with the major entrance and exit to and from the development be either through Sitio del Rio Blvd. or directly to the intersection of McNeil and 2222. With either of those two alternate routes the traffic impact would flow directly into FM 2222 and not through Milky Way, River Place Drive and on to the intersection with FM 2222. Even now the River Place Dr. and FM 2222 intersection is extremely overburdened.
Tracey Graff	Austin, TX	2015-09-29	safety of drivers & pedestrians...& adding additional traffic, which our neighborhood and adjacent RR2222 infrastructure cannot accommodate
Cecil Martin	Austin, TX	2015-09-29	We have lived here since 1993 and we want to support the people who live on Milky Way. Cese & Gingeer Martin
Leila Terhune	Austin, TX	2015-09-29	increased density and high traffic volume. Will adversely affect current property owners
Wisniewski Karen	Austin, TX	2015-09-29	The existing infrastructure can not support a plan to add an additional 188 homes. Agree that Millstone has the right to build more homes, just ask that they think about the long term impact this will have on the community.
Robert Floyd	Austin, TX	2015-09-29	inconsistent home density and traffic

Name	Location	Date	Comment
Christine Choate Langley	Austin, TX	2015-09-29	There is deep concern over the safety of children who are accustomed to playing and riding their bikes up and down Milky Way as they have done for many years. The new development would take that safety away from them. Homeowners on Milky Way have moved their families specifically to live on a quiet street so that their children can enjoy a safe area. Milestone's construction would deprive families of having that security and would put children in danger.
Karla Garrett	Austin, TX	2015-09-29	The proposed housing at the front of River Place is too dense for an already congested and dangerous area. Traffic accidents have risen dramatically and access to the schools is already horrible. Please don't allow this density of housing to add to an already bad problem!
Amy Brossette	Austin, TX	2015-09-29	With more than 100 proposed new homes in the neighborhood, there will be too much traffic to River Place.
mary lundgren	Austin, TX	2015-09-29	The 40 acre parcel for which Milestone seeks to change zoning and develop has 15 acres designated as green space, so there will actually be only 25 acres on which to build 110 - 189 homes if they get their way. Milky Way ~ the street they want to extend for ingress/egress ~ will become a thoroughfare of traffic that will SO negatively impact River Place Blvd & FM2222 in terms of safety and the sheer number of cars negotiating through that intersection. I won't even begin to address the apparent suspect & dubious ways by which Milestone is attempting to get their way on this. But ask questions and with a bit of research you will realize their tactics. What Milestone seeks to develop is wrong on so many levels. We love River Place and are not in any way against development that is in concert with the spirit and design of our community. Please sign this petition and help us stem this avarice on the part of Milestone. Thank you!
Helen Seibel	Austin, TX	2015-09-29	We don't need more traffic in this area
Michael Coelho	Austin, TX	2015-09-29	Traffic is already a huge problem
Rekha Nath	Atlanta, GA	2015-09-29	We are buying a home just past Milky way and would hate for traffic congestion to increase and the pressure on resources
Patrick Lesh	Austin, TX	2015-09-30	no more traffic!!
Susanne Bostic	Austin, TX	2015-09-30	The roads in River Place and the Four Points area in general are over burdened and dangerous. Building this number of houses adds to this problem. Additionally, the density of homes in this project is too high and doesn't fit with the layout of the existing community.
Lynn Oliver	Austin, TX	2015-09-30	I'm signing because this development is not aligned with others within RiverPlace and would add to the traffic and safety concerns of the neighborhood.
Nicholas Gibson	Austin, TX	2015-09-30	Drastic over development of this area. Also, the horrendous treatment of families living in River Place and other communities in this area by Austin City Council.
Bryan Klann	Austin, TX	2015-09-30	Safety of the kids on Milky Way and traffic will be impossible
Leigh DuBose	Austin, TX	2015-09-30	To support my RP neighbors and stop the addition of so many more cars in our already-congested area!
Marie Renee Kuhles	Austin, TX	2015-09-30	I'm signing because I believe that the Milestone project would negatively impact property value and significantly decrease the quality of life for the residents of Milky Way Drive and the surrounding neighborhood.
Richard goncher	Austin, TX	2015-09-30	This is idiotic. This will add more traffic to River Place Blvd and make an egress from the neighborhood untenable. Make an easement to Rio Del Solito and we'll talk, or upgrade the homes in that new subdivision.

Name	Location	Date	Comment
Cindy Thompson	Austin, TX	2015-09-30	This rezoning is not consistent with the properties in the existing neighborhood and will adversely affect property values on the street. Additionally, unchecked high density development is causing horrific traffic in the area and this development will only exacerbate the problems.
Paul Mickelson	Austin, TX	2015-09-30	The area roads and schools are already VERY overcrowded. The madness has to stop!
Carol Adams	Austin, TX	2015-09-30	I've lived in the Four Points area for almost 30 years. I chose this area because of the large lot size, quiet neighborhoods, and opportunity to live close to nature. Increasing the zoning of the 40 acre area adjacent to River Place to SF-2 will denigrate all of this, for both River Place and all of the adjacent neighborhoods. We will see much more traffic, a decrease in our property value, and a grossly negative impact on our quality of life. If you approve this zoning request, please be aware that you are sacrificing the quality of life of thousands of people to satisfy the greed of a single developer. Is this how you want to be remembered? If so, I assure you that we voters will not forget.
cyndi orourke	Austin, TX	2015-09-30	I live in every place and I am extremely concerned about our already congested roads.
Nancy Jones	Austin, TX	2015-09-30	The Four Points Area is already suffering from a lack of thoughtful planning by the City and the lack of foresight as to the traffic issues. The Steiner Fires should have made a difference, but the problems have not been resolved. Please to not add to the challenges we have.
Jay Wiley	Austin, TX	2015-09-30	This proposed development is so out of character with existing homes that it rises to the level of a governmental taking of property
Kenneth Firestone	Austin, TX	2015-09-30	I do not want to aggravate the bad traffic situation that already exists.
Michael Hickey	Austin, TX	2015-09-30	The project would add to the number of traffic fatalities. Any city official approving this can count on me voting against them.
Stefanie Hickey	Austin, TX	2015-10-01	This is an outrageous proposition that would severely impact the RiverPlace community in a negative manner. Just because one builder (Milestone) wants to get rich at the cost of destroying our Neighborhood, that all of us living here work to preserve and maintain. This is an Outrage..plain and simple, If the COA approves this, they are no longer working for the betterment of Austin and it's residents, they are being bought out by Developers and Builders!
Jennifer Martin	Austin, TX	2015-10-01	The traffic in the Four Points area continues to worsen. There seems to be little thought into the addition of more apartments and homes without consideration for the current traffic issues.
Charles roach	Austin, TX	2015-10-01	Should not Change the zoning.
Nicola Gilmour	Austin, TX	2015-10-01	Stop building in this area. There is currently too much traffic around Steiner and 4 points we don't need any more houses or apartments bring built.
Gayle Morris	Austin, TX	2015-10-01	The road systems in the Four Points area is already so over burdened. Fix the roads first, then build high density.
Tiffanie O'Brien	Austin, TX	2015-10-01	Traffic in the Four Points area is dangerous and growing at unbelievable rates. Our high school students are on the bus for 1 hour to go 6 miles. There have been multiple accidents and fatalities in the past couple years all within a mile of the 2222 / 620 intersection. It is negligent to continue approving building in the Four Points area without coming up with an immediate fix to the traffic.
Scott Francis	Austin, TX	2015-10-01	I support the residents of Riverplace because the density and traffic isn't consistent with what residents were led to believe by current zoning standards.
Ellen Filtness	Austin, TX	2015-10-01	The density of SF-2 zoning homes would be detrimental to our RiverPlace neighborhood, children and Golden Cheeked Warbler population.

Name	Location	Date	Comment
Michele Orourke	Austin, TX	2015-10-01	Riverplace/2222 intersection is already dangerous from overcrowding.
William Vreugde	Austin, TX	2015-10-01	The 4 points area already has way too much traffic and further development will only exacerbate this problem. Furthermore, increased development and traffic negatively effects the environment here as well as our property values. Further development needs to be completely halted.
Robert Williams	Austin, TX	2015-10-01	I'm opposed to the SF2 zoning designation since it will significantly, adversely affect safety, traffic, a sensitive environment, and property values in an already stressed neighborhood area.
Alan and Dee Kress	Austin, TX	2015-10-02	Too much traffic trying to get in and out of River Place In an emergency such as a fire there will be a traffic bog.
Cheri Gurrola	Austin, TX	2015-10-02	The traffic is a safety issue in our area! No more homes without more roads!
Chuck Zon	Austin, TX	2015-10-02	We do not need any more building in the four points area. Traffic is already bad enough.
Melissa Zon	Austin, TX	2015-10-02	I'm signing because I am against building more homes on Milky Way Drive. We already have so much traffic congestion and more will just add to our already safety risk for our children, along with environmental issues.
Daniel Gillcrist	Austin, TX	2015-10-02	620 & 2222 can't handle the existing traffic. Put more lanes in both before approving ANY new developments!
Jill Sandal	Austin, TX	2015-10-02	I'm signing because I commute through the Four Points area and the River Place intersection daily - the increased amount of traffic from the rezoning -- from what might be 80 cars to over 400 more cars would be irresponsible, not to mention the increased environmental impacts this would have.
sydney sheridan	Austin, TX	2015-10-02	The traffic to Vandegrift are already bad
Alysa Muto	Austin, TX	2015-10-02	In an effort to minimize MORE traffic in the Four Points area.
WEI LIU	Austin, TX	2015-10-02	too too too bad traffic on 2222
Di Wu	Austin, TX	2015-10-02	I'm signing because the current traffic of 2222 is terrible. If this one has been constructed, it will be much worse
Bidan luo	Austin, TX	2015-10-02	Traffic is already horrible
Di Wu	Austin, TX	2015-10-02	terrible traffic on 2222!
Chris Wu	奥斯汀, TX	2015-10-02	2222 will be a parking lot !
yan Huang	Austin, TX	2015-10-02	No
Rolando Nanez	Austin, TX	2015-10-02	I'm signing because we can't continue add more residents without improving the roads first. Fix the insane traffic congestion first then add more residents. It's a 45 minute commute just to get to school and school is only 5 miles away. That's ridiculous!
Robin James	Austin, TX	2015-10-02	The traffic is out of control in this area! Someone needs to be responsible, and building needs to match the surrounding infrastructure. I is highly dangerous!
Amy Miller	Austin, TX	2015-10-02	First it will ruin this beautiful area and neighborhood. Secondly we can not handle any more traffic in this area. Its insane that Austin City Council and Planning would even consider this knowing the traffic situation and population of these schools.
brandy teague	Austin, TX	2015-10-02	Existing traffic issues need to addressed at 620 ans 2222 before we increase densities. Few patches here and therel provide a comprehensive fix to the tragic traffic conditions that exist now level of service is not being met
Kathy adams	Austin, TX	2015-10-02	Increased traffic on 620 HAS to be addressed before anymore homes built! Plus there are hundred of endangered and other wildlife in that particular area that HAS to be studied before you destroy that area!

Name	Location	Date	Comment
Greg Hyde	Austin, TX	2015-10-02	Traffic in this area is already so ridiculous. Need to make smart choices with growth and development.
Contessa Weinheimer	Austin, TX	2015-10-02	These changes effect the entire four points area. We don't need more homes, we need someone to pay attention to the traffic, pay attention to the people who live in this area and what they want. We NEED a library, we NEED a ball field, we NEED someone to make a non financial decision.
Vivian Kight	Austin, TX	2015-10-02	Schools are already overcrowded, just like the streets around Four Points.
Brytne Kitchin	Austin, TX	2015-10-02	The proposed zoning change is not in accordance with the existing, comprehensive zoning plan for River Place.
Rebecca Hamilton	Austin, TX	2015-10-02	Enough already!
Paula Berry	Austin, TX	2015-10-02	No more traffic!!! Our roads can't handle any more !
Semi Hong	Austin, TX	2015-10-02	Please fix the fundamental traffic problem first!
Gabriele Wittenburg	Austin, TX	2015-10-02	Infrastructure is insufficient for additional development
Mary Thoren	Austin, TX	2015-10-02	We drive by River Place every day! This will kill our commute. Not totally understanding why no one has a solution for all the homeowners.
			Thank you
Leila siqueiros	Austin, TX	2015-10-02	The traffic is almost unbearable as it is and we can't handle anymore residents!! If we can't have more infrastructure than we can't have increased residential development. Please start listening to the 4 Points community!!!
jennifer rawlings	austin, TX	2015-10-02	We need to address the traffic issues before any additional homes are built. This is simply ridiculous.
Kim Kainer	Austin, TX	2015-10-02	I'm a neighbor and this would decrease home values in riverplace
Johanna Hedemann	Austin, TX	2015-10-02	Effecting the quality of the area.
Ann Brown	Austin, TX	2015-10-02	The effect it has on my family in Steiner
Kathryn Hernandez	Austin, TX	2015-10-02	I am a resident affected by this development.
Melissa Anderson	Austin, TX	2015-10-02	This land is zoned as it is for a reason. Until the infrastructure around the Four Points area, including 620/2222, Vandegrift High School, and Four Points Middle School is improved, it is irresponsible to approve even more development. The infrastructure can't handle the traffic we currently have, let alone more.
Christina Morales	Austin, TX	2015-10-02	I'm signing because I'm sick of the growth just because somebody wants to line their pockets with money. Yet my schools, roads and sanity suffer be size there isn't planning for these things first. NO! Enough! build Roads and schools first!
Stephen Griffin	Austin, TX	2015-10-02	Concerns regarding increase in traffic
Andrew Struck	Austin, TX	2015-10-02	traffic is bad enough
Rhonda Morris	Austin, TX	2015-10-02	TRAFFIC
Huoy Violand	Austin, TX	2015-10-02	Four points is TOO congested already!!!
Robert robert eyler	Austin, TX	2015-10-03	That area not for that many proposed homes. Should be only new homes of same value that is on milky way st. Most of all the traffic at Milky way and River place intersection located on a hill I have seen to many cars accidents. Signal light would be needed. I high cost of water and sewer rates, poor interstrucuter of Austin traffic, traffic jams and river place and 2222 I can not see how city of Austin could even think of such a development. The land should be kept or bought by the city for conservation, Please planning commission and city council think of the problems you going to create, also no police and fire protection.

Name	Location	Date	Comment
David Milam	Austin, TX	2015-10-03	Insufficient roads to support traffic generated.
Akshay Sabhikhi	AUSTIN, TX	2015-10-03	traffic, environment and safety
Brooke Flagg	Austin, TX	2015-10-03	The lack of infrastructure in this area is already deadly enough. Please be responsible and think of the families in this area. Ask the decision makers if they would want this for their neighborhood.
cindy Lance	Austin, TX	2015-10-03	The traffic has gotten out of control! Find a solution for traffic first then lets talk development!
George Holmes	Austin, TX	2015-10-04	Traffic and conjection already is a problem
DIMPAL PATEL	Austin, TX	2015-10-04	I'm signing this because the Traffic/congestion getting out of Riverplace is horrific. 25 vs 110+ homes being built is a huge difference. Please hear the community speak with this petition.
graham sanderson	austin, TX	2015-10-05	The greed of developers (who probably aren't living in Austin) should not trump the quality of life, safety, and nature of an existing neighborhood. There is plenty of places to plan to cram homes into far too small a space in the suburbs, if that's what you really want to do
Chris Parker	Austin, TX	2015-10-05	The dangerous roads need to be fixed first.
Liz Tyndall	Austin, TX	2015-10-05	The traffic and danger for everyone . It's already horrible and needs a solution for the current issue
Catherine Gaunt	Austin, TX	2015-10-05	This is deeply unfair to the River Place residents. The zoning rights of residents are being ignored! My kids will no longer be able to play safely on a quiet street.
Kristi Cochran	Austin, TX	2015-10-05	I own a private preschool in the area and do not want to see increased traffic on Stio del Rio Blvd. The traffic is already heavy. Any additional traffic will not be safe for my students.
Christine Patton	Austin, TX	2015-10-06	The proposed development would not only be absurd to the consistency of the neighborhood, but would create even more traffic congestion which is already an issue. The intersection of 2222 and Riverplace Blvd is already congested and dangerous. To add the amount of vehicles that the proposed development would, would be drastically negligent. The danger would increase for the elementary children walking home, the middle schoolers and the high schoolers that are beginning to drive to school. The density in which Milestone wants to develop is beyond what one can comprehend for this space and for the adjacent neighborhood.
Jill Randolph	Austin, TX	2015-10-06	i do not support the construction.
Cindy Lesh	Austin, TX	2015-10-06	Live in the neighborhood and important to us
Matt Whitehurst	Austin, TX	2015-10-07	I support my community
Tommy Mathis	Austin, TX	2015-10-07	I do not want additional traffic at an already congested RP Blvd & 2222.
Bryan Goodwin	Austin, TX	2015-10-07	Traffic congestion getting out of River Place in the morning (with TXDOT's terrible decision with the light cycle) is already a mess - adding several hundred more cars to the mix every morning will make that mess complete. River Place cannot support this density and Milestone (and the Austin City Council) needs to respect that fact and step up.
Susan Villalanti	Austin, TX	2015-10-08	TRAFFIC and safety issues.
Tina Bunch	Austin, TX	2015-10-09	I'm signing this because more traffic off Milky Way onto River Place Blvd will be a safety hazard for children and families. Please deny this zoning request to SF-2.

Name	Location	Date	Comment
Julie Corne	Austin, TX	2015-10-09	I live next to Vandegrift High School and Four Points Middle Middle School. The traffic at the dangerous intersections of 2222 and Riblin Ranch and 2222 at McNeil Drive is currently untenable. Adding more cars and more students to this route is not just illogical, it's totally irresponsible.
Russell Rankin	Austin, TX	2015-10-09	Increasing traffic at the wrong place in the neighborhood
Brad Wisdom	Austin, TX	2015-10-09	I don't support it!
Nicole Smith	Big Wells, TX	2015-10-09	I don't want the traffic!
Tara Sims	Austin, TX	2015-10-09	Unacceptable traffic impact on overly congested intersection. Too dangerous for children and families.
Chuck Oertli	Austin, TX	2015-10-09	Traffic is already bad enough
Richard Rusell	Austin, TX	2015-10-09	Traffic and Safety concerns
Alexis Russell	Austin, TX	2015-10-09	Traffic and safety
Ron Baker	Austin, TX	2015-10-09	The city continues to over-build with insufficient planning and infrastructure, especially up in the Four Points area. It needs to stop.
Lee Harmon	Austin, TX	2015-10-10	It's needed
Daniele Lea	Austin, TX	2015-10-10	We don't want the extra traffic.
Jen Reid	Austin, TX	2015-10-10	Area is too crowded already
Kari Cooper	Austin, TX	2015-10-10	this is not appropriate for our neighborhood
Frank Wolfe	Austin, TX	2015-10-10	Residents in River Place purchased homes here when this land was zoned for lower density housing. Let's keep it that way.
Robert Taylor	Austin, TX	2015-10-10	We need to limit the housing and change the zoning. Too many houses being built.
Bernard Wong	Austin, TX	2015-10-10	This will be terrible for traffic, and zoning doesn't fit with existing milky way lot sizes / value.
brad scoggins	Austin, TX	2015-10-10	too much traffic
Rita Snodell RDH, M.Ed. Snodell	Austin, TX	2015-10-10	I dont want heavy traffic,
Joseph Wilson	Austin, TX	2015-10-10	The streets are over corwded now.
lei chen	Austin, TX	2015-10-10	traffic
jie wu	Austin, TX	2015-10-10	traffic
Melissa Dietrich	Austin, TX	2015-10-10	traffic and safety
Lauren Allen	Austin, TX	2015-10-10	traffic and safety
Kunjan Bhatt	Austin, TX	2015-10-10	I'm signing because of traffic. It's already bad and this will make it worse.
Aaron Hodges	Austin, TX	2015-10-10	I disagree with the proposed development that is not inline with the neighborhood.
Samuel Wilson	Austin, TX	2015-10-10	No easy entrance and exit
Stephanne Oconnell	Austin, TX	2015-10-10	This is so crazy !!
Debbie Amezcua	Frisco, TX	2015-10-11	I live in River Place and oppose the increase in the number of homes in this neighborhood.
Robert Amezcua	Austin, TX	2015-10-11	I agree with the letter. The homes in this area should match surrounding area to minimize disruption to traffic and maintain the quality of home prices.
Richard Walker	Austin, TX	2015-10-12	Believe this development should not be approved. Thank you
Gloria Lam	Austin, TX	2015-10-12	I'm signing because I'm very concern about the traffic

Name	Location	Date	Comment
Stacey Delmonico	Austin, TX	2015-10-12	I'm signing this because the increase in traffic will have a terrible effect on the entire neighborhood, and safety on our already congested streets will be compromised. Growth is fine, but it needs to be remotely consistent with the existing area.
Laurie Sibley	Austin, TX	2015-10-12	Concern over the additional traffic congestion. The nearby intersections are not designed to handle extra traffic flow.
Brian Scaff	Austin, TX	2015-10-12	The Riverplace/2222 intersection is too strained already. That area needs an alternative exit.
Dena Adams	Austin, TX	2015-10-12	The traffic is already horrific and at times we already have to wait for 4 signals to get out of Riverplace and onto 2222. This is no longer the development it used to be. It is no longer safe and cannot support the number of houses it currently has. I cannot believe that this product is under consideration. Please...no more building!!
Aaron Benfield	Austin, TX	2015-10-12	Fix the traffic issues first: overpasses needed at all major intersections along 2222/620/360 prior to any more housing developments.
Kenneth Ferguson	Austin, TX	2015-10-12	Do not increase density due to unbearable traffic issues
Cathy Francis	Austin, TX	2015-10-12	The local infrastructure and school over-crowding cannot withstand any further development.
Faye Thomas Thomas	Austin, TX	2015-10-12	We so not need more traffic in our neighborhood
Jennifer Lindemann	austin, TX	2015-10-12	I am a resident in River Place. My children attend the neighborhood schools. We do not need larger class sizes and more traffic in our neighborhood/area. We are already beyond crowded on our roadways, with no hope in sight on how to remedy this problem. Adding a significant number of more residents..thus students and drivers in our area is not needed!
Tanya Busch	Austin, TX	2015-10-12	Density is a major concern on 2222 which is already EXTREMELY dangerous with the existing trips per day. Restrict development to lower density whenever feasible. Do not change the current zoning in this case.
Jim Wise	Austin, TX	2015-10-12	Infrastructure is already overwhelmed.
David Byrne	Austin, TX	2015-10-12	The idea of this development at the end of this neighborhood makes absolutely no sense and for the community and greatly would diminish home values for the community. Additionally, we DO NOT need more traffic on Riverplace Blvd and 2222.
Jenny Rogers	Austin, TX	2015-10-12	We don't need density of that kind in RiverPlace. The lights and traffic on 2222 and 620 are already a mess. Unless the city wants to upgrade it all, then we need to stop additional development.
Les Stobart	Austin, TX	2015-10-13	I don't want more traffic.
charles stewart	Austin, TX	2015-10-13	The traffic is already bad and this will only make it worse. The zoning should not change to allow more homes to be built.
Michael Wilson	Austin, TX	2015-10-13	I am considering ingredients moving to River Place or west of there but am very concerned about the traffic congestion.
Timi Univision	Austin, TX	2015-10-13	It takes me over 20 minute to take my child to daycare each morning and it's only 1.5 miles away.
Patricia Gordon	Austin, TX	2015-10-13	I'm signing because I am concerned about the increase in safety risk at the already congested intersection of River Place Blvd & 2222, where many accidents occur regularly. It would also compromise Emergency responses for Fire, Ambulance & Police.
Brandy Jones	Austin, TX	2015-10-13	Concerned about decreased property values and increased traffic in my neighborhood.

Name	Location	Date	Comment
Hank Hudson	Austin, TX	2015-10-13	<p>Lack of infrastructure and roads to handle the already extremely heavy load of people living in Four Points.</p> <p>Continuing to re-zone and jam more people than intended to live in this corridor is a very poor service to the citizens of this community.</p> <p>Time to see our civic leaders say no to a plan that is clearly not in the best interests of the people who reside in the area. Pursuit of the almighty dollar over the Safety and well being of the citizens is shameful.</p>
LaNeigh Hudson	Austin, TX	2015-10-13	Totally unfair to the citizens of this community
Richard Griffith	Austin, TX	2015-10-14	DEAR CITY COUNCIL, THIS MUST STOP - TREAT RIVER PLACE LIKE YOU TREAT YOUR OWN NEIGHBORHOODS!
Sharon Martin	Austin, TX	2015-10-14	<p>I say NO! SF-2 zoning.</p> <p>Four Points is so busy now.</p> <p>Traffic alone is out of control and there are so many accidents and some have been fatal. The schools are already full.</p> <p>Please we don't need more houses here.</p> <p>Thank you, Sharon</p>
Sara Hazard	Austin, TX	2015-10-14	The development should match adjacent zoning
Chris Mayfield	Austin, TX	2015-10-15	<p>Building 110 additional homes of the type being proposed is ridiculous on many accounts:</p> <ol style="list-style-type: none"> 1. This land is not zoned for this type of development. The city should enforce the existing zoning processes and not change the zoning to please a few when the overwhelming majority of residents and homeowners in the area do not want the zoning change. 2. There is already new construction of homes occurring on River Place. A large community of homes is being built on River Place. Why do we need to continue to add more traffic and density to this area? Add density and more units closer into town to continue to build the city center - which is in-line with the city's objectives. 3. The opinions of the residents of River Place should matter. Only one River Place homeowner (the one selling the property) wants this zoning change. The other residents of River Place do not. Please listen to the citizens of your city. 4. The value of the entire River Place area will be decreased. 5. The traffic within River Place is already terrible during high peak times. Adding that many homes in River Place (and on Milky Way in particular) will make the area unlivable.
Andrea Harris	Austin, TX	2015-10-15	The infrastructure cannot support high density housing. This is a misguided attempt at profit with no concern for the neighborhood or environment.
Jeff Arsenault	Austin, TX	2015-10-15	Responsible development and common sense should prevail here...currently the zoning on Milky Way is SF1 w/ a Conditional Overlay requiring a minimum lot size of 1 acre+ the zoning and planning commission should require the development to be of like kind to preserve tax payer home values and minimize traffic impact on an already congested area!
Annie Mayfield	Austin, TX	2015-10-15	I live in this area and traffic is already bad. I'm concerned about the issues that this will cause in our neighborhood.
Michael Hurs	Austin, TX	2015-10-16	I'm considering buy a house on milky way and this would not be a good idea.
Charles Erickson	Austin, TX	2015-10-17	I live in the neighborhood and the traffic is already out of control with only one way in and out of River Place.
David Lundgren	Austin, TX	2015-10-19	Traffic implications are ridiculous. How can CoA continue to add people upon people before first addressing the number of cars on the roads in the 4 Points area. Who speaks for us?!?

Name	Location	Date	Comment
Denise iglesias	Austin, TX	2015-10-20	The area is already congested. We purchased in the area because we valued the larger lot sizes. Am concerned about the impact on the school capacity too.
Steve Heston	Austin, TX	2015-10-21	The traffic implications alone are reason enough to stop this development and make it more reasonably planned. The way forward is simple, limit the developer to 1.5 acre lots or something more along that line.
Joyce Andrews	Austin, TX	2015-10-21	I believe in this appeal to the Austin City Council.
Barbara Solano	Austin, TX	2015-10-21	There is already too much traffic in the area. Three homes per acre is too many.
Ray Solano	Austin, TX	2015-10-21	The infrastructure of the area cannot handle the traffic
sherrie hale	Austin, TX	2015-10-22	Getting in and out of Riverplace at traffic light is already a big issue...longest wait time in the state, incredible traffic on RR2222, etc. Adding 100+ homes on one street that feeds into RP exit/entrance is only going to magnify the problem and create more traffic accidents and incidents
Linda Bernardone	Austin, TX	2015-10-22	It's all about the traffic.
Stephanie Anderson	Austin, TX	2015-10-22	Traffic concerns to RP
Susan Pfaff	Austin, TX	2015-10-22	Don't ruin Milky Way Blvd! AND add to current horrendous traffic with that tight density of homes.
Leonard Zwik	Austin, TX	2015-10-22	I live in River Place and don't want to deal with increased traffic.
susanne boon	Austin, TX	2015-10-22	do not want the traffic havoc for myself or my neighbors in my river place subdivision!!
Kerry Dickerson	Austin, TX	2015-10-22	Our traffic is already unbearable, and it is very difficult getting in and out of the neighborhood.
jon phillips	austin, TX	2015-10-22	Zoning must be in-line with existing use. More traffic has equated to more accidents.
Rachel Holland	Austin, TX	2015-10-22	Traffic.
Rushika Pandya	Austin, TX	2015-10-22	I am signing because this will tremendously increase the traffic at River Place. This would increase the risk to our children. That the look and feel for this subdivision stay preserved. Decrease property value
George Catlin	Austin, TX	2015-10-22	We are already dealing with an profound amount of traffic congestion as well as overburdened fire services; not to mention the other issues that have been raised on this petition. This would be a disaster
Mark Fuhrer	Austin, TX	2015-11-01	Far far too congested already. Density not fair to existing homeowners.
Chase Mitchell	Lincoln, NE	2015-11-03	I am signing because I work in River Place and do not want more traffic in the area.
Kelsey Fitzgerald	Austin, TX	2015-11-03	I'm signing because I say NO to SF-2 zoning request!
Sean Fitzgerald	austin, TX	2015-11-03	I would like to say NO to SF-2 zoning request (Case #c14-2015-0083)
Randy Lawson	Austin, TX	2015-11-05	Increased vehicular traffic and safety concerns for pedestrian traffic (particularly kids walking to and from the elementary school) places an unacceptable burden on this community. Development of fewer homes via SF1 zoning instead if SF2 would help mitigate these issues.
Murali Chinnakonda	Austin, TX	2015-11-06	I oppose the Milestone development as it will add lots of traffic to the already congested area and bring down values of River Place.
kristina Rehling	Austin, TX	2015-11-06	ACCOUNTABILITY for the future of everyone's safety must be taken, and this is not an appropriate building plan for our area, nor can River Place handle the Traffic Issues at hand.
Lynette Gillis	Austin, TX	2015-11-07	traffuc, strain on resources

Name	Location	Date	Comment
Julie O'Shaughnessy	Austin, TX	2015-11-09	The addition of this development will negatively affect the neighboring communities of Westminster Glen and Glenlake by forcing more traffic down our primary street. We already have cut through traffic that attempts to avoid the 2222/Riverplace intersection which has caused many speeding issues. Adding houses with no outlet will force more cars to attempt to cut through.
Danielle Cantu	Austin, TX	2015-11-09	I'm concerned for the safety of our children and the effect of increased traffic on our roads.
Jennifer McNevin	Austin, TX	2015-11-10	Over development & irresponsible development is becoming a major problem in the area.
Yvonne Nacu	Austin, TX	2015-11-10	too much traffic to hold and handle the few lanes on the road.
Marcia Kaylakie	Austin, TX	2015-11-10	It is important not to overload our neighborhoods!
Justin Yule	Austin, TX	2015-11-11	I work in the area and traffic for all the neighborhoods is already congested.
Gillian McLean	Austin, TX	2015-11-11	I'm signing because the junction of Riverplace and 2222 must already be a failed junction. There is far too much traffic in that area.
Sherri Tovar	Austin, TX	2015-11-11	Concern over traffic.
Johana Cunliffe	Austin, TX	2015-11-12	Traffic!!
Gina Mundy	Austin, TX	2015-11-13	I live in this area and travel to work through this area. It is already so congested, it is painful. The traffic light at 2222 and Riverplace is 6 minutes long, and it usually takes more than one light to get through the intersection. Please do not add to the congestion and current residents' pain.
Kleigh Hamm Forell	Austin, TX	2015-12-21	This will negatively impact our neighborhood
Thomas Valentin	Austin, TX	2015-12-31	I just want to move away from all this greedy development.
Scott Clark	Austin, TX	2016-01-06	I live in River Place and don't want this zoning change to go through.
Mahmood Wadiwalla	Austin, TX	2016-01-11	I am against this NONSENSE
Richey Rogers	Austin, TX	2016-02-07	Area is too congested.
Elizabeth Pareja	Austin, TX	2016-02-12	If there was another entrance to RP perhaps I could agree to the new development but the traffic is incredible now without the added 110 homes!!
Zack Lucerne	South Gate, CA	2016-03-14	Accidents at 2222 and Riverplace Boulevard our weekly occurrence . Adding 200 more cars a day to that intersection is not going to lessen our problem.
Mia Bennatt	Austin, TX	2016-04-15	I'm concerned for my safety.
Jackie Stence	Austin,, TX	2016-08-09	We are having a similar problem with Milestone at the Grove at 45th & Bull Creek Rd. Our petition is here www.bccratx.org
Michael Gandy	Austin, TX	2016-08-09	the neighbors have rights and deserve to have their voices heard
Terry Curtis	Austin, TX	2016-11-03	I Just recently moved into my home (7-16-16) on Milky Way and just found out(10-31-16) about this proposed development. Sellers nor listing agent disclosed any details whatsoever before or after transaction. Very upset...
Ted Mueller	Austin, TX	2017-02-20	Increased density and population without a viable infrastructure plan is irresponsible and puts a burden on the population. When it takes an excessive amount of time just to drop off/pick up your kids from school the result is tired or late kids, stressed parents = more accidents and dangerous situations.
Thomas Petrone	Austin, TX	2017-02-20	traffic concerns, traffic dangers and the houses proposed don't conform to existing plan standards

Name	Location	Date	Comment
Patricia Jennings	Austin, TX	2017-02-20	I don't like how the Topfer family is using the Autism Center to bully thier housing development into existence. Talk about bait and switch!
Craig Cottier	Austin, TX	2017-02-20	Our neighborhood cannot safely withstand the influx and development of 80+ new residences and the increased traffic that comes with it. My opinion has nothing to do with the Autism center.

March 15, 2017

Greg Guernsey, Director
Planning & Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

via email

RE: River Place (C14-2015-0083) and River Place–Autism Center (C14-2015-0084)
on the **March 23, 2017** Council Agenda

Dear Mr. Guernsey:

As agent for the Applicant in the above-referenced zoning cases, I respectfully request postponement of consideration of the zoning cases to May 4, 2017. Pursuant to Section 25-2-283 of the City of Austin Code of Ordinances (the “Code”), this is the first postponement request by the Applicant.

The postponement request is made because I will not be able to attend the Council meeting scheduled on March 23, 2017 and appropriately represent the Applicant in this matter. The request is also made to allow time to consider and pursue additional options and alternatives based on concerns raised by the neighborhood and the Zoning and Planning Commissioners.

As such, I hereby request postponement of C14-2015-0083 and C14-2015-0084 to the regular meeting scheduled for May 4, 2017. Please contact me with any questions regarding my request.

Sincerely,



Jeffrey S. Howard

cc: Garret Martin
Ron Thrower
John Joseph
Steve Drenner