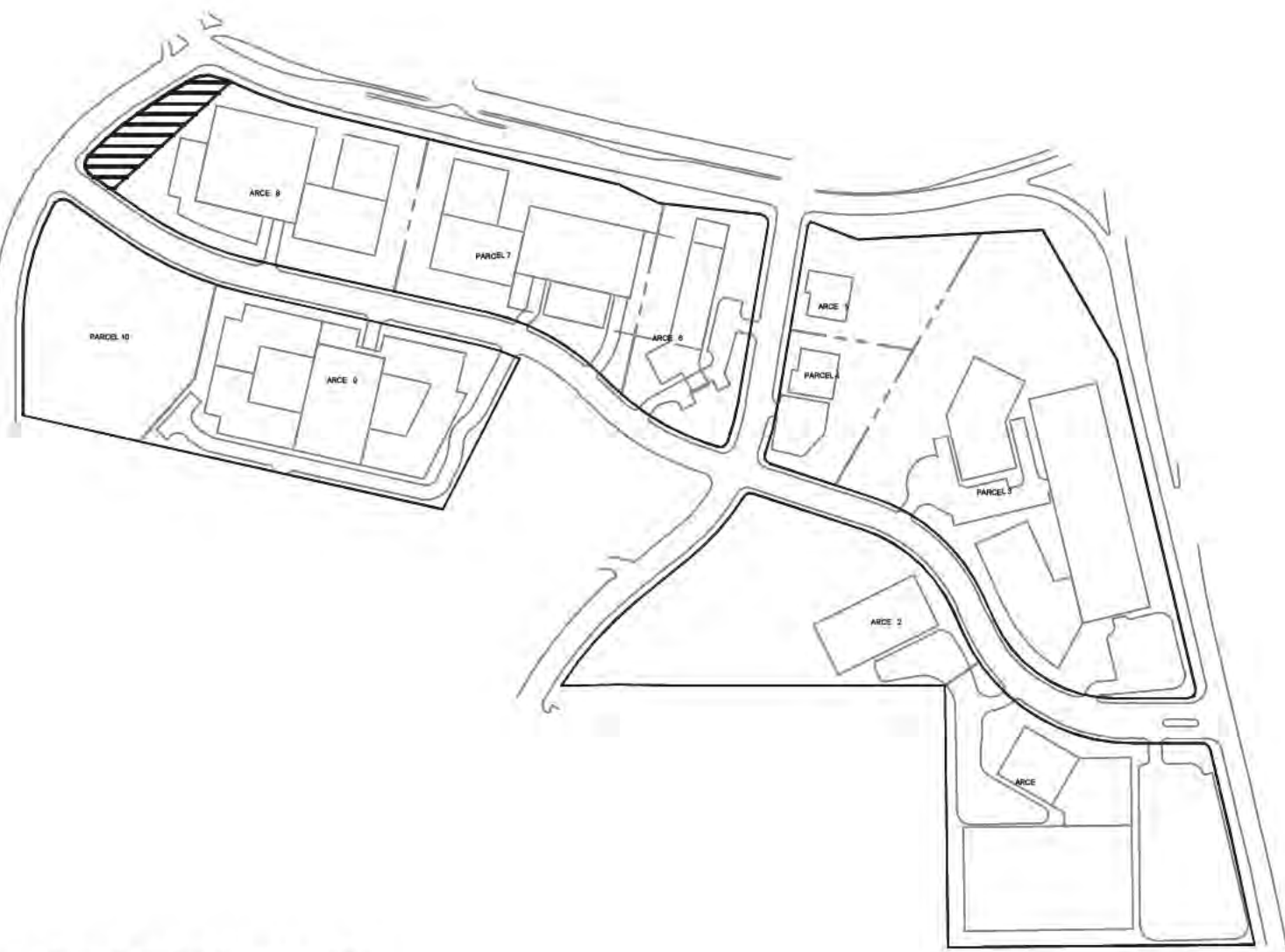


HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

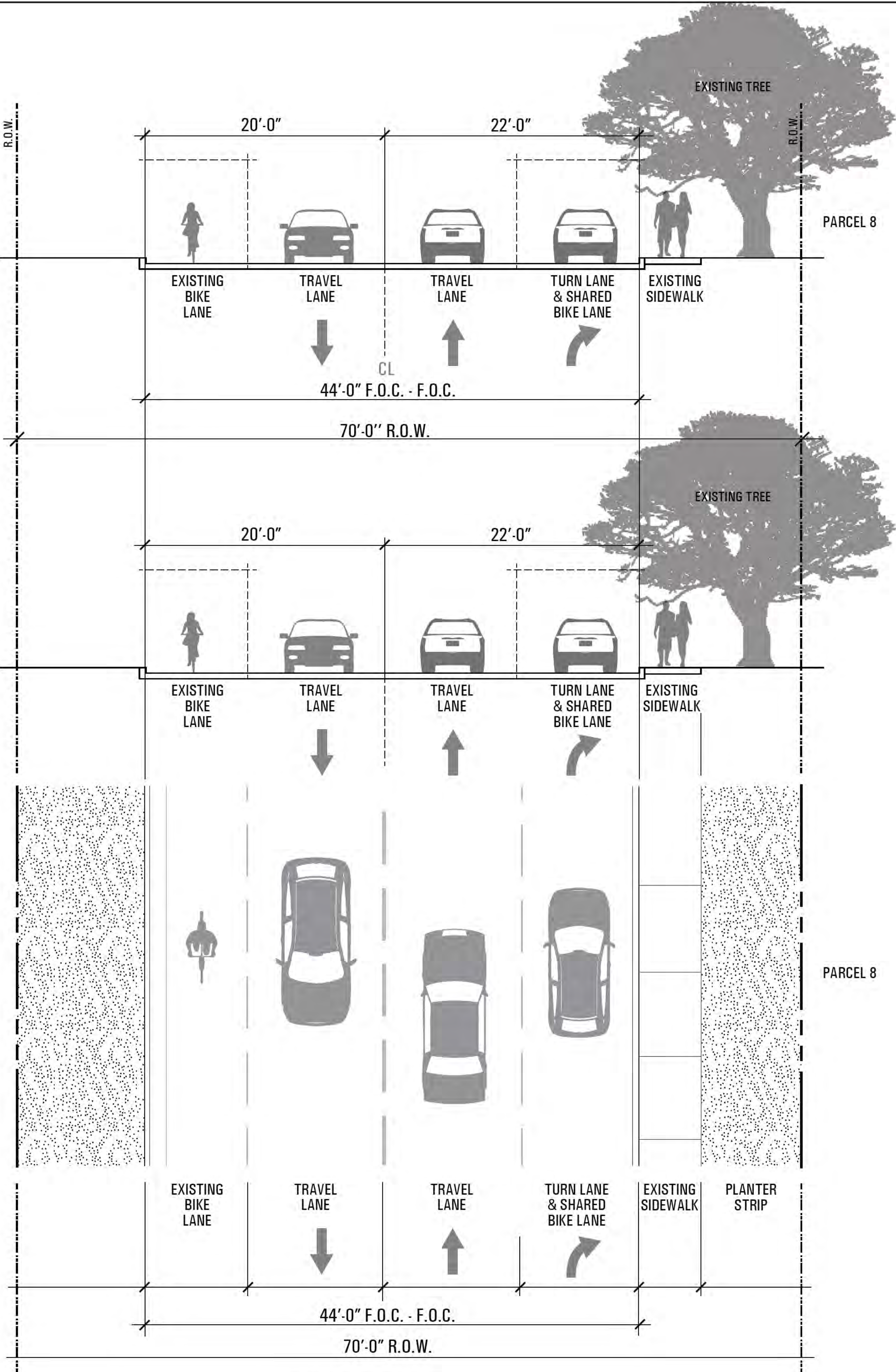
NTS

HART LANE- **PROPOSED** CONDITIONS AT PARCEL 8

NTS



LOCATION MAP
PLAN OF HART LANE STREETScape ALONG PARCEL 8



NOTES:
1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

UDG
Urban Design Group PC
TX Registered Engineering Firm #11843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
STREETSCAPE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT I
PAGE 4 OF 5

AUGUST 30, 2016

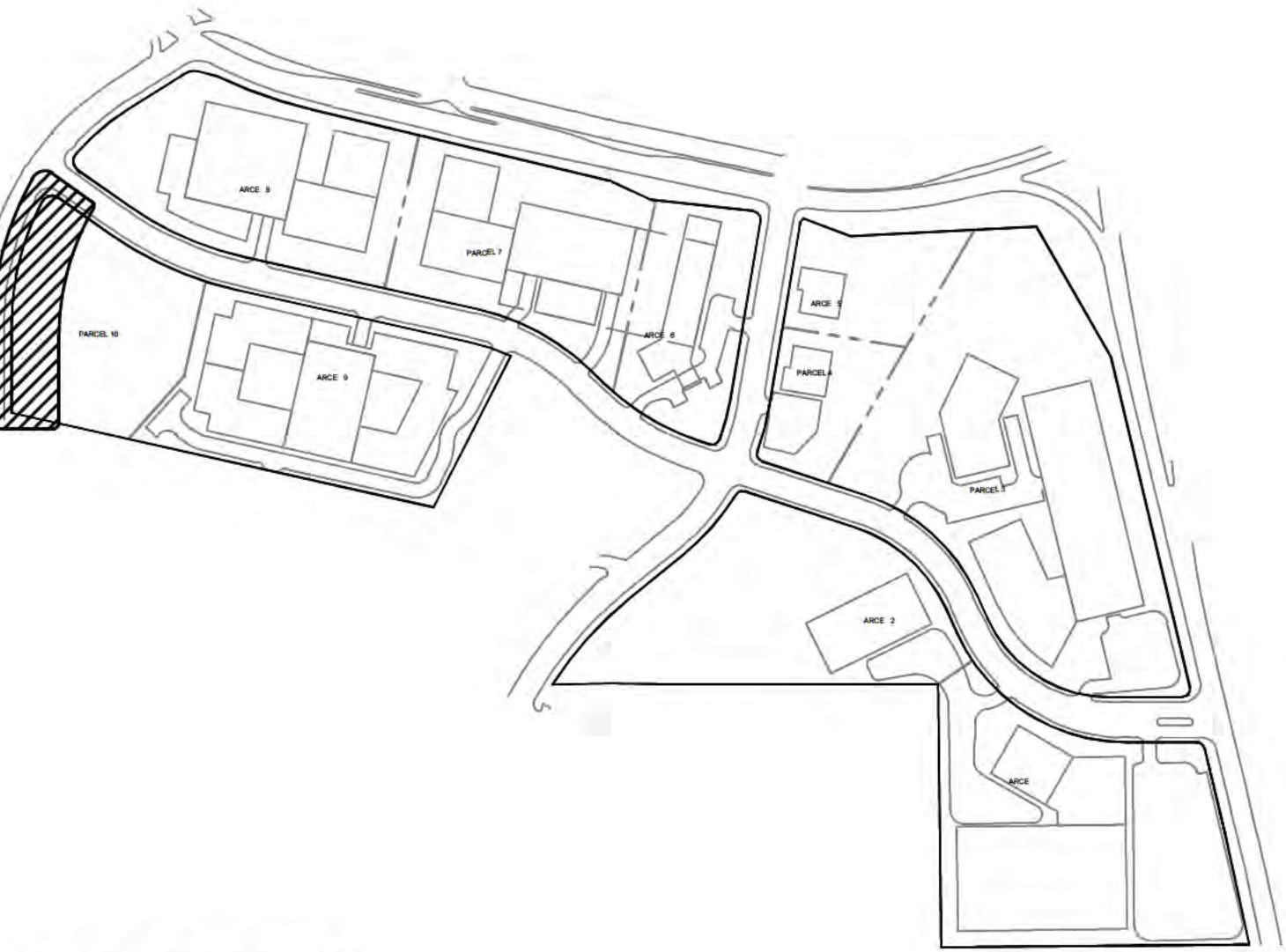
UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

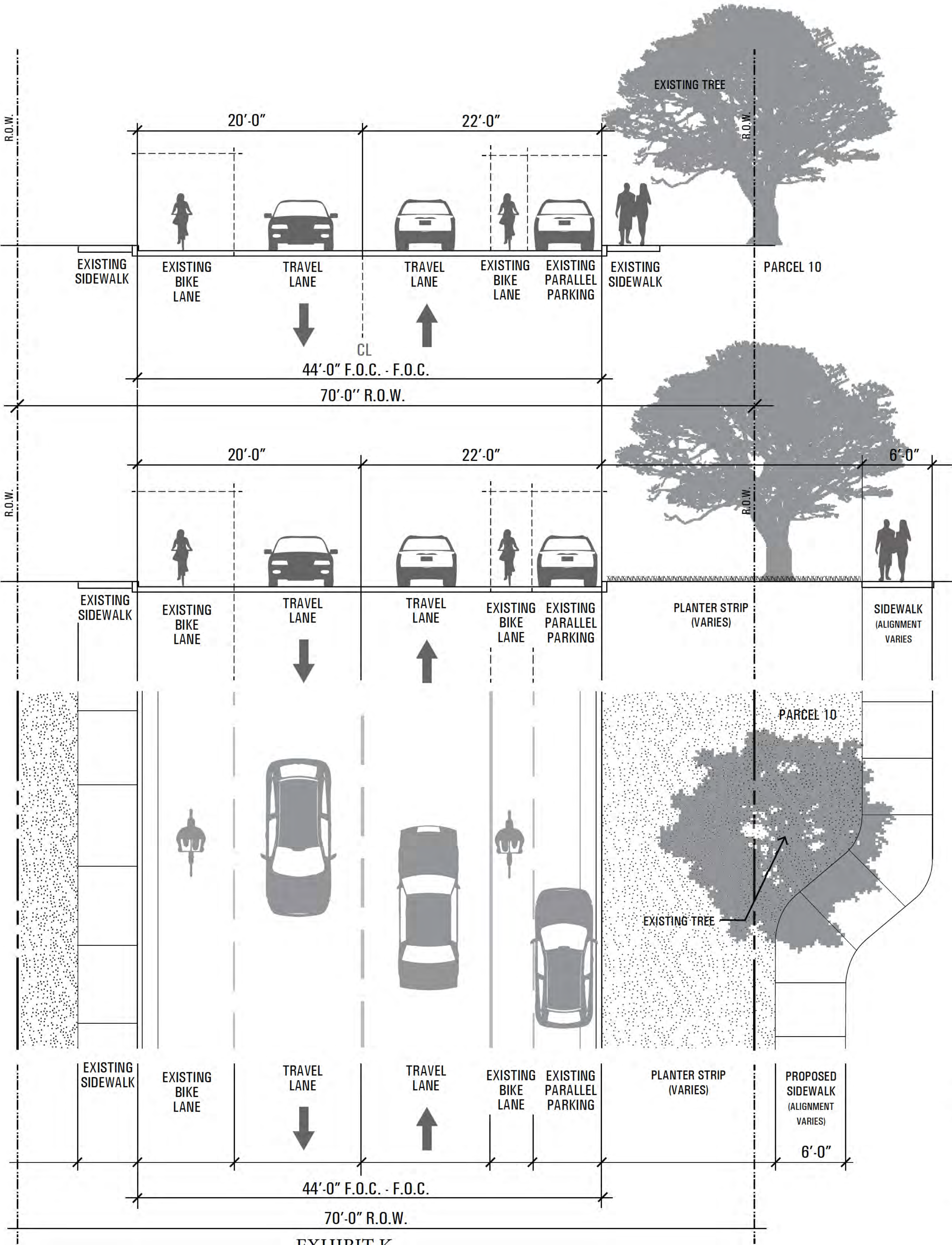
AUSTIN OAKS 15-864

HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10



LOCATION MAP
PLAN OF HART LANE STREETScape ALONG PARCEL 10



- NOTES:
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
 - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

UDG
Urban Design Group PC
TX Registered Engineering Firm #7-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

T B G
Landscape Architects Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-0111 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
STREETSCAPE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

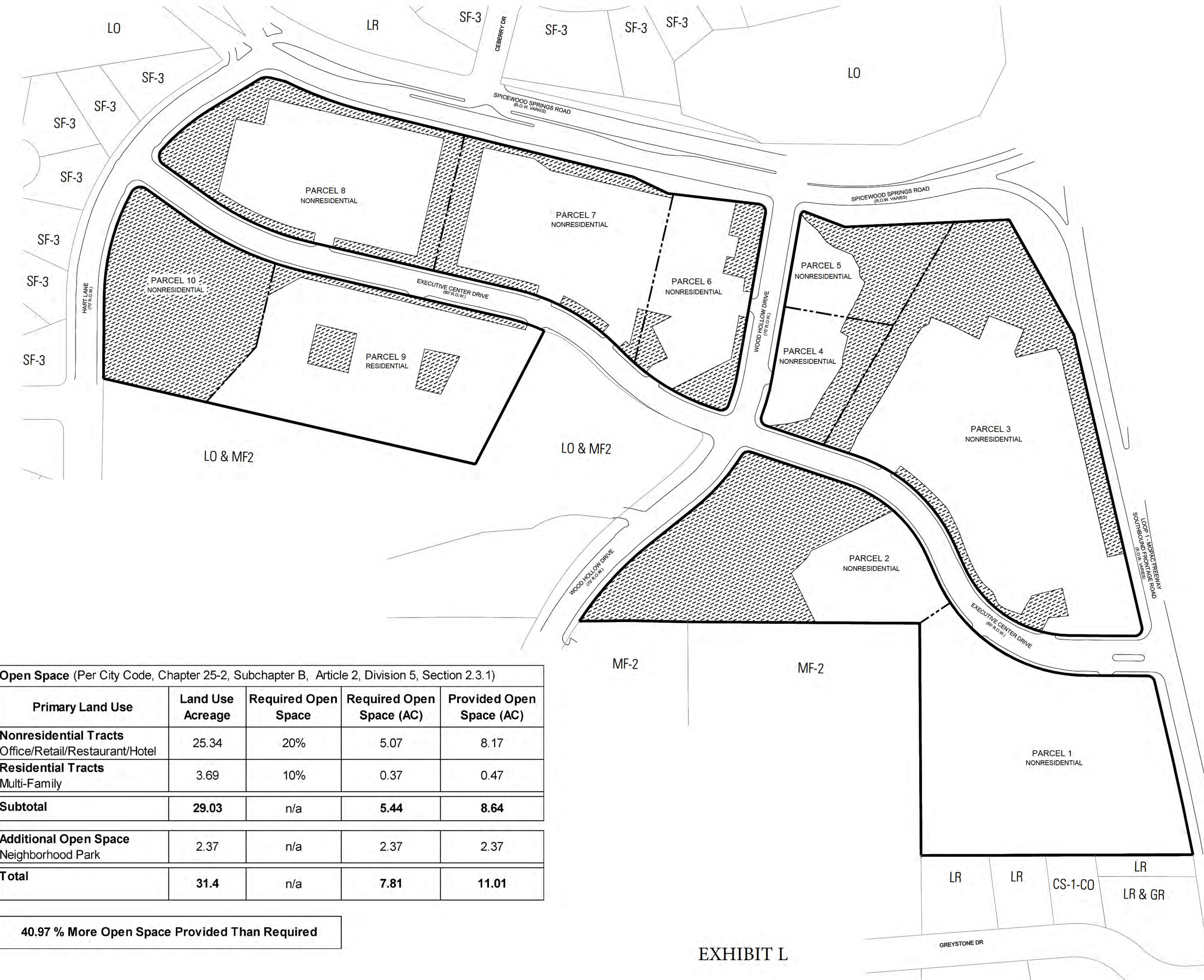
EXHIBIT I
PAGE 5 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864



Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts Office/Retail/Restaurant/Hotel	25.34	20%	5.07	8.17
Residential Tracts Multi-Family	3.69	10%	0.37	0.47
Subtotal	29.03	n/a	5.44	8.64
Additional Open Space Neighborhood Park	2.37	n/a	2.37	2.37
Total	31.4	n/a	7.81	11.01

40.97 % More Open Space Provided Than Required

LEGEND

PROVIDED OPEN SPACE

- NOTES:
- OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE; THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.

UDG
Urban Design Group PC
TX Registered Engineering Firm #11843
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512.347.0040

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Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD
OPEN SPACE PLAN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

EXHIBIT L

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

MEETING DATE REQUESTED: September 21, 2016

NAME & NUMBER OF PROJECT: Austin Oaks Planned Unit Development
C814-2014-0120

OWNER: Twelve Lakes, LLC (Jon Ruff)

AGENT: Graves Dougherty Hearon & Moody (Michael Whellan)

LOCATION: Southwest corner of Mopac Expressway and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718, and 7719 Wood Hollow Drive)

COUNCIL DISTRICT: 10

PROJECT FILING DATE: July 16, 2014

WATERSHED PROTECTION DEPARTMENT STAFF: Andrea Bates, 974-2291
andrea.bates@austintexas.gov

PLANNING AND ZONING CASE MANAGER: Andrew Moore, 974-7604
andrew.moore@austintexas.gov

WATERSHED: Shoal Creek Watershed (Urban)
Desired Development Zone

ORDINANCE: Watershed Protection Ordinance (current Code)

REQUEST: Review and consider for recommendation the environmental aspects of the proposed Planned Unit Development (PUD), including code modifications and environmental superiority.

STAFF RECOMMENDATION: Recommended with conditions.



MEMORANDUM

TO: Marisa Perales, Chair, and Members of the Environmental Commission

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: September 2, 2016

SUBJECT: Austin Oaks Planned Unit Development – C814-2014-0120

This summary is being provided to the Environmental Commission as a supplement to the Planning and Zoning Department analysis for Austin Oaks Planned Unit Development (PUD). This memo provides an overview of the property's environmental features, the requested modifications to environmental code requirements, and the elements of the project that provide environmental superiority. Staff finds that the proposed development is environmentally superior to what could be built without the PUD.

Description of Property

Austin Oaks PUD consists of approximately 31.4 acres of land located in northwest Austin, at the intersection of Spicewood Springs Road and Mopac Expressway (see Attachment A – Location Map). The property is comprised of 13 parcels, which are currently zoned limited office (LO), neighborhood commercial (LR), and community commercial (GR). The site is developed with 12 office buildings and associated surface parking lots.

Austin Oaks PUD is located in the Shoal Creek Watershed, which is classified as Urban and is within the Desired Development Zone. The PUD is within the north Edwards Aquifer recharge zone. The property contains two creeks: Foster Branch, which flows west to east across the northeast corner of the PUD, and an unnamed tributary to Foster Branch, which flows south to north just east of Wood Hollow Drive (see Attachment B – Critical Water Quality Zone and Floodplain).¹

¹ Per Land Development Code Section 25-8-91, waterways within an Urban Watershed are not classified. However, per Section 25-8-92, a critical water quality zone (CWQZ) is established along all waterways with a drainage area of at least 64 acres. The boundaries of the CWQZ coincide with the boundaries of the 100-year floodplain calculated under fully developed conditions, provided that the boundary is not less than 50 feet and not more than 400 feet from the centerline of the waterway.

Existing Topography/Soil Characteristics/Vegetation

The site's topography generally slopes from the southern property boundary toward Spicewood Springs Road and Foster Branch. Elevations range from approximately 712 to 818 feet above mean sea level. Slopes range between 0 and 15 percent on the majority of the property but increase to over 35 percent in some locations along the creeks and the Spicewood Springs Road frontage. The property has stony, clayey soils.

The property contains a large number of heritage and protected trees, including 63 heritage live oaks, three heritage cedar elms, two heritage Spanish oaks, and two heritage pecans. Most of the heritage and protected trees are located within the surface parking lots, but there are also groves of trees along the creek corridor. Predominant tree species on the site include live oak, cedar elm, and hackberry.

Critical Environmental Features

An Environmental Resource Inventory (ERI) was prepared for the project site by Horizon Environmental Services in August 2015. The ERI identified six critical environmental features (CEFs) within the PUD site: four wetlands, a seep, and a canyon rimrock (see Attachment D – Applicant's Environmental Resource Inventory). The PUD will comply with the current code requirement to provide a 150-foot buffer zone for CEFs; however, some development will be allowed to remain within the CEF buffers pursuant to Land Development Code Section 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds* ("the redevelopment exception"). See below for a discussion of the redevelopment exception.

Description of Project

The proposed project contains approximately 20.4 acres of mixed use development, including office, retail, restaurant, hotel, and multifamily residential uses, and 11 acres of parks and open space.

Requested Environmental Code Modifications

Austin Oaks PUD is subject to the Watershed Protection Ordinance, the City's current environmental regulations. Since the site is currently developed, the applicant has chosen to comply with Section 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds*. The purpose of the redevelopment exception is to provide an option for redevelopment of older sites that may not meet all of the requirements of Chapter 25-8(A). To comply with the redevelopment exception, a project must meet nine conditions, including providing water quality treatment, not increasing the amount of impervious cover on the site, and not increasing non-compliance with critical water quality zone (CWQZ) or CEF requirements. If the conditions for the redevelopment exception are met, the other requirements of Chapter 25-8(A) do not apply to the project.

The applicant has chosen to use the redevelopment exception for all development within the Austin Oaks PUD. The baseline for evaluating the PUD's environmental superiority is therefore the requirements of Section 25-8-25, rather than all of Chapter 25-8(A).

The proposed PUD includes multiple modifications to code requirements. Most of the proposed modifications change current code standards, which is typical for a PUD. However, the applicant

is also proposing to memorialize certain code requirements. That means the PUD is not proposing to change current requirements, but it is specifying that current requirements will continue to apply to the property even if the code changes in the future.

The following summarizes the proposed modifications to environmental requirements:

- **25-2-1008(A), *Irrigation Requirements*** – Section 25-2-1008(A) is modified to apply to the PUD overall rather than on a parcel-by-parcel basis.
- **Environmental Criteria Manual (ECM) Section 2.4.3, *Buffering*** – The buffering requirements are modified to allow plants (excluding trees) used as buffering elements on Parcels 1 and 4 to be planted in a permeable landscape area at least three feet wide, rather than eight feet wide as currently required.
- **25-7-32, *Director Authorized to Require Erosion Hazard Zone Analysis*** – An analysis was performed and the erosion hazard zone was identified with the PUD application. Additional analysis shall not be required for any future development applications.
- **25-7-61(A)(5), *Criteria for Approval of Development Applications, and Drainage Criteria Manual 1.2.2.A and D, General*** – The analysis of additional adverse flooding impact shall be based on the PUD boundaries rather than parcel boundaries.
- **25-8-25(B)(1) and (3), *Redevelopment Exception in Urban and Suburban Watersheds*** – Sections 25-8-25(B)(1) and (3) (impervious cover and trip limits) shall apply to the PUD overall rather than on a parcel-by-parcel basis.
- **25-8-641(B), *Heritage Tree Removal Prohibited*** – Thirteen heritage trees identified on the applicant's Exhibit F – Tree Plan may be removed without an administrative or land use commission variance as required by current code.
- **ECM Section 3.3.2.A, *General Tree Survey Standards*** – The tree survey submitted with the PUD, dated November 22, 2013, may be used for 25 years instead of five years as currently required. Applications filed after November 22, 2038 will require a new tree survey.
- **ECM Section 3.5.4, *Mitigation Measures*** – Tree mitigation credit shall be granted for removing existing impervious cover from the critical root zone of preserved trees.
- The PUD will memorialize the following code requirements:
 - **25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds***, except as modified above;
 - Impervious cover calculations exclude multi-use trails open to the public and located on public land or in a public easement, pursuant to **25-8-63(C)(2), *Impervious Cover Calculations***;
 - Hard surface trails, pedestrian bridges, and utility lines are allowed in the CWQZ pursuant to **25-8-261, *Critical Water Quality Zone Development* and 25-8-262, *Critical Water Quality Zone Street Crossings***;
 - Water quality facilities may be covered, decked, or buried (and landscaped) pursuant to **ECM Section 1.6.2.E, *Subsurface Ponds***;

- Green water quality controls are allowed pursuant to **ECM Section 1.6.7, *Green Storm Water Quality Infrastructure***.

Proposed Environmental Superiority Elements

The project is proposing to provide the following environmental superiority elements (please see the applicant's Exhibit D – Tier 1 and Tier 2 Compliance Summary for additional details):

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
 - a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
 - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
 - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent.

In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.

3. The PUD will preserve a minimum of 75 percent of all caliper inches of heritage and protected trees (calculated together) and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger).
4. The PUD will limit impervious cover to 58 percent across the entire property, which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decreasing impervious cover from 66 percent to 58 percent. In addition, the project is limiting impervious cover to 50 percent within 300 feet of Spicewood Springs.
5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.

8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, which would be allowed to remain under the redevelopment exception. This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.²

Determination

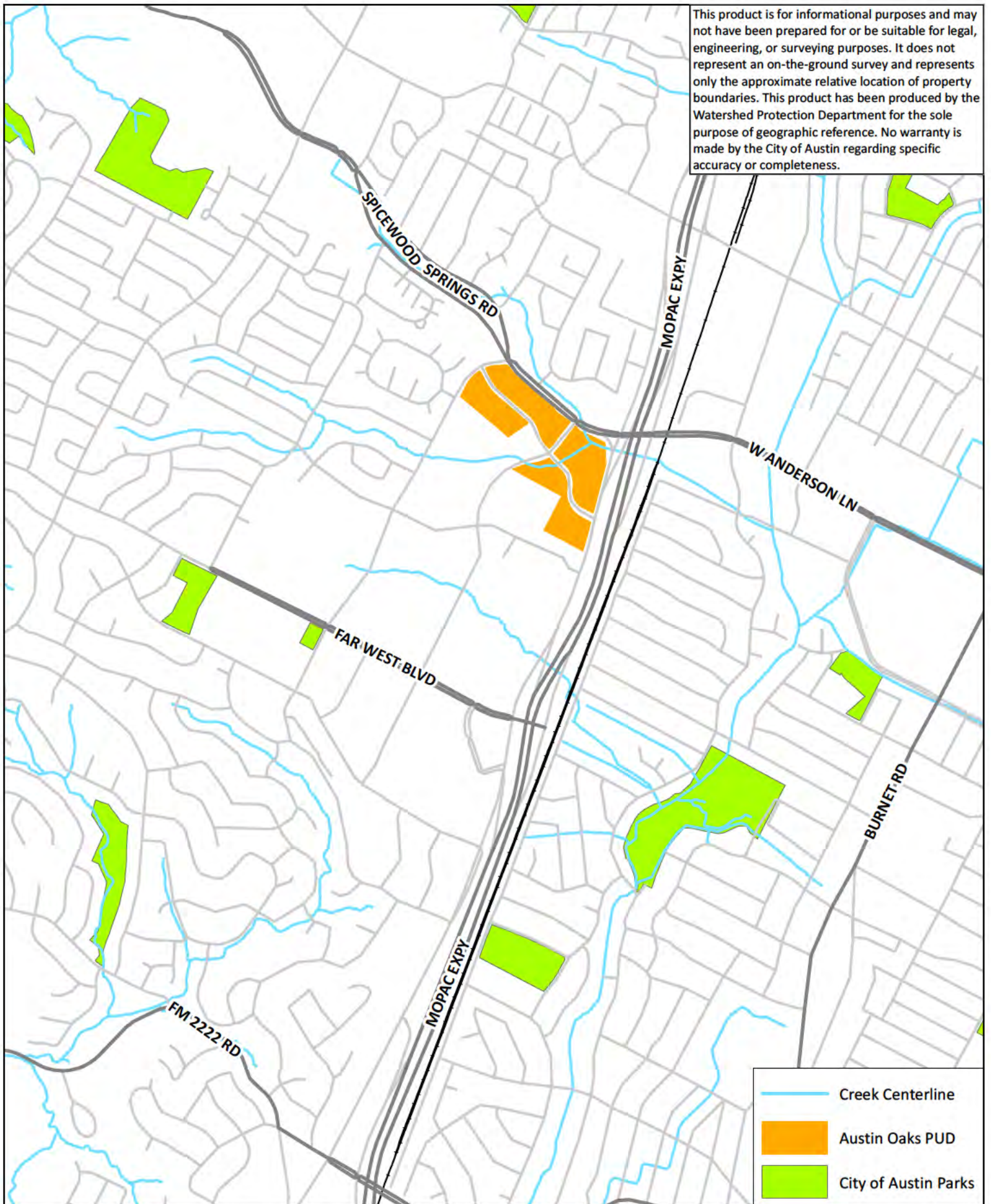
Based on the superiority elements described above, staff finds that the proposed development is environmentally superior to what could be built without the PUD.

Attachments

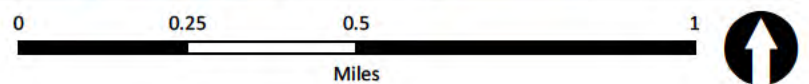
- A Location Map
- B Critical Water Quality Zone and Floodplain
- C Site Photos
- D Applicant's Environmental Resource Inventory

² In Exhibit D – Tier 1 and Tier 2 Compliance Summary, the applicant states that five additional superiority elements – items a, i, j, p, and u – are also being met. Staff does not agree with the applicant's analysis, and these five items were not considered in staff's review for environmental superiority.

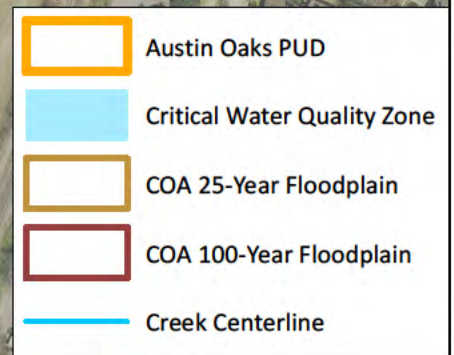
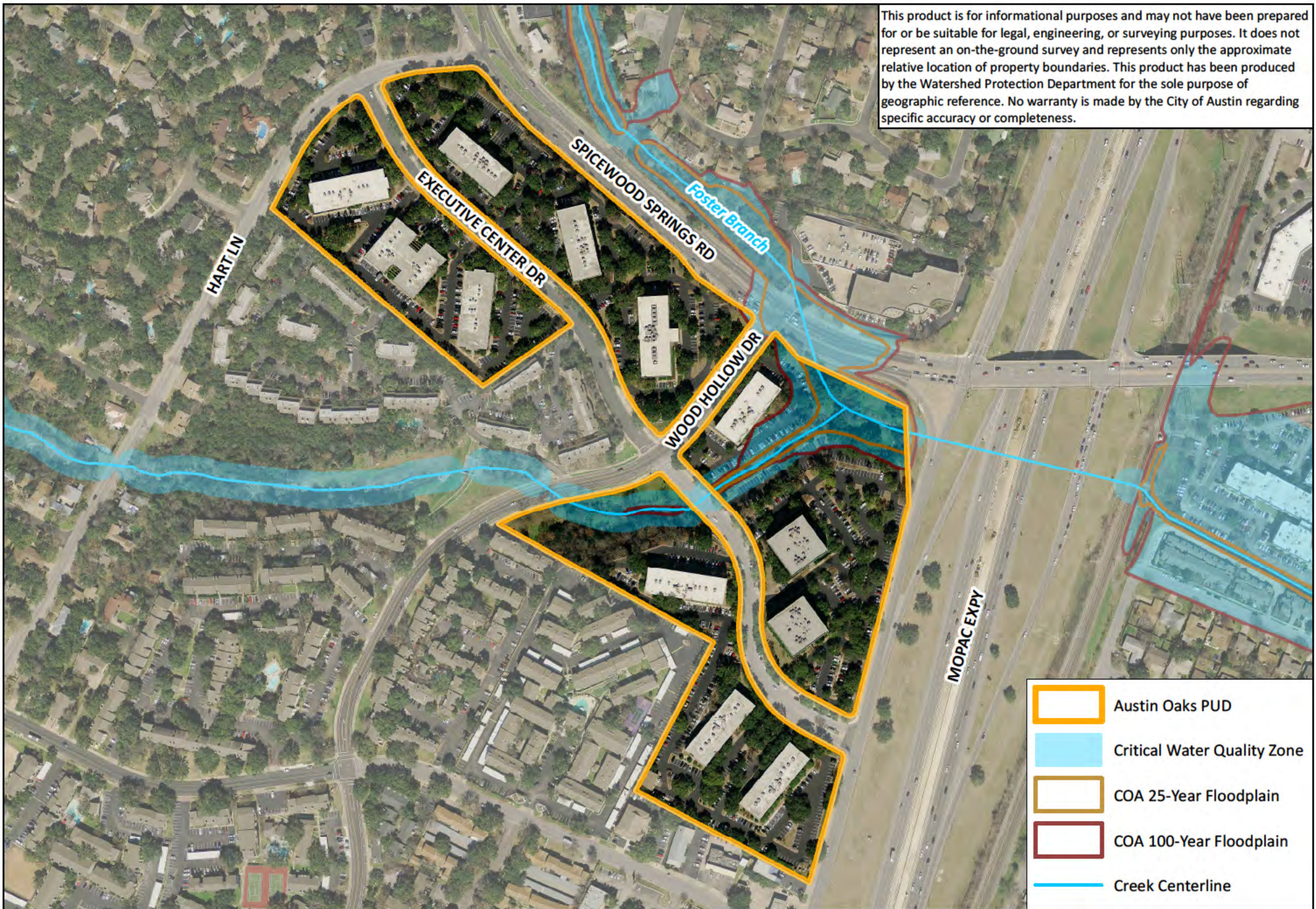
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the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



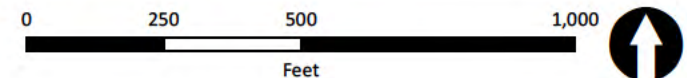
Attachment A
Austin Oaks PUD Location Map



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



Attachment B
Austin Oaks PUD - Critical Water Quality Zone and Floodplain



Attachment C
Austin Oaks PUD Site Photos



View of creek and parking lots within the CWQZ and CEF buffer



Portion of west creek bank area to be restored



Canyon rimrock CEF



Canyon rimrock CEF



Wetland CEF



Wetland CEF

Environmental Resource Inventory

For the City of Austin

Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

1. SITE/PROJECT NAME: Austin Oaks Property
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): _____
3. ADDRESS/LOCATION OF PROJECT: Spicewood Springs Road and MOPAC
4. WATERSHED: Shoal Creek Watershed
5. THIS SITE IS WITHIN THE (Check all that apply):
- | | | |
|--|---|--|
| Edwards Aquifer Recharge Zone* (See note below)..... | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Edwards Aquifer Contributing Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Edwards Aquifer 1500-ft Verification Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Barton Springs Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
- *(as defined by the City of Austin – LDC 25-8-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.... ☐ YES** ☒ NO
- If yes, then check all that apply:
- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
- ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual, or
- ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.**
- ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE?..... ☐ YES*** ☐ NO

*****If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 6 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

<u>1</u> (#'s) Spring(s)/Seep(s)	<u>0</u> (#'s) Point Recharge Feature(s)	<u>0</u> (#'s) Bluff(s)
<u>1</u> (#'s) Canyon Rimrock(s)	<u>4</u> (#'s) Wetland(s)	

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrant soils and Urban land, 0 to 2 percent slopes, (TeA)	B	0.3 to 1.2
Tarrant soils and Urban land, 5 to 18 percent slopes, (TeE)	B	0.3 to 1.2
Volente soils and Urban land, 1 to 8 percent slopes, (VuD)	C	0.2 to 4.6

*Soil Hydrologic Groups Definitions (Abbreviated)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

Topographically, the site is approximately 700 feet above mean sea level (USGS, 1988). Drainage on the subject site occurs primarily by overland sheet flow in a west-to-east direction, towards Foster Branch of Shoal Creek.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredericksburg Group	Undivided (Kfr)	N/A
Fredericksburg Group	Edwards Limestone (Ked)	N/A

Brief description of site geology *(Attach additional sheets if needed):*

The subject site is underlain by Fredericksburg Group, undivided (Kfr) and Edwards Limestone (Ked) (UT-BEG, 1995).

The Fredericksburg Group is an undivided mixture of Edwards Limestone (Ked), Comanche Peak Limestone (Kc), Keys Valley Marl (Kkv), Cedar Park Limestone (Kcp), and Bee Cave Marl (Kbc).

The Edwards Limestone is a thinly to massively bedded, hard to soft, cherty, fossiliferous, fine-grained limestone and dolomite that commonly have red clay and calcite associated with solution features, such as caves and collapsed zones. The Edwards Limestone is known to form caves and voids.

Wells— Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#s) The wells are not in use and have been properly abandoned.

0 (#s) The wells are not in use and will be properly abandoned.

0 (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 2 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities (Attach additional sheets if needed):

The subject site is situated within the Blackland Prairie vegetational area of Texas (Gould, 1975).

There is woodland community on site ☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
plateau live oak	<i>Quercus fusiformis</i>
hackberry	<i>Celtis laevigata</i>
cedar elm	<i>Ulmus crassifolia</i>
Chinese tallow	<i>Triadica sebifera</i>

There is grassland/prairie/savanna on site ☐ YES ☒ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ☒ YES ☐ NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
black willow	<i>Salix nigra</i>	FACW
common spikerush	<i>Eleocharis palustris</i>	OBL
common rush	<i>Juncus effusus</i>	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☐ YES ☒ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☒ YES ☐ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

City of Austin already supplies wastewater disposal for the site.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 7-25-2014 6-14-2015
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

James Killian, PG

512-328-2430

Print Name

Telephone

James P. Killian

james_killian@horizon-esi.com

Signature

Email Address

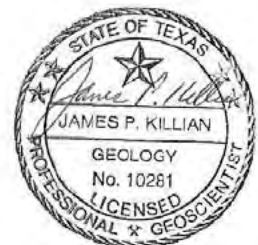
Horizon Environmental Services, Inc.

August 3, 2015

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	Austin Oaks Property
2	Project Address:	Spicewood Springs Road and MOPAC
3	Site Visit Date:	7-25-2014
4	Environmental Resource Inventory Date:	7-29-2014

5	Primary Contact Name::	Jon Ruff
6	Phone Number::	
7	Prepared By::	Greg Sherrod
8	Email Address::	gsherrod@horizon-esi.com

[illegible]

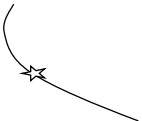
City of Austin Use Only
CASE NUMBER:

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.


Method	Accuracy
GPS	<input type="checkbox"/> sub-meter <input type="checkbox"/>
Surveyed	<input type="checkbox"/> meter <input type="checkbox"/>
Other	<input type="checkbox"/> > 1 meter <input type="checkbox"/>

Professional Geologists apply seal below

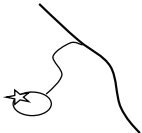
For rimrock, locate the midpoint of the segment that describes the feature.



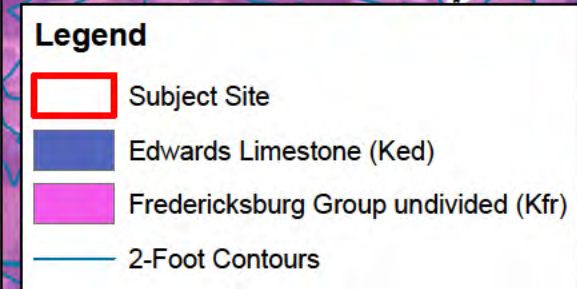
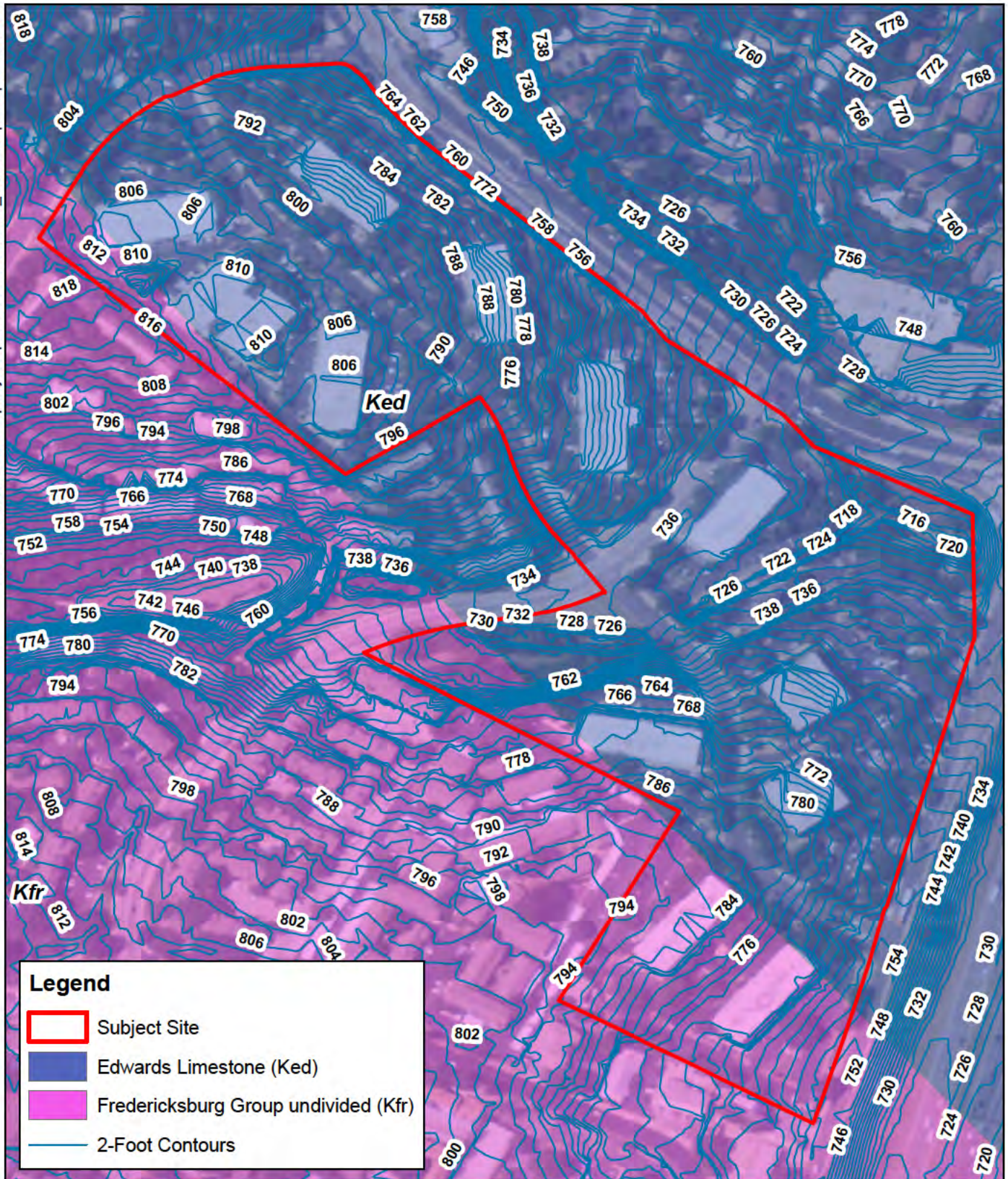
For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.



Attachments



MAP SOURCE: UT-BEG, 1995; COA, 2003; USDA, 2012.



FIGURE 1

SITE SPECIFIC GEOLOGIC MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



MAP SOURCE: USGS, 1995.



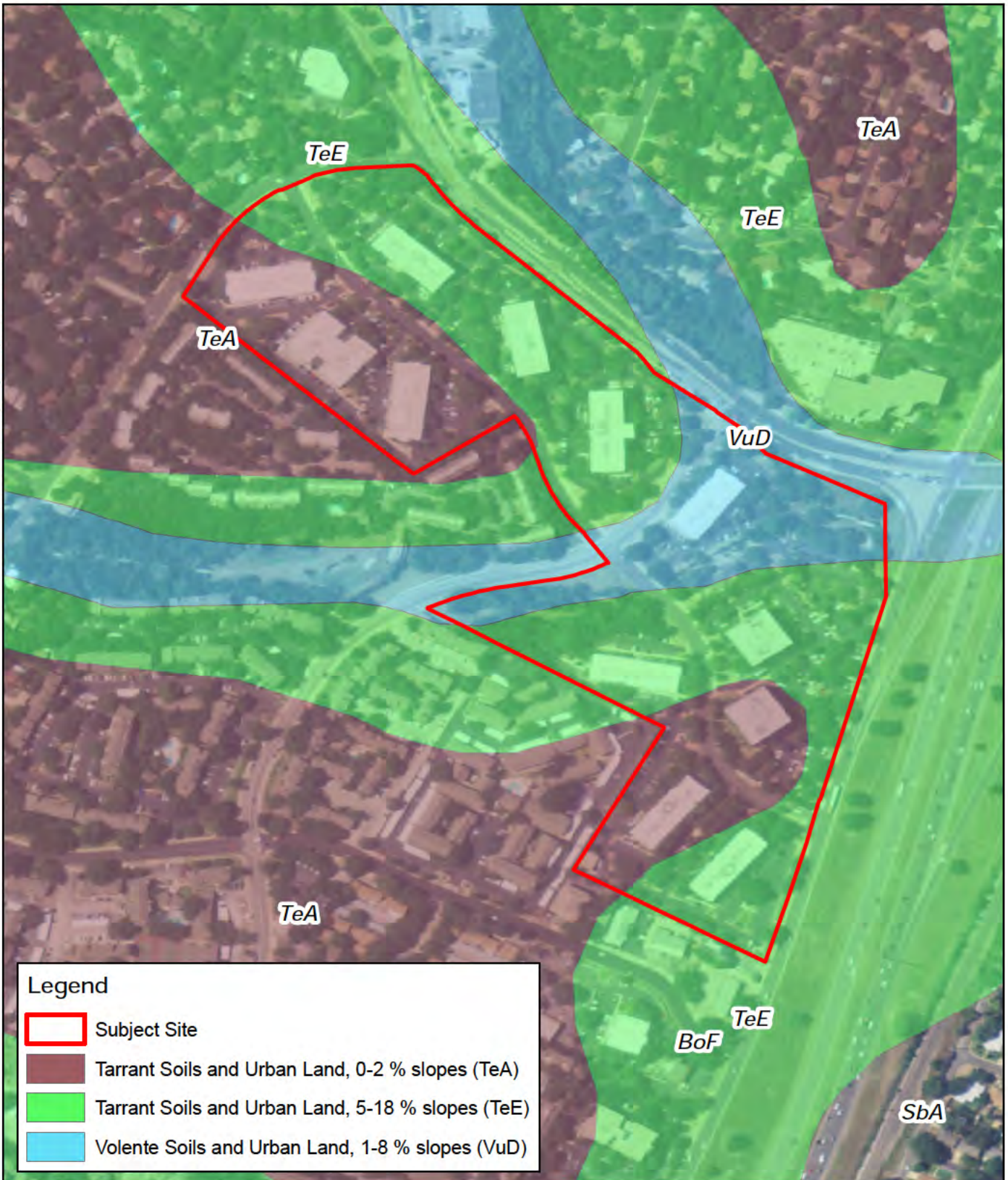
0 200 400
Feet



Horizon
Environmental Services, Inc.

FIGURE 2

1995 HISTORICAL PHOTOGRAPH
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



Legend

- Subject Site
- Tarrant Soils and Urban Land, 0-2 % slopes (TeA)
- Tarrant Soils and Urban Land, 5-18 % slopes (TeE)
- Volente Soils and Urban Land, 1-8 % slopes (VuD)

MAP SOURCE: USDA, 2012; NRCS, 2014.



0 200 400
Feet



Horizon
Environmental Services, Inc.

FIGURE 3

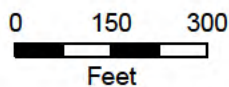
SITE SOILS MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



Legend

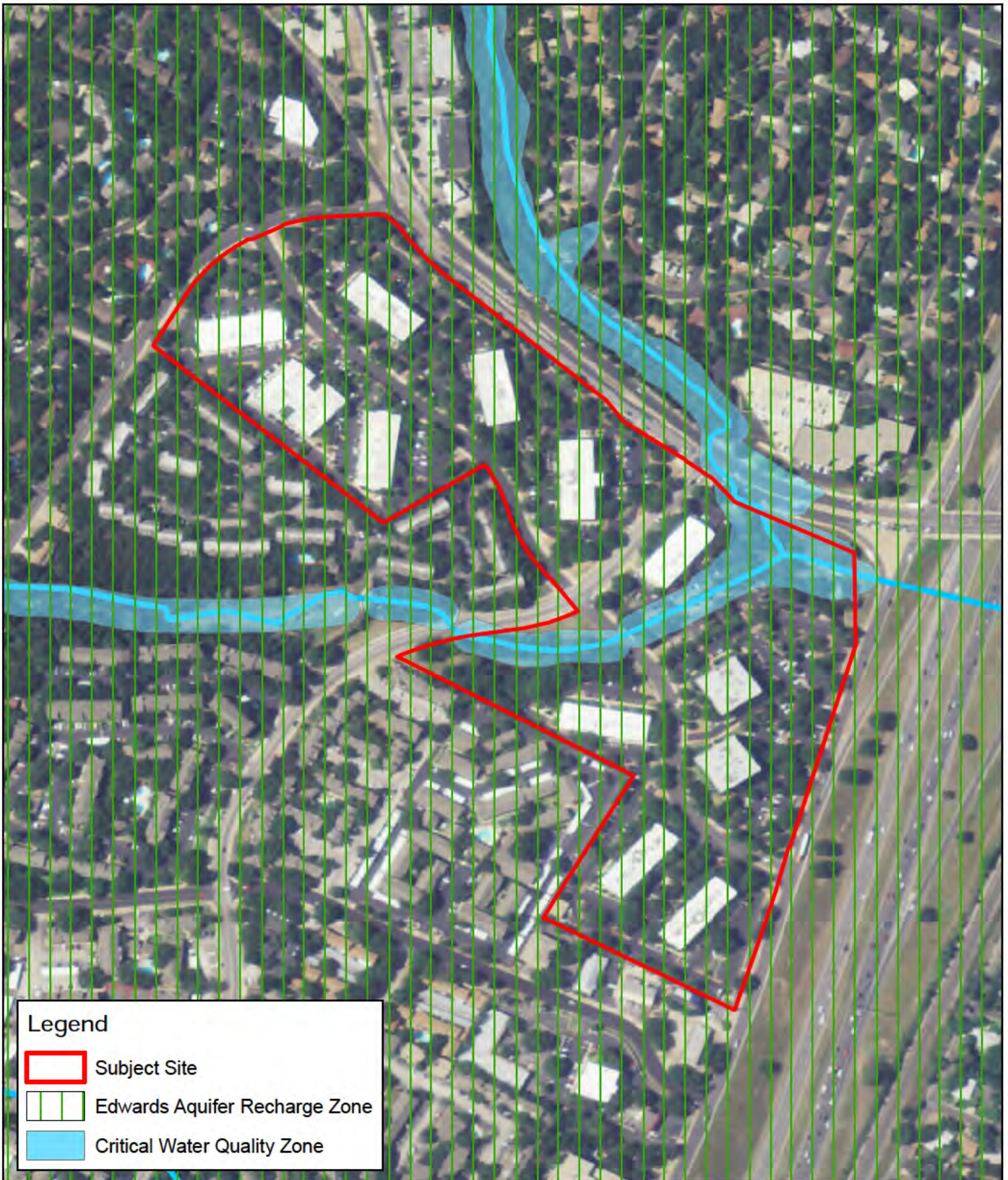
- Subject Site
- Wetland CEF
- 50 - Foot CEF Buffer
- Stream Wetland CEF
- Rim Rock CEF
- Water Wells
- Seep

MAP SOURCE: COA, 2003; USDA, 2012.



Horizon
Environmental Services, Inc.

FIGURE 4
CRITICAL ENVIRONMENTAL FEATURES
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



MAP SOURCE: COA, 2003; USDA, 2012.

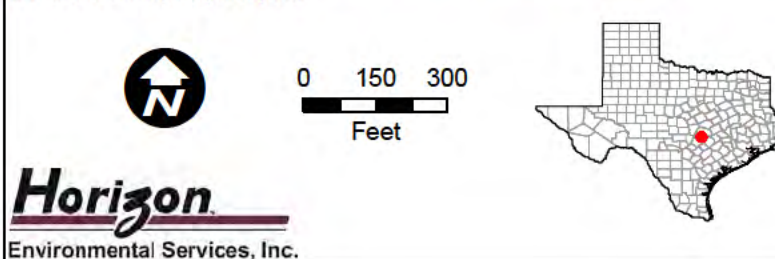


FIGURE 5

EDWARDS AQUIFER RECHARGE ZONE AND
CRITICAL WATER QUALITY ZONE MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



ENVIRONMENTAL COMMISSION MAIN MOTION 20161005 008A

Date: October 5, 2016

Motion by: Hank Smith

Seconded by: Michael Moya

Subject: Austin Oaks Planned Unit Development, C814-0120

RATIONALE:

Whereas, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

Whereas, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

Whereas, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

Therefore, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

1. The PUD will provide at least 11.01 acres of open space, which is 41% higher than the 7.81 acres required based on the proposed land uses.
2. The PUD will exceed the minimum code requirements for landscaping. The PUD will exceed the requirements related to street yard trees as follows:
 - a. 75% of planted street yard trees shall be from the Preferred Plant List, rather than 60%;
 - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
 - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and~~ protected trees (~~calculated together~~) and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent.~~ In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
7. The PUD will improve the degraded riparian area by laying back the west creek bank on Parcels 4 and 5, as shown on the applicant's Exhibit J – Creek Plan. The project will create an inundation area that will also be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
8. The PUD will provide a 40 percent increase in undeveloped CWQZ and a 33 percent increase in undeveloped CEF buffers. The project will remove approximately 1.65 acres of existing impervious cover from the CWQZ and CEF buffers, ~~which would be allowed to remain under the redevelopment exception.~~ This results in a 95 percent reduction in impervious cover within the CWQZ, a 58 percent reduction in impervious cover within the canyon rimrock/seep buffer, and a 74 percent reduction in impervious cover within the wetland buffers.
9. The mitigation rate for heritage trees shall be increased to 500 percent.
10. Heritage trees can be transplanted anywhere within the PUD (including outside the limits of construction of a site plan).
11. Prior to removal of a heritage tree, staff will verify flexible design standards, including increased building height, are not feasible if doing so will preserve heritage trees.
12. Unless a hazardous condition exists, removal of any heritage trees will only be done as part of a site plan process.
13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.

VOTE 3-4-3

For: H. Smith, Moya, Grayum
Against: Perales, Maceo, Neely, Thompson
Abstain: None
Recuse: None
Absent: Creel, Guerrero, B. Smith



ENVIRONMENTAL COMMISSION FIRST SUBSTITUTE MOTION 20161005 008A

Date: October 5, 2016

Motion by: Peggy Maceo

Seconded by: Pam Thompson

Subject: Austin Oaks Planned Unit Development, C814-0120

RATIONALE:

Whereas, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

Whereas, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

Whereas, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

Therefore, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

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 - b. Planted trees shall be no less than eight feet in initial height and no less than three inch caliper, rather than six feet in height and 1.5 inch caliper.
 - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and~~ protected trees (~~calculated together~~) and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent.~~ In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
 6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
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 14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
 15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
 16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.
- Striking the proposed code modifications for heritage tree removal for the thirteen heritage trees identified;
 - 100 percent of the critical root zone of the heritage trees within the proposed development will be protected (added to superiority elements); and
 - The tree survey presented at site plans is current as per the Environmental Criteria Manual.

VOTE 4-3-3 (Motion fails for lack of six votes)

For: Perales, Maceo, Neely, Thompson
 Against: H. Smith, Moya, Grayum
 Abstain: None
 Recuse: None
 Absent: Creel, Guerrero, B. Smith



ENVIRONMENTAL COMMISSION SECOND SUBSTITUTE MOTION 20161005 008A

Date: October 5, 2016

Motion by: Mary Ann Neely

Seconded by: Marisa Perales

Subject: Austin Oaks Planned Unit Development, C814-0120

RATIONALE:

Whereas, this project provides an opportunity to enhance environmental protections and provide much needed affordable housing and mixed use development in an area that has been mainly traditional office development since the 1970's; and

Whereas, staff has determined this proposed PUD to be superior to traditional zoning and that all Tier 1 requirements are being met and that extensive Tier 2 open space, Environmental and drainage benefits are being proposed; and

Whereas, the Parks and Recreation Department finds the Austin Oaks PUD is superior to traditional zoning;

Therefore, the Environmental Commission recommends support of the staff's position that the proposed Austin Oaks PUD, is environmentally superior with the following Environmental Commission Conditions:

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 - c. No more than 30 percent of planted trees will be from the same genus or species, rather than 50 percent. In addition, the PUD will require that a minimum of 75 percent of plant materials, excluding turf and plantings within dedicated parkland, be native to Central Texas or included in the Grow Green Native and Adapted Landscape Plants guide. The PUD will also prepare and implement an Integrated Pest Management plan for the property.
3. The PUD will preserve a minimum of 75 percent of all caliper inches of ~~heritage and~~ protected trees (~~calculated together~~) and a minimum of 75 percent of all native caliper inches (including trees one inch in diameter at breast height or larger)
4. The PUD will limit impervious cover to 58 percent across the entire property, ~~which is eight percent below the maximum that would otherwise be allowed by code. Under the redevelopment exception, the project could maintain but not increase the amount of impervious cover on the site, which is currently 66 percent. The project is proposing to decrease impervious cover from 66 percent to 58 percent.~~ In addition, the project is limiting impervious cover to 50 percent within 300 feet of off-site Spicewood Springs.

5. The PUD will provide superior flood mitigation by providing a minimum of 20,000 cubic feet of additional on-site flood detention. The detention will be provided by either laying back the west creek bank, as shown on the applicant's Exhibit J – Creek Plan, or creating a non-structural, vegetated detention area along the east bank.
 6. The PUD will restore riparian vegetation in degraded CWQZ and CEF buffer areas. The project shall remove approximately 1.65 acres of existing, non-compliant impervious cover from the CWQZ and CEF buffers. The areas shall be restored to "good" condition based on the functional assessment methodology in Appendix X of the ECM.
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 12. Unless a hazardous condition exists, removal of any heritage trees will only be done as part of a site plan process.
 13. If any tree is transplanted to a park area that relocation will be coordinated with PARD;
 14. Applicant shall perform an evaluation of each heritage tree to be removed to determine if transplanting is feasible.
 15. The redevelopment exception was not used by the Environmental Commission to determine environmental superiority.
 16. Pursuant to the requested code modification, mitigation credit shall be provided for removing existing impervious cover in the critical root zone of regulated trees. Removal of impervious cover shall be required unless demonstrated removal is not feasible or would damage the tree.
- The code modification that is requested regarding the thirteen heritage trees will remain with a caveat that the applicant first conduct a feasibility report (confirmed by the City Arborist) to determine if up to ten heritage trees can be feasibly transplanted. In no event will more than ten heritage trees be required to be transplanted.

VOTE 2-3-3 (Motion fails for lack of six votes)

For: Neely, Perales
Against: Moya, Grayum, H. Smith
Abstain: Maceo, Thompson
Recuse: None
Absent: Creel, Guerrero, B. Smith

EXHIBIT N. Austin Oaks Affordable Housing Program

- A. In order to meet the City's affordable housing goals and to ensure long-term affordability, the Landowner and the Landowner's successors and assigns (collectively referred to as the "Landowner") agree to the following:
1. Ten percent of the total number of multifamily rental housing units located within the Austin Oaks PUD will be set aside for occupancy by households with incomes at 60 percent of or below the median family income (each an "Affordable Rental Unit," collective "Affordable Rental Units") in the Austin metropolitan statistical area for a rental affordability period of forty years (collectively, the "Rental Affordability Requirement") from the date of a certificate of occupancy. In addition the Landowner agrees to comply with the following:
 - a) The Rental Affordability Requirement period for each multifamily development with Affordable Rental Units (the "Affordable Development") begins on the date a final certificate of occupancy is issued for each Affordable Development.
 - b) Affordable Rental Units must be made available in a proportional product unit mix as reflected by all the multifamily rental housing units located within the Affordable Development.
 - c) Each lot or site sold or developed for use as an Affordable Development shall be subject to a restrictive covenant using the form shown in Exhibit XX (subject to revision) or agreed upon by the Director of Neighborhood Housing and Community Development (NHCD) and Landowner at the time of the sale or development and recorded in the official public records of the county where the Affordable Development is located.
 - d) For purposes of complying with the Rental Affordability Requirement, up to 50% of the total of the required Affordable Rental Units may be provided to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120 percent of the median family income of the Austin metropolitan statistical area for ownership units or rental units.
 - e) Rents will be established annually based on the 60 percent median annual family income multiplied by 28 percent divided by 12. For affordable units that are leased to Austin Independent School District employees, rents will be established annually based on that employee's annual income, not to exceed 120 percent median annual family income, multiplied by 28 percent divided by 12.
 2. At least 5 percent of the total number of units sold as owner-occupied residential housing units located within the Austin Oaks PUD will, through a mechanism agreed upon by the City and Landowner, be made permanently available at a price affordable to households with incomes at 80 percent of or below the median family income (each an "Affordable Ownership Unit," collective "Affordable Ownership Units") in the Austin metropolitan statistical area (collectively, the "Ownership Affordability Requirement"). In addition the Landowner agrees to comply with the following:

- a) The Affordable Ownership Units constructed on any site shall have substantially similar architectural design and restrictions as other residential units offered for sale to the general public on such site.
- b) The Affordable Ownership Units must be made available in a proportional product unit mix as reflected by all the owner-occupied residential housing units located within the Austin Oaks PUD.
- c) Affordable Ownership units must:
 - i) Be sold to an income eligible household at 80 percent of or below median family income;
 - ii) Include resale restrictions that require that resale of the affordable unit must be to a household at 80 percent of or below median family income; and
 - iii) Contain restrictions that will cap the equity gain to the homeowner that can be realized upon resale of the affordable unit. The resale formula will be set by the director of the Neighborhood Housing and Community Development Office, and may change from time to time; and
 - iv) Contain a Right of First Refusal to the Austin Housing Finance Corporation (AHFC) or other entity designated by the City that is assignable to an income-qualified buyer, to ensure long term affordability.
- B. The Landowner agrees to enter into an agreement with the City of Austin that ensures compliance with Part XX of this PUD ordinance.
- C. Income limits for the Affordable Housing Requirements shall be established annually as determined by the United States Department of Housing and Urban Development.
- D. The Landowner shall file a written report with the Director of the City's Neighborhood Housing and Community Development Office, or their designee on the number and location of each Affordable Ownership Unit and Affordable Rental Unit meeting the Affordable Housing Requirements within the Austin Oaks PUD (the "Affordability Report") in a format approved by the City. The initial Affordability Report shall be filed within 15 calendar days following March 31 or September 30 next following the date of recordation of a plat with residential units or site plan with residential units within the Austin Oaks PUD and be continuously filed on a semi-annual basis until the project is fully built out and sold.
- E. Compliance with the Affordable Housing Requirements will be monitored by the City's Neighborhood Housing and Community Development Office through an annual audit of the sale and rental of Affordable Ownership Units and Affordable Rental Units within the Austin Oaks PUD. Income qualifications, rents and sales price of the ownership units must comply with NHCD compliance guidelines, as amended.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: Austin Oaks PUD

ADDRESS/LOCATION: 3429 Executive Center Drive

CASE #: C814-2014-0120

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 277 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.124 Middle School: 0.035 High School: 0.071

IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. Using this district-wide average, the 277 multifamily development is projected to add approximately 64 students across all grade levels to the projected student population. However, because the development is proposing 75% one bedroom apartments, the number of students from this development is likely to be lower than the projected district-wide average of 64. It is estimated that of the 64 students, 34 will be assigned to Doss Elementary School, 10 to Murchison Middle School, and 20 at Anderson High School.

The current enrollment of 920 at Doss Elementary places the percent of permanent capacity at 169%, significantly above the target range of 75-115%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed development would increase the percent of permanent capacity to 179% (64 percentage points above the target range), assuming the mobility rates remain the same. The school community and administration are currently discussing intervention strategies to address overcrowding at Doss.

Murchison Middle School is currently above the target range of permanent capacity by enrollment at 122%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed subdivision would increase the percent of permanent capacity to 154%, assuming the mobility rates remain the same. The school community and administration would need to discuss intervention strategies to address overcrowding at Murchison MS.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Anderson HS (108%), assuming the mobility rates remain the same.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



TRANSPORTATION IMPACT

Doss ES, Murchison MS and Anderson HS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified.

SAFETY IMPACT

The construction of a sidewalk along the south side of Greystone Drive would increase the level of safety for student walkers.

Date Prepared: 06/11/2015

Director's Signature: Paul Turner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Doss

RATING: Met Standard

ADDRESS: 7005 Northledge

PERMANENT CAPACITY: 543

% QUALIFIED FOR FREE/REDUCED LUNCH: 12.70%

MOBILITY RATE: +1.4%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	907	925	959
% of Permanent Capacity	167%	170%	177%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	920	938	972
% of Permanent Capacity	169%	173%	179%

MIDDLE SCHOOL: Murchison

RATING: Met Standard

ADDRESS: 3700 North Hills Drive

PERMANENT CAPACITY: 1,113

% QUALIFIED FOR FREE/REDUCED LUNCH: 27.51%

MOBILITY RATE: +10.7%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,229	1,543	1,553
% of Permanent Capacity	110%	139%	140%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,361	1,709	1,719
% of Permanent Capacity	122%	154%	154%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District

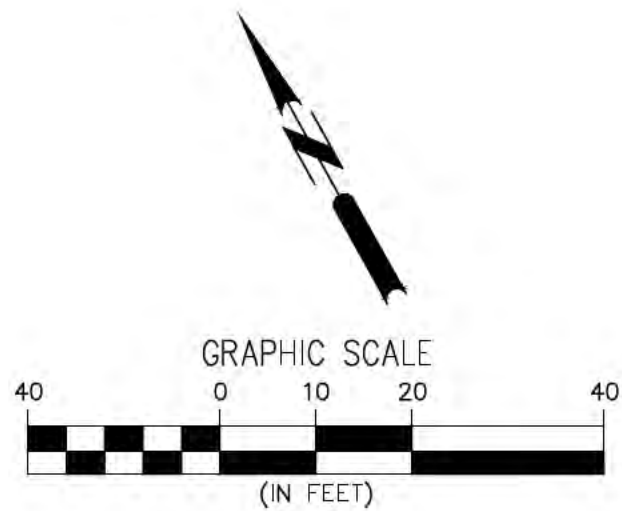
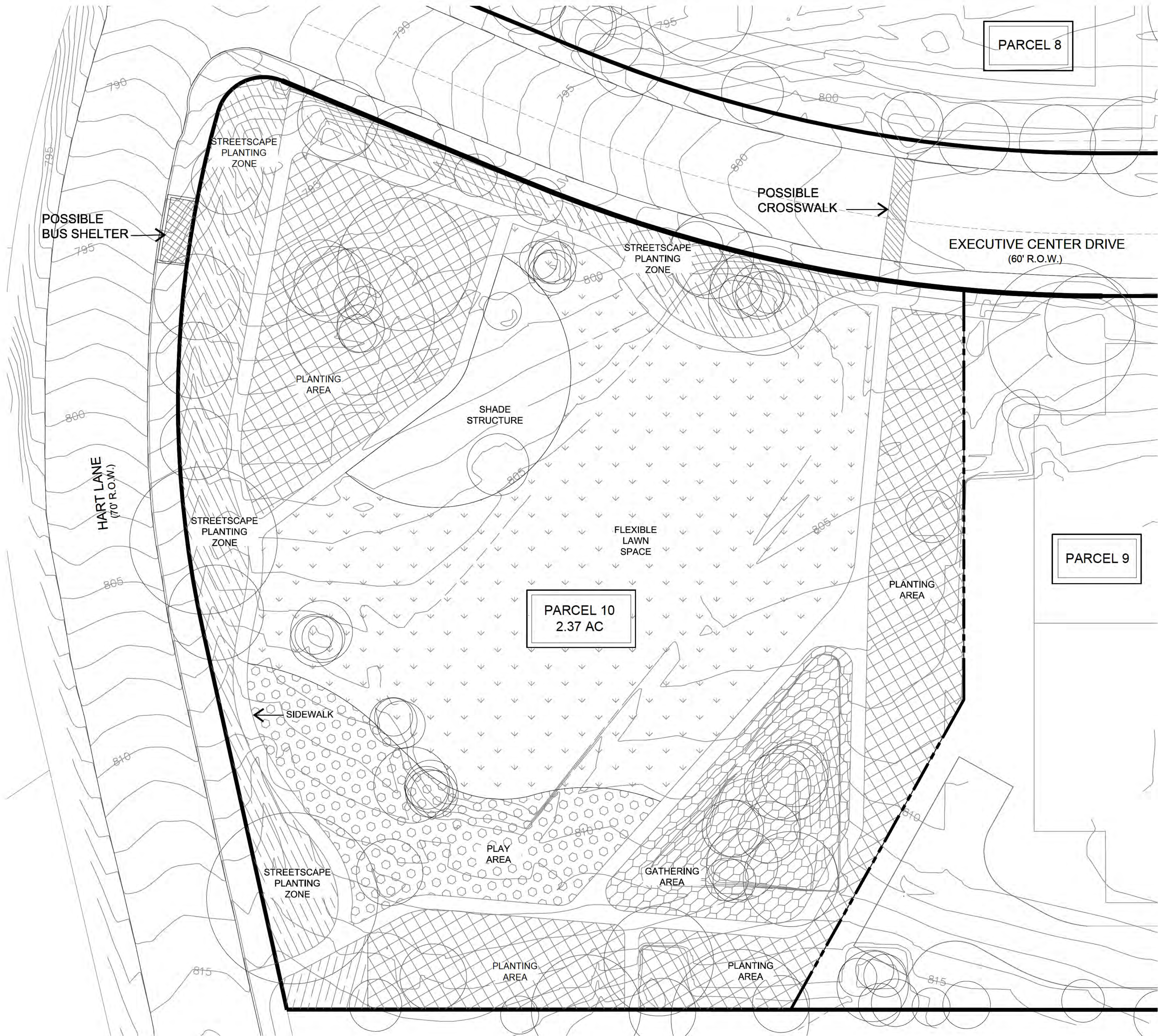


HIGH SCHOOL: Anderson	RATING: Met Standard
ADDRESS: 8403 Mesa Drive	PERMANENT CAPACITY: 2,373
% QUALIFIED FOR FREE/REDUCED LUNCH: 26.74%	MOBILITY RATE: +8.5%


POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,063	2,336	2,356
% of Permanent Capacity	87%	98%	99%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,239	2,535	2,555
% of Permanent Capacity	94%	107%	108%


*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.



- NOTES:
1. THE OWNER WILL SPEND UP TO \$1,546,500 TO REDEVELOP PARCEL 10 AS A PARK AND PROVIDE IMPROVEMENTS PRIOR TO DEEDING THE PARCEL 10 PROPERTY TO THE CITY AS CITY PARKLAND AND SUCH IMPROVEMENTS WILL BE IMPLEMENTED WITH THE APPROVAL OF THE CITY OF AUSTIN. PARKLAND DEDICATION REQUIREMENTS SET FORTH HEREIN SHALL SATISFY ALL PARKLAND REQUIREMENTS OF THE CITY WITH RESPECT TO THE PUD, INCLUDING PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEES. A PORTION OF THE IMPROVEMENT EXPENDITURES MAY BE SPENT ON PLACING OF A HISTORIC MARKER OR INTERPRETIVE SIGNAGE ON PARCEL 10 AND PARCEL 8 (WITHIN THE HERITAGE PARK).
 2. BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
 3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS, AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.



Urban Design Group PC
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Austin, Texas 78701
(512) 327-0111 Fax: (512) 327-0488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

AO PARK PLAN
AND PARK SPACE

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

October 26, 2016

TO: ZAP Commissioners

CC: Andrew Moore, Case Manager, Austin Oaks PUD
Planning and Zoning Department

While we all have been working with the Austin Oaks PUD submission for almost three years, some of the background and history may not be fresh in your minds, so I offer the following information to help you with your deliberations next week. Much of this is from my personal perspective, which is sometimes difficult to separate from the duties I've performed as NWACA President during 2014-15, and now as a member of the NWACA Board and its Zoning and Transportation Committee. Please consider this my personal message, though – it is not a message from the NWACA Board.

Factors that we need to keep in mind – and that have played a part in how I've worked on this PUD:

- Austin will continue to grow and change; Northwest Hills will be part of that change. Austin Oaks will be part of that change, whether we like that or not.
- Our population evolves; neighbors who've been here for decades move on, and new families move in. They have needs some current residents may not have – local playgrounds and parks are among those.
- As change happens, many of us would like to preserve the environment and character of our neighborhood. However, tradeoffs will need to be made. Our traffic issues are like those in the rest of the City, all of it exacerbated by increasing levels of housing stock in the outlying areas. Density is a tradeoff that helps mitigate traffic issues, given that public transit is made available to serve the density.
- Preserving trees as we add to our population requires more density; the more we sprawl, the more trees we lose.

From the start of this case, I've been part of the NWACA team working to inform the neighbors and reflect their voice to the decision-makers on this case.

- We gathered the community in August 2014 (311 people) to learn about the first PUD plan. That meeting gave a clear message to the owner's representative that the plan was unacceptable.
- We polled the community 3 times
 - once at the August meeting
 - once a month later to get to a larger audience (where 85% of the 683 respondents opposed the plan)
 - again in February, 2015 to get the reaction of the neighborhood to a set changes proposed by the owner's representative (where 82% of the 501 respondents opposed the plan and 14% said more adjustments were needed)
- We met with the developer's representative and other neighborhood groups for a year, trying to find a way forward, but failed. In June 2015, the NWACA Board asked the City and the owner to provide the neighborhood with a charrette, where neighborhood input could be gathered.
- That request was answered at a ZAP meeting in September, 2015 and the owner did a "reset," bringing in a new team. Jon Ruff, the owner, and his new representative, Michael Whellan, met with neighborhood representatives on October 7 to kick off a new approach.

- The group at that meeting designated a subgroup as the charrette Working Group, which worked on the communications to the neighborhoods about the charrette events, including 2 information meetings and 2 input gathering meetings prior to the week-long charrette workshop held the last week of January, 2016. For the most part, the group worked well together and in good faith, as the charrette was prepared.
- The Working Group selected a nationally-respected charrette facilitator, Doug Farr, and they chose a local renowned design team, TBG, to provide the designers for the charrette. Throughout, the group was coordinated by Ben Luckens and me – he well-experienced in charrettes, and me reading about the details of how to run a charrette and doing a lot of legwork to ensure it all ran well.
- The charrette proceeded with a schedule agreed to by the working group, but there was disagreement (after the charrette) about several elements of the charrette:
 - A “Code Compliant Plan” was inserted into the mix but understood in different ways. The charrette design team, the charrette organizers, and some participants saw it as a baseline, against which their charrette designs would be gauged. It is very common for charrettes to have such a baseline; it’s never intended to be a candidate outcome. Some participants saw it as a true alternative to be evaluated and pushed for it to be considered as such.
 - In our planning, the process of getting to a final outcome was described as a consensus process that’s used in all charrettes, to whittle down the choices each evening as the charrette progressed. In the middle of the charrette design week, some participants convinced Doug Farr to conduct a vote. That vote was originally planned for Wednesday evening, but audience questions and discussion went so late that we had to leave the premises before that vote could happen. It was then conducted on Thursday night with those who were present Thursday night.
- Because the charrette was done by nationally-respected professionals and it followed the charrette process, the NWACA board supported the outcome of the charrette. It was the best means that the Board could find for getting community input in an organized way. A resolution to that effect was passed on February 10, 2016.
- The Working Group came apart a few weeks after the charrette, when those unhappy with the outcome separated from NWACA representatives; I can’t speak to the work they’ve done since.
- NWACA formed a Zoning Committee sub-committee to review the post-charrette round of PUD documents that were submitted to the City, to ensure that the proposal was in agreement with the outcome of the charrette. That committee spent many hours reviewing each update, identifying issues, talking them over with Mr. Whellan, and meeting with City Staff in several departments to get questions answered.
- Based on the sub-committee’s work, the NWACA Board found that the submission now before you supports the outcome of the charrette, and they expressed that in their resolution of September 14, 2016. What is in the submission conforms to the charrette outcome, balancing tradeoffs among the 4 T’s – trees, tall, traffic, and “t’schools,” to quote Doug Farr.

In getting to a good outcome, we’re all making tradeoffs. I see those tradeoffs as worthwhile:

- With the PUD, we get an agreement in which the neighborhood has a say. We set conditions that need to be met, and we have a City ordinance with which to enforce them.

- We have language now in the submitted Land Use Plan that ensures that the neighborhood will be informed of any change – even administrative changes – before they are approved, so that we can speak to them.
- With this PUD, we get a mixed used development, with retail and restaurants and housing; without the PUD, we live with whatever the owner chooses to build on that site, most likely all office space.
- With this PUD, we get parks – a 2.37-acre Neighborhood Park, a .52-acre Heritage Park, and a 5.24-acre Creek Park – all public usable green space that will be deeded to the City of Austin. In addition, we get \$1.5M of funding to develop the Neighborhood Park. Without this PUD, we get none of that.
- With this PUD, we minimize the impact on school overcrowding by keeping the housing units relatively small. We also get affordable housing – 10% of the 250 units are designated as affordable housing units. And half of those are offered at an income level that fits AISD teachers, with teachers having preference for those units – enabling those who teach in the nearby area schools to live in the neighborhood.
- With this PUD, we get traffic mitigation from the owner to help contend with the traffic generated. Without the PUD, we'll get at least the same number of 19,000 total trips/day – it could be as much as 25,000 or more. With the PUD, we get a cap on additional traffic and we get at least the 4 traffic improvements required of the owner. We trust that the City and TXDOT will provide other funds to help with the inevitable traffic congestion and that which we see now.
- With this PUD, we get creek restoration – enhancing the Creek Park mentioned above. That's a significant investment we would not get without the PUD.
- With this PUD, we sacrifice some trees, but we get additional trees planted. And... heritage trees will naturally grow from what is there now and from the small ones that are planted. Our tradeoffs don't naturally appear - Parks don't grow from saplings or seeds; teacher housing doesn't; retail doesn't; restaurants don't.

I've done my best to keep the neighborhood's many interests in mind throughout this process, and I've tried to keep an even keel in how I talk about it. I'd ask that other neighbors do the same. We all have the same goal – a vibrant, happy neighborhood.

A lot of time has gone into the 2.5 years of the PUD proposals. I can personally account for at least 600 hours, 70 of them in the charrette week alone. Others have also spent a lot of time. How many ZAP meetings? How many hours of ZAP Commissioner meetings, emails, reading time? It's now time that we move on and get decisions made. I urge you to support this proposal and get it moved on to City Council.

Thanks very much!

Joyce Statz

Chair and Members of the Zoning and Platting Commission

I am asking that you recommend approval of the Austin Oaks Planned Unit Development as currently submitted.

I served as the volunteer project manager for the Austin Oaks charrette held in January 2016. I do not work for Spire Realty or any of its consultants and I do not speak for them. I am a member of the Northwest Civic Association (NWACA) but I do not speak for that organization.

In June of 2015, the NWACA board passed a resolution opposing the Austin Oaks PUD, as then proposed, and requested that the City host and the developer fund a design charrette for the Austin Oaks site. The City failed to respond and, at that time, the developer expressed no interest. In September of 2015, the developer did agree to fund a charrette and NWACA took up management responsibility for the charrette.

I took on the task of organizing the Austin Oaks charrette because I believe that an open and collaborative design process leads to a better result than what comes out of years of seemingly endless negotiations.

A charrette is a design approach to resolving land use conflict. A charrette reaches consensus through an iterative feedback-driven design process that includes all of the affected stakeholders working together on a collaborative basis.

Throughout a charrette, design alternatives are tested against a list of objectives, strategies, and measures (OSMs). The OSMs for the Austin Oaks charrette were developed by a committee of stakeholders all of whom, with the exception of the developer and his representative, were opposed to the original PUD submittal. Some of the OSMs conflicted with one another. It was recognized that trade-offs would have to be made through the design process.

A committee of neighborhood stakeholders selected the design consultants. The design consultants included:

- Doug Farr, FAIA as charrette design facilitator. Doug is a nationally recognized urban designer
- TBG Partners as project designers. TBG Partners have designed successful developments throughout Texas. They brought a full complement of architects, landscape architects, and illustrators to the charrette
- Urban Design Group as civil engineers. Urban Design Group is a leader in “green” infrastructure
- Kimley-Horn as transportation engineers. Kimley-Horn is Austin’s transportation consultant for CodeNext

The charrette was conducted from January 25-29. During the charrette, the designers developed plan alternatives, discussing and testing them for feasibility against:

- Market constraints
- Neighborhood constraints
- Physical and environmental constraints
- Regulatory constraints
- Financial constraints
- The OSMs

The alternatives were also compared against a “code compliant plan”- what could be built by the developer under his existing entitlements. To a great degree, the challenge to the designers was to design a project that was superior to the “code compliant” plan. That, of course, is also the bar set by the City’s PUD ordinance.

Neighborhood stakeholders, public agency staff, and the general public reviewed the design alternatives each day of the charrette and that input was the feedback that informed the next design iteration.

The plan that was presented at the conclusion of the charrette the “preferred plan” was demonstrably superior in terms of urban design, transportation, public facilities, and water-quality to the “code compliant plan” and superior to the designs previously presented to the neighborhoods. The plan that came out of the charrette also met most but not all of the OSMs as trade-offs were made through the design process. Tables comparing the various plans, including the most recent PUD submittal are attached to this letter.

The most significant advantages of the current PUD plan relative to the “code compliant” plan include:

- Superior urban design (the mix of uses and the relationships of the buildings to each other, to their environmental context, and to the public sphere)
- Creation of pedestrian-friendly streetscapes
- Addition of parkland, trails, and improvements
- Provision of covered transit stops
- Funding for transportation improvements
- Creek restoration including restoration of riparian vegetation
- Reduction of impervious cover

As we enter into this phase of the process, my goal and the goal of a number of us in the neighborhood is to ensure that the integrity of the charrette plan is maintained as it undergoes final review. During the charrette, I referred to it as the “what you see is what you get” charrette. Three items are critical to making sure that the charrette vision is maintained as the project is developed.

- Retaining the location of the buildings, trails, sidewalks, and other

improvements shown on the PUD land plan. This is essential to maintaining the urban design benefits of Austin Oaks.

- Including the mean sea level measurements in the building height tables. This ensures that the taller building on Mopac stays in an area of lower elevation and, hopefully, establishes an effective height cap along this stretch of Mopac
- Providing prior notice to neighborhoods of administrative approvals to the land plan so that neighbors and neighborhood organizations have the opportunity to object to changes

Current language on the land plan accomplishes these ends.

As Austin continues to grow and becomes more dense in response to demographic changes, market forces, and public policy, we face two major challenges; where to best locate increased density and how to mitigate that density.

In the case Austin Oaks, the first challenge is addressed by geography. Austin Oaks is a proposed infill project on an existing office park site located on an urban freeway. The decision making it a commercial node is reflected by its existing entitlements. Those entitlements support a doubling of what currently exists on the site (from 445,322 sq ft to 890,795 sq ft).

As for the second challenge, I believe we mitigate density through design, by including open space, and with transit. Austin Oaks is a transit-ready project that supports bus transit, it includes natural and improved open space, and its mixed-use design reflects the work of nationally respected urban design professionals. The mixed-use aspect of the project also supports neighborhood commercial and reduces the traffic impact of an office-only development.

I will be at the Zoning and Platting Commission meeting on Tuesday and will be glad to answer any questions you may have.

Ben Luckens, AICP
Luckens Planning Consultants

Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
Building Density	446,091 square feet (sf)	Total 1,618,904 sf. (653,376 residential, 868,376 office, 89,028 retail, 8,000 restaurant)	Total 1,196,000 sf. (846,000 office, 50,000 restaurant / retail, 210,000 residential, 90,000 hotel)	Total 1,191,700 sf. (835,000 office, 12,800 restaurant, 30,900 retail, 90,000 hotel 250 dwelling units in 223,000 sq. ft. mixed use
Building Heights	12 buildings; 8 are 2-story, 4 are 3-story; Mix of LO, UR (max 40') and GR (max 60')	Unclear number of buildings, but heights cited by area: A, B, G – 60 ft. (4 stories) E – 70 ft. (5 stories) F – 125 ft. (8 stories) C – 210 ft. (14 stories) D – 225 ft. (17 stories)	3 7-story office buildings 4 5-story office buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex	2 7-story office buildings 2 6-story office building 2 5-story office buildings 2 1-story office/retail buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex
Imagine Austin Plan	Imagine Austin NA for current development	Staff comments in August were favorable with respect to Imagine Austin	Reviewed by design team and visiting City staff	City staff comments say the PUD application is supported by Imagine Austin
Impervious Cover	66%	65% over whole site	Not computed	Limited to 58% over whole site
Multifamily Housing	None; hence no impact on schools	610 units, estimated to add 125-150 students to local schools	210 non-family units	250 units (efficiencies, 1BR, and 2BR) – some for sale and some for rent; count of 250 also includes any condos developed as part of the hotel property Educational Impact Statement estimates 64 students added to local schools
Open Space	NA	To exceed PUD requirements	6 acres proposed (park and creek area)	11 acres overall; 8.5 acres in parks, with 5.34 acres credited as parkland

Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
Parkland Onsite	NA	None; Intended to do fee in lieu	2-acre park	2.37 acres in Neighborhood Park; 0.52 in Heritage Park; 0.3 in Heritage Trail; 2.15 in Creek Park; all three parks to be deeded to City of Austin PARO; \$1,546,500 for development of Neighborhood and Heritage Parks
Pedestrian Safety Improvements	NA	Not addressed	TBD with TIA	Intersection improvements; Heritage Trail, bicycle and pedestrian improvements on site
Phasing	NA	Buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2023, 2028, 2031	Not addressed in charrette	buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2020, 2022, 2024
Public Transit	No	Not addressed on site	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow (subject to CAP Metro planning)
Traffic – avg. trips/day	4,086 trips daily	Adds 20,736 trips/day for a total of 24,984 trips	Total estimated 17,000 (used internal capture rate of 14% from Institute of Traffic Engineers, while application uses COA 5% rate)	Net New Trips = 16,596 Internal capture = 1,034 Net New External = 15,562 Total trips 2024 = 19,648
Traffic Improvements	NA	12 recommendations for changes listed in the TIA; no estimates of costs included; later estimated at \$1M	TBD with development of TIA	Austin Transportation Department selected 4 improvements to be paid for by the applicant, at \$745K (out of an estimated \$2.015M for all options). In first phase, \$420K for signal at Hart and Spicewood and \$35K for right turn movement from Spicewood to Loop 1. Later, \$160K for deceleration lane on Mopac access road, and \$130K for an acceleration lane on the access road.

Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
Trees	Survey showed 746 trees surveyed, 72 as heritage (> 24"); 98 as protected (>19")	63 heritage trees preserved (of 72) 9 heritage trees removed 54 protected trees preserved (of 98 identified at that time) 44 protected trees removed	52 heritage trees preserved (of 71) 19 heritage trees removed 83 protected trees preserved (of 106) 23 protected trees removed (survey included trees in Mopac Right of Way, while PUD application does not)	57 heritage trees preserved (of 70) 13 heritage trees removed 66 protected trees preserved (of 97) 31 protected trees removed 327 non-protected trees preserved (of 566) 239 non-protected trees removed Replacement trees will be at least 8 feet in height
Water Quality	Built before City had strict water quality treatment requirements	Planned to comply with current water quality regulations	Throughout site, including 4-acre creek greenbelt	Treatment throughout site, with a minimum of 20,000 cubic feet of detention either from laying back part of the west side of the creek or creating a dual-use detention/parkland area on the east side of the creek

AUSTIN OAKS METRICS

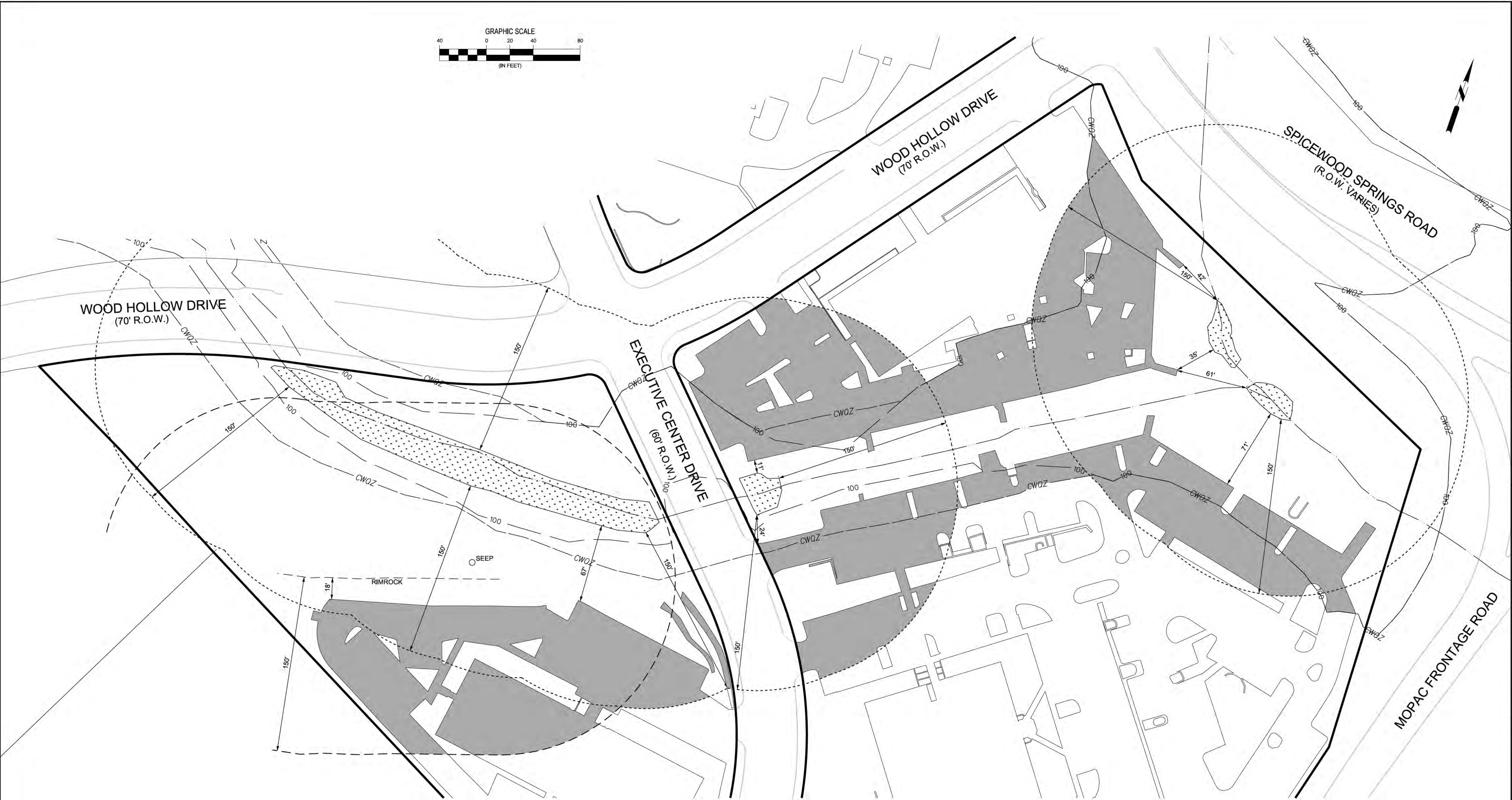
METRIC	PREFERRED PLAN	CODE COMPLIANT PLANS (13)
Financial Feasible	Yes	Yes
Mixture of compatible uses to serve the neighborhood	Yes	Yes - but only modest amount
Traffic	Comparable	Comparable
Off-Site Transportation Improvements	Yes - will be required by TIA	No
Trees	Save fewer Heritage trees Retains more tree clusters and habitats	Saves more individual Heritage Trees
Parks	Yes - 2 acre neighborhood park with features	No
Creek Greenbelt	Yes - 4 acres with restaurants, trails, creek restaurants	Yes - But only modest amount

January 29, 2016

AUSTIN OAKS METRICS

METRIC	PREFERRED PLAN	CODE COMPLIANT PLANS (13)
Environmental Superiority	Yes - Complies with current codes for CEF's Creek setbacks, etc.	No - complies only with Redevelopment Provision of Code.
Building Heights	4-7 Floors	3-5 Floors
Square Footage	1,196,000 sf	890,795 sf
Regional Detention Potential within creek channel	Yes	No
Ability to enforce superior urban design and placemaking	Yes	No
Requires zoning change	Yes	No
Engages public input	Yes	No

January 29, 2016



Austin Oaks Impervious Cover Analysis			
	CWQZ	Rimrock/Seep	Wetland
Existing Non-compliant Development* (s.f.)	34,074	24,934	73,554
Existing Minimum Distance from Feature	n/a	18'	11'
Proposed Non-compliant Development* (s.f.)	1,556	10,517	19,416
Proposed Minimum Distance from Feature	n/a	± 69'-72'	± 53'-56'

* Includes overlapping areas since impervious cover occurs within more than one setback area

AUSTIN OAKS Setback Analysis					
Buffer Area	Total Buffer Area (s.f.)	Existing Undeveloped (s.f.)	%	Proposed Undeveloped (s.f.)	%
150' CEF	245,258	155,477	63.39%	217,783	88.80%
CWQZ	132,434	98,360	74.27%	130,878	98.83%

LEGEND

SEEP

100

CWQZ

EXISTING IMPERVIOUS COVER WITHIN SETBACK AREAS

WETLANDS

SEEP

RIMROCK & 50' SETBACK

100-YEAR FLOODPLAIN

CWQZ - CRITICAL WATER QUALITY ZONE

PARCEL BOUNDARY

EXISTING IMPERVIOUS COVER WITHIN 150' SETBACKS

UDG

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T B G

Landscape Architects Planners
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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

DEMONSTRATIVE EXHIBIT
CEF ANALYSIS

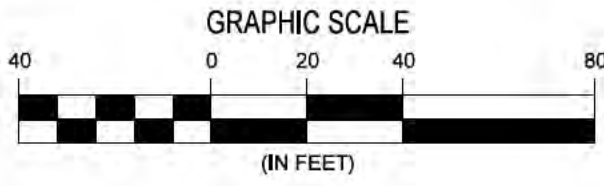
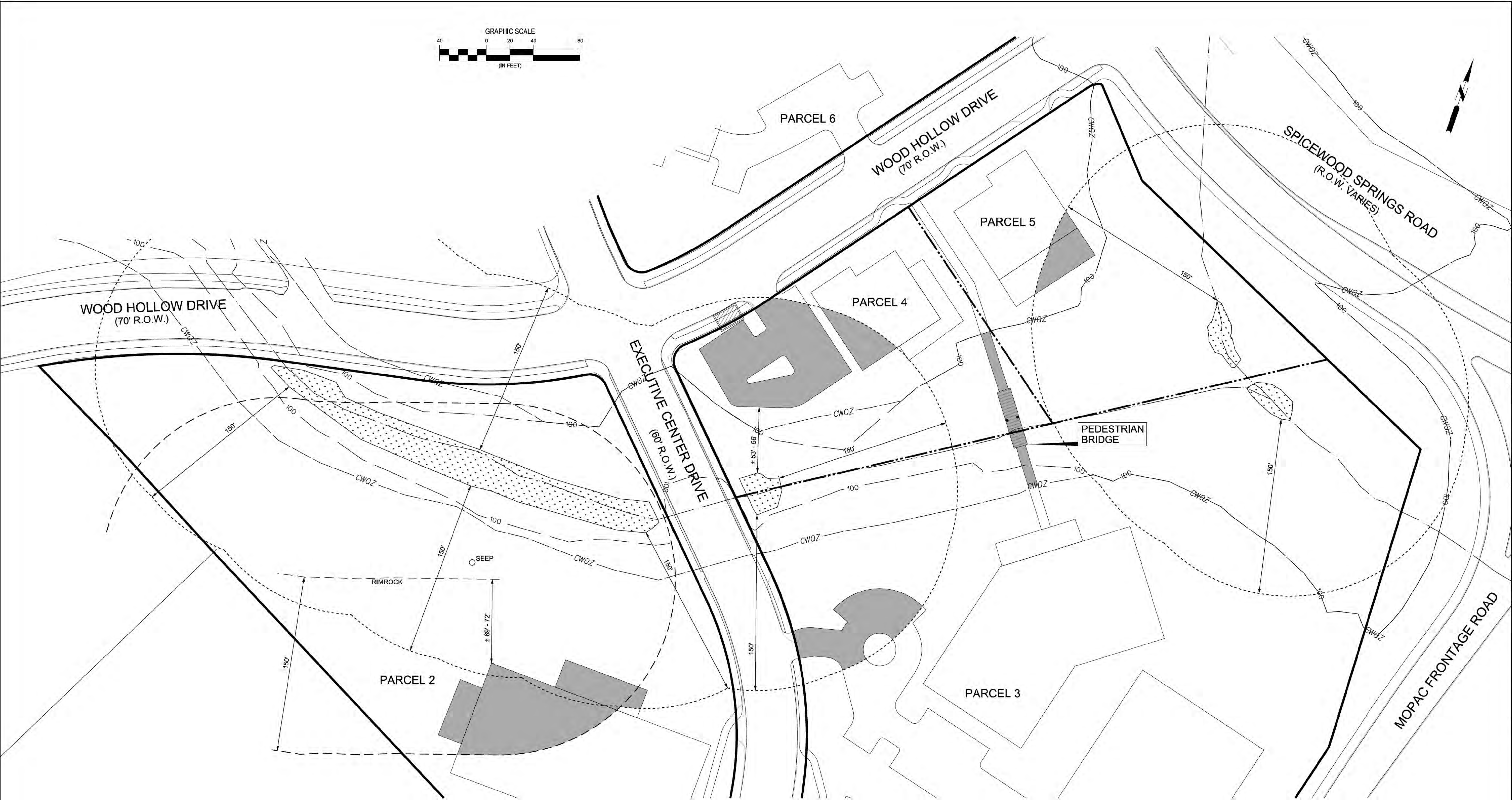
SHEET
1 OF 2

AUGUST 16, 2016

UDG JOB NO. 15-864

1"=40'

AUSTIN OAKS 15-864



PROPOSED IMPERVIOUS COVER
WITHIN 150' SETBACKS

UDG
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512.347.0040

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(512) 327-1011 Fax: (512) 327-4488
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

DEMONSTRATIVE EXHIBIT
CEF ANALYSIS

SHEET
2 OF 2

AUGUST 16, 2016

UDG JOB NO. 15-864

1"=40'

Austin Oaks Impervious Cover Analysis			
	CWQZ	Rimrock/Seep	Wetland
Existing Non-compliant Development* (s.f.)	34,074	24,934	73,554
Existing Minimum Distance from Feature	n/a	18'	11'
Proposed Non-compliant Development *(s.f.)	1,556	10,517	19,416
Proposed Minimum Distance from Feature	n/a	± 69'-72'	± 53'-56'

* Includes overlapping areas since impervious cover occurs within more than one setback area

AUSTIN OAKS Setback Analysis					
Buffer Area	Total Buffer Area (s.f.)	Existing Undeveloped (s.f.)	%	Proposed Undeveloped (s.f.)	%
150' CEF	245,258	155,477	63.39%	217,783	88.80%
CWQZ	132,434	98,360	74.27%	130,878	98.83%

LEGEND

- WETLANDS
- SEEP
- RIMROCK & 50' SETBACK
- 100-YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY
- PROPOSED IMPERVIOUS COVER WITHIN SETBACK AREAS

From: [Brewster McCracken](#)
To: [Moore, Andrew](#)
Subject: Please vote YES on Austin Oaks PUD
Date: Tuesday, November 01, 2016 3:15:57 PM

Dear Commissioners:

Please vote YES on the Austin Oaks PUD proposal before you on November 1. It would transform the existing 12-building private office park into a 12-building mixed-use village center with public parks that are equivalent in size to 5 downtown blocks.

These would be Northwest Hills' first neighborhood parks. Northwest Hills is the most densely-populated neighborhood in the City of Austin without a neighborhood park. Additionally, all possible neighborhood park sites in our neighborhood are already in private ownership. If this proposal supported by our neighborhood association is denied, we will likely go at least another generation with no neighborhood parks.

This parkland will be located next to a cluster of six affordable apartment complexes that increasingly serve immigrant families with children. The current lack of neighborhood parks has a particularly detrimental impact on our neighbors from these complexes, many of whom are families with children and who are transit dependent. (They can't simply jump in a car and drive to another neighborhood's park.)

In evaluating this proposal, please consider:

- The proposal before you was developed by our neighborhood through a weeklong open, transparent public process. Even those who are urging you to vote "no" participated in this process.
- The proposal was endorsed by 64 percent of the participants who voted at the end of the charrette.
- The proposal was endorsed unanimously by the board of our neighborhood association, Northwest Austin Civic Association (NWACA).
- The proposal provides significant public benefits:
 - 8.5 acres of dedicated parkland (equivalent in size to 5 downtown blocks)
 - 11 acres of public open space
 - Restoration of the creek bed running through the site
 - Reduction of impervious cover of 35,687 sq. ft.
 - A 2.37-acre neighborhood park that is over 35% larger than Republic Square Park or Wooldridge Square Park and which is 100% level and suitable for open play

From: [John Landers](#)
To: [Adler, Steve](#); [Houston, Ora](#); [District 2](#); [Renteria, Sabino](#); [District 4](#); [District 5](#); [District 6](#); [District 7](#); [District 8](#); [Tovo, Kathie](#); [District10](#)
Cc: [REDACTED]
[REDACTED] support this development
Date: Wednesday, February 22, 2017 3:14:11 PM

This message is from John Landers. [REDACTED]

This message is a copy of the one sent to the Austin City Council Members

Council Members,

I live in the area, and I travel the corridor (Spicewood Springs, Wood Hollow, Loop 1 service road) daily. I support the Austin Oaks PUD. The developers have changed the site plans to accommodate our requests. Infill in the area is needed to increase the density of usage of the site. The additional traffic patterns may be felt at rush hour, but other than that, traffic wouldn't be a problem. And honestly, the additional traffic is not too much.

I support going forward with the Austin Oaks PUD

Thanks for listening.

John Landers
[REDACTED]

Street address: 4302 Cliffwood Circle, Austin, TX, 78759

Our neighborhood has worked very hard to secure our first neighborhood parks through this process. Please don't take this away from us.

I have provided two comparison tables below. Thank you for considering my comments.

Brewster McCracken

4209 Prickly Pear Dr.
Austin, TX 78731

P.S.: I am providing these comments as a private citizen and NWACA member. I am not a lobbyist and have no financial or professional interest in this matter or in the real estate industry.

Comparison of existing Austin Oaks office park to NWACA-endorsed PUD proposal

Current Austin Oaks office park

- 12 buildings
- Up to 1 million square feet of zoning entitlements
- No parkland
- No creek restoration
- No public open space
- Single use, auto dependent
- 66% impervious cover

Mixed-used village center PUD developed by neighborhood residents and endorsed by NWACA

- 12 buildings
- Up to 1.19 million square feet of zoning entitlements
- Dedicated parkland equivalent in size to 5 downtown blocks

100% of the neighborhood park acres is level and suitable for open play

- Creek bed will be restored
- 11 acres public open space
- Mixed use
- 35,687 sq. ft. reduction in impervious cover from current site

Changes to original PUD proposal brought about through neighborhood charrette

- 26% reduction in square feet (reduction of 427,204 sq. ft.)

- Added neighborhood's first neighborhood parks
- Reduced impervious cover by 31,226 sq. ft.
- Added creek bed restoration
- Substantial reduction in proposed building heights

Here is the math on the “5 downtown blocks” calculation:

- A downtown block is 76,176 sq. ft. (276' x 276')
(ftp://ftp.austintexas.gov/Colony_Park/CPSCI%20Final%20Existing%20Conditions%20Report%20112614_Full_LQ.pdf) (page 16)
- One acre is 43,560 sq. ft.
- 8.5 acres = 370,260 sq. ft.
- $370,260 \div 76,176 = 4.86$

From: [Blackthorne](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Aguirre, Ana - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Friday, October 28, 2016 10:49:57 AM

I am writing to support the current proposal for the Austin Oaks PUD. Here is why:

A charrette process was undertaken consisting of neighborhood stakeholders and the developer in a public effort, presided over by a facilitator. The "Preferred Plan" that came out of the charrette was supported by a majority vote of the participants. The latest PUD submittal was vetted heavily for general compliance with the "Preferred Plan".

The NWACA zoning committee and the NWACA board both passed resolutions supporting the charrette process and stating that the latest submittal supports the results of the charrette process.

Council Member Gallo supports the latest submittal because it represents years of intensive work by the neighborhood association and developer working together to mold this project into the best possible product by mitigating height, traffic, drainage, impervious cover and increasing community benefit via parks, trails, retail, restaurants, and affordable housing for teachers. The proposed impervious cover is actually decreasing.

The developer has offered a lot of new design improvements, very much different and more desirable than the original submittal.

The alternative would be for the developer to develop the site in smaller tracts under existing conventional zoning that would not require any kind of superiority or public contributions like the extensive parks that are proposed. It would bypass the neighborhood input that has made this development an actual benefit to the neighborhood.

Please vote for approval.

John B.

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Supporting Austin Oaks zoning proposal
Date: Thursday, October 27, 2016 11:46:49 AM

As an Austin resident and voter, I want to register my support for projects that make more housing available.

I think it is crazy, during a housing shortage, to block proposals to build more housing.

Thanks

Geoff Bradford

6208 Sun Vista Dr

Austin, TX 78749

[REDACTED]

From: [Jay Blazek Crossley](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 12:33:27 PM

Hello Commissioners,

I am writing to request that you support the Austin Oaks PUD and do not block it, but instead pass it and send it on to Council. My understanding is that it is coming up for discussion next Tuesday November 1st, 6pm at the Zoning and Platting Commission Meeting.

There is no questions that such a project will reduce regional traffic and provide residents of the neighborhood with a higher quality of life, while being aligned with Imagine Austin. Continued opposition to such projects is dramatically damaging to Austin, causing more climate emissions, greater traffic, and dislocation of low income people.

Thanks,
Jay

Jay Blazek Crossley
Texas Policy Analyst
[REDACTED]
713-244-4746

From: [Marcus Denton](#)
To: [Marcus Denton](#)
Subject: Please support Austin Oaks PUD
Date: Thursday, October 27, 2016 10:12:47 AM

Hi Commissioners,

I am writing in support of the Austin Oaks PUD proposal. I live in north-central Austin and am in the Austin Oaks area about once a week. From what I've seen, the process to arrive at this latest proposal has represented significant work by both Spire and the neighborhood to come to something that I think is win-win for both. I was happy to read that the proposed project has taken significant steps to address neighbor concerns regarding traffic, drainage, impervious cover, and even height, while still providing community benefits such as parks, trails, retail space, and more affordable housing.

I believe voting in favor of this project would send a positive signal to both developers and neighborhood groups for the future that this is a model that can work: neither trying to avoid all development and increased housing supply that has broad but diffuse benefits, but also not ignoring legitimate concerns from those nearby with narrower but more acute concerns.

Respectfully,
Marcus Denton
D7

From: [Charlie Galvin](#)
To: ["Joyce Statz"](#)
Cc: [Moore, Andrew](#)
Subject: FW: Austin Oaks PUD
Date: Tuesday, November 01, 2016 9:31:31 AM

From: Charlie Galvin [mailto:]

Sent: Friday, October 28, 2016 2:23 PM

To: 'bc-Thomas.Weber@austintexas.gov'; 'bc-Ann.Denkler@austintexas.gov'; 'bc-Jolene.Kiolbassa@austintexas.gov'; 'bc-Gabriel.Rojas@austintexas.gov'; 'bc-Dustin.Breithaupt@austintexas.gov'; 'bc-Bruce.Evans@austintexas.gov'; 'bc-Yvette.Flores@austintexas.gov'; 'bc-Betsy.Greenberg@austintexas.gov'; 'bc-Susan.Harris@austintexas.gov'; 'bc-Sunil.Lavani@austintexas.gov'; 'bc-Ana.Aguirre@austintexas.gov'

Cc: 'Andy.Moore@Austintexas.gov'

Subject: Austin Oaks PUD

I was a member of the steering committee for the Austin Oaks charrette and it yielded a preferred plan that reflects stakeholder feedback, while achieving a fair and equitable compromise. I was also able to procure a \$15K grant from the National Association of Realtors through the Austin Board of Realtors to assist in the funding of the charette. NWACA has reviewed and monitored the owner's proposal and the staff's additional conditions, which honors and reflects the charrette preferred plan. The property could be redeveloped under current code provisions with anywhere from 800,000 – 975,000 sq feet of office with no traffic improvements, no reduction of impervious cover, no detention, and certainly no parkland. The proposal provides 8.5 acres of public parkland, environmental superiority, traffic improvements, and a mix of uses in exchange for modest increase in overall leasable square footage (approximately 200,000 more sq. ft spread over 30 acres, which equates to approximately an additional 15,000 sq feet per acre). As a long-time neighborhood resident, former Board member of NWACA, a member of the working group, and a participant in the design charrette, I support the owner's proposal with the staff's conditions.

Charlie Galvin

From: [S Garity](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Aguirre, Ana - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Moore, Andrew](#)
Subject: [Released] Austin Oaks PUD
Date: Wednesday, November 23, 2016 8:35:24 AM

I support the Austin Oaks PUD proposal. I believe the latest plan would be very beneficial to the area.

-S. Garity

From: [Pete Gilcrease](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 12:40:20 PM

Zoning and Platting Commissioners,

Please support the Austin Oaks PUD. Our neighborhoods deserve more community benefits like restaurants, parks, and retail and the latest proposal will provide us with that. We also need to increase our tax base in Austin by allowing more density in order to sustain services we offer Austinites.

Thank you,
Pete Gilcrease

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks PUD
Date: Thursday, October 27, 2016 11:45:06 AM

Hello All,

I am writing in support of the Austin Oaks PUD.

The developer and surrounding neighborhoods have worked together collaboratively, and NWACA and the developer have arrived at an understanding. The opposition may be vocal, but ultimately, they constitute a minority.

As Austin grows, we can either add more office space (relatively) close to downtown, or increase the pressures for Austin to sprawl. I'd rather see office space added on a site that has already been developed, then extend infrastructure, roads, and services to a new site on the periphery, adding to Austin's infrastructure maintenance obligations and compromising the effectiveness of mass transit, which depends on compact and connected development patterns

This new office space will add much-needed revenue to Austin's tax rolls, helping to offset the ever-increasing tax burden on homeowners and landlords.

I would support adding more housing to the Austin Oaks PUD. In order to keep the housing market stable and prevent rapid increases in home prices and rents, we must add housing as fast as, or faster than, we are adding jobs. If anything, Austin Oaks needs a couple hundred more housing units.

Thanks for your consideration,

Evan Gill

From: [Patrick Goetz](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 11:11:11 AM

Hi -

Stakeholders went to the trouble of conducting a 3-day long charrette which dramatically scaled back the developer's original plans and resulted in a plan which most participants felt good about, including many who were formerly opposed.

Of course now the NIMBY's are moving the goal posts again, asking you to oppose this project, likely because "it lacks neighborhood input" and "no one told them this was happening!"

Don't fall for this nonsense. Support the revised Austin Oaks PUD and let's let Austin get on with having a property tax base that supports our ambitions without unduly burdening single family home owners in the process.

Thank you.

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 10:33:10 AM

The Austin Oaks PUD has gone through a strong process, with a neighborhood charrette and support from NWACA. Its a good project - revamping old office buildings into a more mixed and vibrant place, including badly needed residential multi-family as well as a variety of other uses. If we want to preserve the environment, we need more places like this in Central Austin, not fewer. People need to be able to work, live, and play centrally if we want to reduce our carbon footprint. Stopping or dramatically scaling back a project like this does not stop demand for office or housing, it just means that people will like have to be further spread out, and sprawl will continue to take its environmental toll, with longer commutes, increasing impact on climate change, and a more economically stratified and weaker metro area.

Sincerely,
Brennan Griffin

From: [Jared Haas](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiobassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Sunday, October 30, 2016 1:43:55 PM
Attachments: [facebook.png](#)
[instagram.png](#)
[linked-in.png](#)
[news.png](#)

Zoning and Platting Commissioners:

My name is Jared Haas, a local building designer, and Austinite of 10 years. I am writing on behalf of being a proud Austinite of 10 years, rather than as a building designer. I originally moved to Austin for its culture, progressive nature, beauty, diversity, and affordability. However, due to Austin's current lack of affordability, it is drastically affecting its culture, progressive nature, beauty, and diversity. A simple solution would be to just move. However, I am not ready to give up on Austin that easily. I have purposefully made this my home and wish to plant roots here, ultimately to own a home and start a family. As it currently stands, and I speak for the majority of Austinites in 2016, this is not looking like a possibility. In order to achieve this, the majority of Austinites need to speak up to its governing officials who install the laws and language to put us in the right direction. Allowing (smart) density within the urban core will help increase the housing supply and decrease the extensive demand that has been driving up housing and land costs. I strongly support this PUD development as outlined by David Whitworth's email below:

My name is David Whitworth and I live about a block from Austin Oaks with my wife and two children. I urge you to support the latest PUD submittal by Spire.

I am writing you as a neighbor with my personal thoughts although I am involved with NWACA as a board member and zoning chair. I simply point that out so you know I have followed this closely and actively for years now, although not as closely as some of our hardest working neighbors: Ben Luckens & Joyce Statz.

It is well known now that this is the latest in a string of submittals by Spire since 2014 with their second consultant and after an intensive charrette process. The charrette process consisted of neighborhood stakeholders and the developer in the same room working out details in a public effort with design professionals that was presided over by a facilitator. The "Preferred Plan" that came out of the charrettes was supported by a majority vote of the participants. The latest submittal was vetted heavily for general compliance with the "Preferred Plan".

The NWACA zoning committee and the NWACA board both passed resolutions supporting the charrette process and stating that the latest submittal supports the results of the charrette process. Council Member Gallo has now come out in support of the latest submittal because it represents years of intensive work by the neighborhood association and developer working together to mold this project into the best possible product by mitigating height, traffic, drainage, impervious cover and increasing community benefit via parks, trails, retail, restaurants, and affordable housing for teachers. Note the impervious cover is actually decreasing.

The current development at Austin Oaks is largely a parking lot, with little positive impact on my quality of life as a neighbor. It offers zero interaction with neighbors via social gathering spots and meeting places. If the developer has agreed to reduce height and contribute to traffic mitigation while including parks, trails, retail and restaurant amenities, and housing for more neighbors, then this is the kind of product I would like to see near my home. It will enhance the options and amenities our neighborhood can enjoy and keep me from driving through 3 other neighborhoods to get to all the great amenities on Burnet Road, which many NWACA residents currently must do adding more vehicle miles traveled needlessly.

Northwest Hills is a wonderful suburban community that is still close in. People like that. The people I know and hear from also like all the great amenities and social places that Austin has to offer but feel that gets lighter on the West side of Mopac in our area. The developer has offered up quite a lot, while reducing objectionable impacts from previous submittals. This is a win-win scenario placed at the edge of our neighborhood along a highway and major road (Mopac at Spicewood Springs/Anderson).

Please vote in favor and do not go to subcommittee or deny this case requiring super-majority at council. As properties continue to appreciate I fear that this site would be broken up into smaller tracts under conventional zoning that would not require any kind of superiority or public contributions we will enjoy like parks. It would certainly bypass any of the neighborhood input that has made this development an actual benefit to the neighborhood.

*Best Regards,
David Whitworth*

I strongly hope you take our emails into consideration and vote to help shape a positive and inclusive future for everyone.

Regards,

-

jared haas | un.box studio

LEED Green Associate

www.un-boxstudio.com

2400 E Cesar Chavez St, #302

Austin, TX 78702

o | 512.474.2544

c | 512.277.0945



From: [Chris Hajdu](#)
To: [Moore, Andrew](#)
Subject: Fw: Letter to ZAP Commissioners Regarding the Austin Oaks Property
Date: Monday, October 31, 2016 3:42:27 PM

FYI... see below.

On Monday, October 31, 2016 3:37 PM, Chris Hajdu <[REDACTED]> wrote:

Dear ZAP Commissioners,

My name is Chris Hajdu and I live in the Northwest Hills neighborhood where the Austin Oaks property is located. In the spirit of full disclosure, I am also a member of the NWACA Board (since Jan 2014,) and I am the current NWACA president (since Jan 2016.) As a board member and president, I have witnessed the many hundreds of hours that members of our community have invested in working with the developer in order to work on a compromise plan that is much improved from the original plan proposed back in 2014.

However, I am NOT writing this letter to you as the NWACA president but as a current resident of Northwest Hills and as a resident of Austin. Since 1991, I have lived close to the Austin Oaks property, having lived in the Great Hills, Enfield, and Brentwood neighborhoods. I currently live in Northwest Hills where I have resided for the past 5 years.

I urge you to support the latest application submitted for the Austin Oaks property. I have several reasons for this:

- (1) This property is currently underutilized and gives many residents no reason to visit the property. I had never stepped foot on the Austin Oaks property until I visited the property as a representative of NWACA back in 2015. This property is empty outside of normal working hours, including nights and weekends. Note that current-zoning entitlements will continue to allow this type of office development and would continue this pattern of underutilization.
- (2) Due to a lack of retail and restaurants in Northwest Hills, many people get in their cars and drive to Anderson Lane, Burnet Road, Hancock, the Domain, Arboretum or West Bank on Loop 360. I see my fellow Northwest Hills neighbors out for dinner and shopping in these areas all the time. We have some retail options along Far West, and Mesa/Spicewood, but I would like to see more restaurant and retail options for our neighbors that will keep them in our area. Also, it would be nice to have places that many could walk or bike to as well.
- (3) Opponents of the PUD, speak to the wonderful environmental features and trees on the property. I agree with them, it is a beautiful property. However, at this time, the property is not a destination to be visited by anyone except for the people who work or visit the businesses located there. By adding parkland, restoring the creek area, and adding restaurant and retail, we can create a place that can be enjoyed by more of the residents in the area to enjoy this wonderful site. From an environmental standpoint, the current property is basically one giant parking lot with lots of impervious cover. The latest PUD application includes less impervious cover as well over the entire

property.

(4) Over the years, with my young child in tow, I have visited the "cow" park in the Arboretum, the park at Central Market, the splash pad/park at the Triangle, and the park at Mueller. All of these locations involved getting in the car and driving throughout Austin, which can be rough if you try to do it after work. Having a park in the neighborhood would be great for people who want to visit a park at any hour of the day without having to sit in traffic. The NWACA area is undeserved by parkland today (many of our parks are co-located with schools and are unavailable during school hours and even after school most days.) I would like to see new parkland that would be available all day for the use of residents without having to travel throughout congested roadways in Austin.

For these reasons, I would like to see this property maximized by increasing its utilization as parkland, residential, retail and office space rather than leaving it under the current zoning that exists today.

Please consider supporting the Austin Oaks application.

Sincerely,

Chris Hajdu
Northwest Hills resident since 2011
Austin resident since 1991
4006 Rockledge Drive
Austin, Texas 78731

=====

Chris Hajdu 512.426.9845

[REDACTED]

=====

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Please Support Austin Oaks
Date: Thursday, October 27, 2016 10:43:41 AM

Dear Zoning and Planning Members,

Please support the Austin Oaks projects submittal. It is my understanding, based on the input of well informed neighbors of the project, that it is has been well thought out and carefully planned WITH neighborhood input that provides good amenities that will enhance the neighborhood. This is a GOOD product of collaborative and thoughtful design. Don't let the input of those who would say, "NO!" to any development of any sort ruin what could be a really good project in a part of town that could use more of this sort of community centric work.

**Thank you,
Janet L. Hobbs**

Janet L. Hobbs, AIBD
Hobbs' Ink Custom Home Design
www.hobbs.ink www.hobbsink.com



Dear Commissioners and Council Members,

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Jonathan Kaplan, Ph.D.
4102 Far West Blvd

From: [REDACTED] on behalf of [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: In Support of Austin Oaks
Date: Thursday, October 27, 2016 10:13:53 AM

Dear Commissioners,

My name is Dean Lupul and I am writing in support of the latest Austin Oaks PUD proposal. I have a family of five and I live and work in Northwest Hills so I have been monitoring the progress of the site plan closely, In short, I believe the type of development and amenities proposed is exactly what the area needs.

Please vote in favor of the current Austin Oaks PUD proposal.

Sincerely,
Dean Lupul

From: [Shannon Meroney](#)
To: [Weber, Thomas - BC](#); [Moore, Andrew](#); [Michael Whellan](#)
Cc: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Please support Austin Oaks PUD
Date: Friday, October 28, 2016 4:02:21 PM

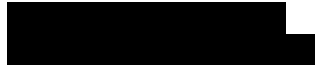
Hello,

I am writing as a resident of Northwest Hills and asking that you SUPPORT the Austin Oaks proposed PUD. Our neighborhood association did an amazing job of creating an inclusive, transparent process to allow all residents to provide input into what this development should look like. The developer has worked very hard to listen and incorporate that feedback. The Charette process was a best in class procedure that should serve as a teaching model for all other neighborhoods. We are thrilled that the density is reasonable and building heights limited. We are gaining a park and green space that we have never had and the City could not give us. It is a win-win for all of us.

I participated fully in the process which was fair and balanced. The nay Sayers thought so too until they realized that they lost when all the votes were in. Then they immediately started to try to tear down and poke holes in the process they asked for and helped create. Please don't be persuaded by their half truths and misstatements. The same handful of people who opposed the project at the beginning and still do. They always will. There is no redevelopment they would be happy with or agree to. But the majority of our neighborhood who stepped up and participated support the outcome. And the current proposal honors it. Do not let the Vocal minority convince you that our neighborhood doesn't want this. It is simply not true.

Please support the AO PUD. Thank you.

Shannon Meroney
(512) 731-6615

 typing

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support Austin Oaks
Date: Thursday, October 27, 2016 8:12:33 AM

Dear Zoning and Planning Commissioners,

My name is Deborah Pardo-Kaplan and I live on Far West Blvd in Northwest Hills. I am in favor of the Austin Oaks Development. I attended the entire Charrette Process and felt it was fair. The preferred plan was supported by a majority of people and would have been supported even further had parents of young kids been able to attend the meetings. Council Member Gallo is in support as well.

I feel Austin Oaks will be a benefit for our neighborhood, including its parks, housing (that could be used by teachers), its retail and restaurants and hotel. There are currently no playgrounds except at the schools. And I think the developer is generous in offering this to our area.

While I am aware of traffic concerns, I believe working with Cap Metro will help with this issue and also I believe the development will create more walkability in the neighborhood as some residents will work there and bike there.

Please vote in favor of the Austin Oaks planned urban development. The voices who oppose are loud, but it doesn't mean they are the majority.

Thanks you.

Deborah Pardo-Kaplan

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: support Austin Oaks
Date: Thursday, October 27, 2016 10:33:50 AM

Hello

I am writing to voice my support for the proposal to redevelop Austin Oaks. Currently the property is not very attractive, nor does it provide many neighborhood amenities. With the extensive input process, I'm encouraged that the developer has listened to neighborhood demands and is offering substantial community benefits including greenspace and retail that would cut down on car trips for nearby residents. Imagine Austin calls for a more compact and connected city, with preservation of greenspace being a high priority. With the redevelopment of Austin Oaks we would get better flood mitigation, less impervious cover, and increased neighborhood amenities, all at no cost to the taxpayer, and actually increase the tax base by the increased value of the property. To me this is win-win for all sides and I urge your support.

Thank you for your time, and for your service to the city.

Mary Pustejovsky

From: [D Siegel](#)
To: [Moore, Andrew](#)
Subject: Fwd: Please support the Austin Oaks PUD
Date: Thursday, November 03, 2016 11:02:39 AM

Andrew:

In your role as the city's Case Manager, I want to insure you know of my support for the Austin Oaks PUD.

Thanks for your help.

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

From: David Siegel <apache@austintexas.gov>

Date: Thu, Nov 3, 2016 at 10:55 AM

Subject: Please support the Austin Oaks PUD

To: <steve.adler@austintexas.gov>, <ora.houston@austintexas.gov>, <district2@austintexas.gov>, <sabino.renteria@austintexas.gov>, <gregorio.casar@austintexas.gov>, <district5@austintexas.gov>, <don.zimmerman@austintexas.gov>, <district7@austintexas.gov>, <district8@austintexas.gov>, <kathie.tovo@austintexas.gov>, <district10@austintexas.gov>

Cc: [REDACTED]

This message is from David Siegel. [REDACTED]

Dear Council:

I am a homeowner of the Northwest Hills area, and I am writing to express support for the proposed Austin Oaks PUD.

The project represents significant input from city staff, regional experts and also my neighbors through the charrette process. I'm satisfied that as Austin Oaks is redeveloped, the additional housing, office, retail, restaurant, and park space will become a vibrant part of our community.

Additionally, I'm hopeful that with increased density at the periphery of our neighborhood, we as a community can work with CTRMA, TXDOT, and CapMetro will help connect our area with other developments and areas of town to help people move around town for work or leisure. While an impact to heritage and protected trees is not anything any of us in Austin desire, I find the tree plan acceptable in its current state, and look forward to the inclusion of those trees and newly planted trees in the streetscapes that are envisioned in the heritage trail and new bike lanes.

You may include my support in any case back-up materials.

Thank you for the consideration and helping our neighborhood shape a smart future for ourselves.

David Siegel

Street address: 8805 Mountain Ridge Drive

Council District: District not found

From: [REDACTED]
To: [Moore, Andrew](#)
Subject: Fwd: Please Support Austin Oaks
Date: Thursday, October 27, 2016 12:16:37 AM

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

From: David Whitworth <[REDACTED]>
Date: Thu, Oct 27, 2016 at 12:15 AM
Subject: Please Support Austin Oaks
To: bc-Thomas.Weber@austintexas.gov, bc-Ann.Denkler@austintexas.gov, bc-Jolene.Kiolbassa@austintexas.gov, bc-Gabriel.Rojas@austintexas.gov, bc-Dustin.Breithaupt@austintexas.gov, bc-Bruce.Evans@austintexas.gov, bc-Yvette.Flores@austintexas.gov, bc-Betsy.Greenberg@austintexas.gov, bc-Susan.Harris@austintexas.gov, bc-Sunil.Lavani@austintexas.gov, bc-Ana.Aguirre@austintexas.gov
Cc: andy.moore@austintexas.gov

Zoning and Platting Commissioners:

My name is David Whitworth and I live about a block from Austin Oaks with my wife and two children. I urge you to support the latest PUD submittal by Spire.

I am writing you as a neighbor with my personal thoughts although I am involved with NWACA as a board member and zoning chair. I simply point that out so you know I have followed this closely and actively for years now, although not as closely as some of our hardest working neighbors: Ben Luckens & Joyce Statz.

It is well known now that this is the latest in a string of submittals by Spire since 2014 with their second consultant and after an intensive charrette process. The charrette process consisted of neighborhood stakeholders and the developer in the same room working out details in a public effort with design professionals that was presided over by a facilitator. The "Preferred Plan" that came out of the charrettes was supported by a majority vote of the participants. The latest submittal was vetted heavily for general compliance with the "Preferred Plan".

The NWACA zoning committee and the NWACA board both passed resolutions supporting the charrette process and stating that the latest submittal supports the results of the charrette process. Council Member Gallo has now come out in support of the latest submittal because it represents years of intensive work by the neighborhood association and developer working together to mold this project into the best possible product by mitigating height, traffic, drainage, impervious cover and increasing community benefit via parks, trails, retail, restaurants, and affordable housing for teachers. Note the impervious cover is actually decreasing.

The current development at Austin Oaks is largely a parking lot, with little positive impact on my quality of life as a neighbor. It offers zero interaction with neighbors via social gathering spots and meeting places. If the developer has agreed to reduce height and contribute to traffic mitigation while including parks, trails, retail and restaurant amenities, and housing for

more neighbors, then this is the kind of product I would like to see near my home. It will enhance the options and amenities our neighborhood can enjoy and keep me from driving through 3 other neighborhoods to get to all the great amenities on Burnet Road, which many NWACA residents currently must do adding more vehicle miles traveled needlessly.

Northwest Hills is a wonderful suburban community that is still close in. People like that. The people I know and hear from also like all the great amenities and social places that Austin has to offer but feel that gets lighter on the West side of Mopac in our area. The developer has offered up quite a lot, while reducing objectionable impacts from previous submittals. This is a win-win scenario placed at the edge of our neighborhood along a highway and major road (Mopac at Spicewood Springs/Anderson).

Please vote in favor and do not go to subcommittee or deny this case requiring super-majority at council. As properties continue to appreciate I fear that this site would be broken up into smaller tracts under conventional zoning that would not require any kind of superiority or public contributions we will enjoy like parks. It would certainly bypass any of the neighborhood input that has made this development an actual benefit to the neighborhood.

Best Regards,
David Whitworth

From: [Brendan Wittstruck](#)
To: [Weber, Thomas - BC](#); [Denkler, Ann - BC](#); [Kiolbassa, Jolene - BC](#); [Rojas, Gabriel - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#); [Aguirre, Ana - BC](#); [Moore, Andrew](#)
Subject: Support for Austin Oaks PUD
Date: Tuesday, November 01, 2016 10:24:32 AM

Dear ZAP Commissioners,

I am writing to express my support for the Austin Oaks PUD that you will be considering this evening.

I am an urban designer living and working in Austin without a vested interest in the development of this property. I attended the January charrette (Led by Farr Associates, a nationally-recognized urban design firm) as an observer and endeavor here and in all my advocacy to provide as objective a viewpoint as possible regarding the shape and needs of the city.

I see tremendous opportunity in this project to provide housing close to employment centers, bringing new residents and vibrancy into a site that currently houses only out-moded office buildings. Inherent in this is the increased opportunity for walking access from homes to services, which has been repeatedly proven to increase quality of life, human health and well-being, and economic opportunity for small businesses. Further, the support of walking lifestyles provides public safety benefits, particularly for children, as well as improved ability to age-in-place for residents no longer able to easily drive long distances for services.

Its position along Spicewood Springs Road and MoPac, with access to Far West Boulevard, makes the location ideal for increased population and jobs. The charrette's result of placing the tallest buildings near the highway is an effective way of mitigating the development's impacts on local residential areas. Further, the PUD tool's nearly singular ability (outside of VMU zoning) to put residential and commercial uses together at this scale has been shown to increase pedestrian and bicycle activity, which contributes to important mode-shift of average daily trips, as well as working to produce the density required to support a solvent public transit system.

Austin's PUD process is inelegant but it nevertheless represents the single greatest infill opportunity for the City to implement the priorities and goals of the Imagine Austin Comprehensive Plan, which already serves as a guide toward connected communities and sustainable growth. I urge you as public servants to study the priorities of the Comprehensive Plan and favorably review the manner in which this application and charrette process have the potential to advance them.

Very much yours,

Brendan Wittstruck

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: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Joel Rezano
Your Name (please print)

3415 Grey Stone Dr 78731

Your address(es) affected by this application

[Signature]
Signature

8/30/16
Date

Daytime Telephone: _____

Comments:

This area needs a better variety of business
especially restaurants. More space allotted more
business.

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

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

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Your Name (please print) Caroline Kodz

☒ I am in favor
☐ I object

3415 Greystone Dr #220

Your address(es) affected by this application

[Signature]
Signature

9/30/16

Date

Daytime Telephone: _____

Comments:

It will be nice to have a greater
variety of business to shop & eat & visit
close by.

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

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

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Daniel Ly
 Your Name (please print)

3424 GreyStone DR. #102

Your address(es) affected by this application

Daniel Ly
 Signature

Date

8/29/2016

Daytime Telephone: _____

Comments: _____

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

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

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Chien Michael Ly
 Your Name (please print)

3424 Glenstone Dr.
 Your address(es) affected by this application

Chien Michael Ly
 Signature

Date

Daytime Telephone: _____

Comments: _____

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

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



March 20, 2017

Austin City Council
 Greg Guernsey
 Jerry Rusthoven
 Austin City Hall
 Austin, TX. 78701

Mayor, Council, and Zoning Staff:

NW Austin Neighbors (NWAN) would like to call your attention to discrepancies in the MSL Top of Structure Building Height offered in testimony before the Council on March 2nd, 2017, relative to Building Height in feet above ground in the Land Use Plan for Austin Oaks PUD. The current Land Use Plan does not use MSL for granting building height entitlement because on December 15, 2016, Council moved adoption of ZAP conditions which recommended removal of the conflicting MSL Building Heights from the Land Use Plan in this case.

We sent an email to you on March 5, 2017, with recent GPS measurements taken of MSL across all key points (proposed new building locations) of the Austin Oaks property. The correct comparison is to take current MSL at ground level and subtract that from the proposed MSL at Top of Structure Building Heights and compare those to the stated proposed Building Heights in feet in the Land Use Plan. That follows:

March 5, 2017

For the Record:

We took GPS measurements of MSL across key points of the Austin Oaks property today where the PUD Buildings 1-12 are proposed. As suspected, Joyce Statz's MSL Top of Building heights are not consistent with MSL at ground level compared to Building Heights (T.O.S.) in feet. Joyce Statz's MSL Top of Building heights on average are too high by about a floor for all buildings.

Building	MSL at Ground	Statz MSL T.O.S.	Difference	Building Height in ft. T.O.S.	Difference in ft. Statz MSL too high
1	777 to 783 = 780 avg.	875	98 to 92 = 95 avg.	80	12 to 18 = 15 too high avg.
2	770 to 778 = 774	865	95 to 87 = 91	80	7 to 15 = 11 too high
3	770 to 780 = 775	877.5	107.5 to 97.5 = 102.5	92.5	5 to 15 = 10 too high
4	740 to 750 = 745	847.5	107.5 to 97.5 = 102.5	92.5	5 to 15 = 10 too high
5	730	774	44	35	9 too high
6	730	774	44	35	9 too high
7	740 to 760 = 750	835	95 to 75 = 85	67.5	7.5 to 27.5 = 17.5 too hi
8	770	815	45	35	10 too high
9	770 to 780 = 775	857.5	87.5 to 77.5 = 82.5	67.5	10 to 20 = 15 too high
10	780 to 790 = 785	870	90 to 80 = 85	67.5	12.5 to 22.5 = 17.5 hi
11	790	835	45	35	10 too high
12	800 to 810 = 805	871	71 to 61 = 66	55	6 to 16 = 11 too high

Since all of Statz's MSL figures are too high, they should be brought down by about 10 ft. across the board, not just merely the "lower of MSL or Building height in ft," if MSL is to be used again in the Land Use Plan. MSL at Ground can also be checked here: <http://www.austintexas.gov/FloodPro/> it matches GPS exactly.

The above Statz MSL figures should be corrected IF they are added back into the case. They should be no higher than:

Building MSL T.O.S.

1. 865 ft.
2. 855
3. 867.5
4. 837.5
5. 765
6. 765
7. 825
8. 805
9. 847.5
10. 860
11. 825
12. 860

The above corrected MSL figures are all equal to or slightly higher than the Building Height in feet listed in the Land Use Plan, but reduce by 9 to 10 feet an unnecessary disparity in the applicant's and Ms. Statz's MSL figures compared to Building Height in feet. If Council still wishes to add to the PUD Ordinance **"the lower of MSL or Building height in feet,"** consistent with LDC Code the **MSL top of structure figure should be defined in the PUD Ordinance as from "natural grade," not "finished grade,"** (see Sec. 3.5 cite below) and compared to **Building height in feet which should be the "average of the highest and lowest grades" for each building and shall be measured from "the lower of natural grade or finished grade."** (see Sec. 3.4 cites below)

LDC language that may be drawn from in the PUD Ordinance language:

-
- **§ 3.4. -
HEIGHT.**
-
- For purposes of this Subchapter, the HEIGHT of a building or setback plane shall be measured as follows:
3.4.1.
Height shall be measured vertically from the **average of the highest and lowest grades** adjacent to the building to:
A. For a flat roof, the highest point of the coping;
B. For a mansard roof, the deck line;
C. For a pitched or hip roof, the gabled roof or dormer with the highest average height; or
D. For other roof styles, the highest point of the building.
3.4.2.
The grade used in the measurement of height for a building or setback plane shall be the **lower of natural grade or finished grade**, except height shall be measured from finished grade if:
A. The site's grade is modified to elevate it out of the 100-year floodplain; or
B. The site is located on the approximately 698.7 acres of land known as the Mueller Planned Unit Development, which was zoned as a planned unit development (PUD) district by Ordinance Number 040826-61.

- Source: Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20080618-093.

- **§ 3.5. - NATURAL GRADE.**

- **3.5.1.**
In this Subchapter, **NATURAL GRADE is:**
A. The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall, or architectural or landscape feature; or
B. For a site with a grade that was legally modified before October 1, 2006, the grade that existed on October 1, 2006.
- **3.5.2.**
Natural grade is determined by reference to an on-ground survey, City-approved topographic map, or other information approved by the director. The director may require an applicant to provide a third-party report that shows the natural grade of a site. [Layers "Contour" MSL here <http://www.austintexas.gov/FloodPro/>]
- Source: Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022.

The PUD also has this additional variance, this is in reference to the 25-2-531(B) equipment on top of the roofs, this is independent of Building Height in ft. or MSL TOS:

§ 25-2-531 - HEIGHT LIMIT EXCEPTIONS.

(A) This section provides exceptions to zoning district height limits.

(B) Subsection (C) applies to:

- (1) parapet walls, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, solar installations, and protective covers; and**
(2) ornamental towers, cupolas, domes, and spires that are not designed for occupancy.

(C) A structure described in Subsection (B) may exceed a zoning district height limit by the greater of:

- (1) 15 percent;
(2) the amount necessary to comply with a federal or state regulation;
(3) for a stack or vent, the amount necessary to comply with generally accepted engineering standards; or
(4) for a spire, 30 percent.

Thank you for your efforts on this matter,

Cecelia Burke
Brad Parsons, et.al.
for *NW Austin Neighbors*

Please include this letter in the case record and Council backup for March 23, 2017.

(NWAN is a +2,000 member strong neighborhood organization in Northwest Central Austin)

From: [Ramona Aarsvold](#)
To: [Moore, Andrew](#)
Subject: AustinOaks PUD
Date: Tuesday, February 14, 2017 8:51:59 AM

I am opposed to the Austin Oaks PUD and my home is a few hundred feet from where developers want it. It will ruin the quality of life here; Heritage oaks will be cut down, traffic will be unsafe and unbearable, and the developers offer nothing of substance in exchange for all we in the community will suffer. They come in and rape the environment and make huge profits at tax payer expense.

I have been following this case for several years now, and if the developer offers something one day to benefit the community, soon that benefit disappears. They are a bunch of greedy, scheming, dishonest people, and why should we let them ruin our city?

Please help us on this.

Ramona Aarsvold
7801 Lindenwood Circle
Austin, Texas 78731

From: [C. Adams](#)
To: [Moore, Andrew](#)
Subject: Copying case manager with letter re: Austin Oaks PUD
Date: Monday, March 06, 2017 10:01:15 AM

Dear Mr. Moore:

I'm pasting below a letter I sent to City Council regarding the Austin Oaks PUD. I'm told that you, as case manager, should have a copy.

Many thanks.

As a resident of Northwest Hills, I am writing out of concern over the Austin Oaks PUD.

If allowed to move forward in its current plan, this PUD will generate 20,000 unadjusted car trips per day, a 400% increase over the current 4,080 car trips per day. The developer suggests that if the project were built using the existing or conventional zoning the traffic would be about 17,000 car trips. However, the developer used an unlikely worst case scenario. Depending on what the applicant developed, the range of traffic could be as low as 8,000 trips, if the site was redeveloped as it is now, with only office space.

Currently, the developer is proposing to pay \$805,000, or 39%, of the \$2 million in improvements their own consultants identify as needed traffic mitigations. By comparison the developers of The Grove agreed to pay over \$3 million in traffic mitigations on similar traffic increases. City Staff have figured the total traffic improvements to be \$5 million for Austin Oaks. Even with only \$2 million in mitigations, per their TIA, the increased traffic will exponentially fail. Not only is that gridlock, it sets a bad precedent for new building heights and inadequate traffic mitigations all along Mopac and eventually across Austin.

Some Councilmembers are inclined to vote in favor of the PUD if the developer adds affordable housing to the mix. In exchange, they may be willing to allow the developer to increase and/or maintain the building height to unacceptable levels. While affordable housing is of critical importance in Austin, now more than ever, it doesn't mean that every single development across the city should have affordable housing.

In fact, there is PLENTY of affordable housing just a block from where the Austin Oaks PUD would be, on both Wood Hollow and Hart Lane. Both streets, which run from Spicewood Springs Rd. to Far West Blvd. are lined with acres of apartment complexes, where many graduate students and young families live. Why? Because it's affordable. Inserting yet more housing into the Austin Oaks PUD plan would only make a bad traffic situation worse and, more importantly, put more undue pressure on the local schools, which are already incredibly oversubscribed and bursting at the seams. There is no more room at these schools. Period.

I would ask all Councilmembers to set aside their personal preferences and think of our city, as a whole. Think of the students in overcrowded classrooms, spending their entire elementary- and middle-school years in portable buildings. That would only get worse with the addition of affordable housing. Think of the precedent it would set to allow the developer free reign with height and traffic. Give them this, and they'll start filing for similar PUDs up and down Mopac and

across the city.

We are not Dallas or Houston (I know, I'm from Houston and look at what's happened there). Of course Austin has to grow. There's no way around it. But we can make sure our growth is smart, strategic and sane.

Cristina Adams

Writer + Editor

m: 215.307.0121 | www.cristinaadams.com



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

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

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

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

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

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

Kathryn Cramer
3700 Orrell Court, Austin TX 78731

Kathryn Cramer


512-909-8248

From: [Kathy Cramer](#)
To: [Moore, Andrew](#)
Subject: Austin Oaks PUD, for backup
Date: Monday, March 13, 2017 3:14:16 PM

Please note that the following message has been sent to all City Council members:

- Your Name: Kathryn Cramer

Your e-mail address: [REDACTED]

Subject: Austin Oaks PUD

Message: As a resident of the Williamsburg/Charleston Place townhome community one-half mile west of Austin Oaks, I object strongly to the increased building height, increased density and increased traffic that the proposed PUD would bring.

In the five and a half years I've lived here, I've witnessed the aftermath of three accidents at the intersection of Hart Lane and Spicewood Springs, and the aftermath of five accidents at the intersection of Greenslope and Spicewood Springs.

That's almost one accident a year, right at the primary entrance and exit for our community. Two of those accidents have involved residents of Williamsburg; neither of my neighbors were injured, but I do not know the outcomes of the other accidents -- or how many other accidents may have occurred at this intersection.

If the PUD causes traffic to quadruple in the area, as estimated, what effect will that have on the number of accidents?

I urge you to reject the proposed Austin Oaks PUD for one simple reason: excessive building height will lead to increased density, traffic and the potential for even more accidents than we have now, right outside our doors.

Thank you for your thoughtful consideration of all the matters relating to the Austin Oaks PUD.

- Street Address: 3700 Orrell Court
Council District: 10

Kathryn Cramer

[REDACTED]
512-909-8248

From: [D Siegel](#)
To: [Moore, Andrew](#)
Subject: Fwd: C814-2014-0120 - Austin Oaks PUD - District 10 - Letter of Support
Date: Wednesday, February 22, 2017 11:29:55 AM

Hi Andrew:

You're welcome to include my support for the council item in any backup correspondence.

Thanks

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

From: David Siegel <apache@austintexas.gov>

Date: Wed, Feb 22, 2017 at 11:24 AM

Subject: C814-2014-0120 - Austin Oaks PUD - District 10 - Letter of Support

To: <steve.adler@austintexas.gov>, <ora.houston@austintexas.gov>, <district2@austintexas.gov>, <sabino.renteria@austintexas.gov>, <district4@austintexas.gov>, <district5@austintexas.gov>, <district6@austintexas.gov>, <district7@austintexas.gov>, <district8@austintexas.gov>, <kathie.tovo@austintexas.gov>, <district10@austintexas.gov>

Cc: <[REDACTED]>

This message is from David Siegel. [[REDACTED]]

Dear Council:

I am a homeowner of the Northwest Hills area, a resident of District 10, and I am writing to continue to express support for the proposed Austin Oaks PUD on its second reading.

From neighbors in the charrette process, to regional experts, and staff, I'm pleased that the project and process has developed a plan that will benefit our neighborhood, community and greater Austin. I continue to be optimistic that as Austin Oaks is redeveloped, the additional housing, office, retail, restaurant, and park space will become a vibrant part of our community.

The reconfiguration of the intersection at Hart and Spicewood Springs along with the mixed-use changes that were approved in the first reading will go a long way to balance traffic concerns through the day once the project is completed.

As Austin continues to grow, I'm glad to see projects like this that increase available green space, bike lanes, and watershed features available to the community.

You may include my support in any case back-up materials.

I appreciate your consideration and thanks for helping our neighborhood shape a smart future for ourselves.

Street address: 8805 Mountain Ridge Drive

Council District: District not found

From: [REDACTED]
To: [Moore, Andrew](#)
Subject: Austin Oaks PUD
Date: Monday, March 13, 2017 6:01:09 PM

Mr. Moore

I am sending the following to members of the City Council:

I am writing to strongly oppose the current Austin Oaks PUD proposal and the developer's cynical and dishonest effort to claim that it has neighborhood support.

I attended several of the charrette meetings, but did not go when the vote was taken because I did not know there would be a vote—no one did, although this could have been announced. The developer's claim of neighborhood support is simply bogus. In fact, the charrette outcome ignored neighborhood priorities. At the end, the proposal reverted from the versions that reflected neighborhood input and morphed into what the developer wanted in the first place. A recent survey has indicated that about 85% of the neighborhood now *opposes* the PUD.

The miniscule contribution the out-of-town developer proposes to mitigate quadrupling area traffic is outrageous. Austin taxpayers—and not just residents of District 10—will end up footing the bill for millions of dollars in basic improvements needed to prevent perpetual gridlock and safety hazards. Even with that spending, many intersections will have “failing” status.

Council adopted an ordinance to preserve heritage and protected trees, a law you must uphold. The proposal is to cut down 13 heritage trees, several that are 150 to 200 years old, not to mention many protected trees. The out-of-town developer wants trees that were too small to meet the heritage or protected status in 2013 to remain unprotected for 25 (*twenty-five*) years, even though many will grow to heritage size in that time. This is a permanent travesty that reflects its arrogance and disregard for Austin standards.

Recent research has uncovered the fact that karst formations are likely on the property and have been found nearby. This needs to be fully investigated before any vote is taken.

If the out-of-town developer is allowed to build 7-story buildings, this sets a precedent that will affect every exit off MoPac. It is my understanding that when MoPac was changed from a “parkway” to a freeway, the agreement was that between William Cannon on the south and Hwy 183 on the north, there would be no building higher than 4 stories. This has kept development at a livable scale.

There are good alternatives for increasing density that are consistent with city planning and do not require destroying our quality of life. An area for very-high-density development has been designated on the other side of MoPac on Anderson Lane. This area, which is at a lower elevation than MoPac, could accommodate tall buildings and would provide housing with great walkability and access to public transportation. No heritage or even protected trees would be affected. Metro is eliminating the only bus that goes by the Austin Oaks site, so there will be no transit service there, just cars, cars, and more cars.

I hope you will take a lesson from the vote on Uber and Lyft. We voted overwhelmingly to insist they meet standards or get out. They left, and alternatives have taken their place. The same is true in this case. But you must stand up for Austin and refuse to approve the Austin Oaks PUD.

With thanks for your consideration,
Elaine Jones

8507 Cima Oak Lane #B
Austin TX 78759
512-621-5411

From: [Jody Emerson](#)
To: [Moore, Andrew](#)
Subject: Fwd: Austin Oaks Pud
Date: Tuesday, February 28, 2017 9:13:43 PM

Begin forwarded message:

From: "Jody Emerson" <apache@austintexas.gov>
Date: February 28, 2017 at 9:10:08 PM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
district4@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov,
district8@austintexas.gov, kathie.tovo@austintexas.gov,
district10@austintexas.gov
Cc: [REDACTED]
Subject: Austin Oaks Pud

This message is from Jody Emerson. [REDACTED]

Dear Council Members,

I am writing this letter to request that you stop the Austin Oaks PUD. I will not go into all the statistics as to why this plan is not a good idea, as I'm sure you are already familiar with the arguments on all sides. But I am going to appeal to your sense of decency and respect for the citizens of Austin who are being unfairly burdened, frustrated and inconvenienced by the explosive growth of what was once a very wonderful city.

I moved here from New York in 1972, when Austin was still a sleepy little town. The main thoroughfares back then were Lamar Blvd, IH 35, Research and Ben White Blvds. I used to call home and tell my mother how I could get anywhere in this town in ten minutes. I can still remember driving on Mopac when it was first built and being the only car on the road, wondering why the city even built it. They obviously had a vision I didn't see.

As I write this letter, I am sitting on my lovely screened in porch, on a beautiful lot in Lakewood Village, nestled between RR 2222 and Loop 360. I've lived in this neighborhood for 25 years. It used to be very quiet out here. The sound of traffic, through most of the decades, sounded like nothing more than the gentle hum of a not too distant ocean. But just about anytime of day or night now, I can pick out the motorcycles vs. the sports cars vs the pick up trucks and SUV's. It's constant noise. No more gentle ocean hum. Simply noise. The street I live on, Lemonwood Drive, is now a main cut through for Mopac, 360, Jester Estates etc. When I tell people I live on Lemonwood, many say they know right where it is and apologize for driving up and down it several times a day. Lemonwood is only one block long. There are times I can barely get out of my drive way. I try not to

leave my house until after 10:00 a.m. and get back in by 4:00 as to not be on the roads during rush hour traffic. As well as the increase in traffic on my street, I am now witnessing the demolition of older homes, which sit on very large lots. Like many other areas of Austin, these lots are being subdivided and then two houses will appear where once there was only one, making for more traffic, in an already congested neighborhood. And now, the city is about to approve yet another high density property before Mopac can even accommodate the backlog of traffic that already exists. Unless everyone of you lives under a rock, I can't imagine that you don't understand the stress that you are putting on the residents and the roads of this city. I guess you just consider it growing pains for a city that is now destined to become one of the biggest metropolitan areas in the country. What I call it though is a decline in the quality of life.

So all that being said, I urge you to stop the Austin Oaks PUD, at least until a plan to accommodate the exponential increase in traffic can be put into place. I realize that there is no stopping this train right now, but I kindly urge you to please slow it down and not approve this project.

Thank you for your consideration of this matter.

Sincerely,

Jody Emerson

Street address: 5601 Lemonwood Drive

Council District: 10

From: [Jeanne Frontain](#)
To: [Adler, Steve](#); [District10](#); [District 1](#); [District 2](#); [District 3](#); [District 4](#); [District 5](#); [District 6](#); [District 7](#); [District 8](#); [District 9](#)
Cc: [Moore, Andrew](#)
Subject: OPPOSE AUSTIN OAKS PUD PLEASE!!!
Date: Wednesday, March 22, 2017 5:15:38 PM

Dear Council members,

Summary: DO NOT ADD MORE GRIDLOCK TO YOUR CONSITUENTS' COMMUTE!!

I am a long-term (22+ years) Westover Hills homeowner who will directly affected by the Austin Oaks PUD. I drive on Steck, Mesa, Spicewood Springs, and MoPac daily; I know through both personal experience, and through reading relevant studies, that these roads are already struggling with a greater car load than they, and the surrounding communities, can manage.

I, and every one of my Westover Hills neighbors, firmly oppose this PUD, and the damage to our communities it will bring. don't sell out to out-of-town corporate interests, please!

Respectfully,

Jeanne Frontain

3906 Austin Woods Dr.
78759

From: [Sally Garland](#)
To: [Moore, Andrew](#)
Subject: Copy of email opposing Austin Oaks PUD C-814-2014-0120
Date: Wednesday, March 22, 2017 9:37:44 AM

Dear Council.

I am writing to ask you to oppose the Austin Oaks PUD. This will negatively impact our neighborhood in terms of increased traffic and loss of trees. Our neighborhood is already too crowded at rush hour and a family oriented neighborhood like ours cannot deal with any extra traffic. The trade offs the developer has offered are unacceptable. Thank you for listening to our concerns. I hope you will help preserve this important old neighborhood as so much of Austin is being destroyed. Certainly the developer can make money elsewhere where there is not so much to lose.

This is my second email since yesterday. I believe I may have misentered my email address yesterday as I didn't receive an acknowledgment.

Sincerely yours,

Sally Garland

(Resident since 1966.)

Sincerely

Sally Garland

From: [Laura Hartwell](#)
To: [Moore, Andrew](#)
Subject: Opposition to the Austin Oaks PUD
Date: Friday, February 24, 2017 11:52:17 AM

I am writing to tell you of the reasons that I OPPOSE AUSTIN OAKS PUD (Case C814-2014-0120 besides the fact that as a 35 year resident of Austin I purposefully moved to this area to avoid the massive over building that is happening to this city with no regard for the citizens and neighbors who live nearby.

At this time my commute from my place of work at an Austin university is one hour and 20 minutes home every day. My street is a connector street between Spicewood Springs road and Steck avenue. Both of these streets have excessive traffic at all times of the day and most people are exceeding the posted speed limit. Many times on Spicewood Springs, people are driving the wrong way down the street (it is divided by a median). When I attempt to back out of my driveway I am most times forced to wait for several minutes while cars speed down my street as a cut through. There have been accidents and many near accidents as cars do not slow down and cannot be seen as residents attempt to leave their homes. This is how it is currently in my neighborhood. I cannot imagine how it would worsen with the construction of this unnecessary and ill planned project.

Please just help us have our neighborhood and protect us from developers who only want to tear things down and make money.

The proposed Austin Oaks PUD:

- * is opposed by over 80% of the wider surrounding neighbors;
- * has a valid petition on it opposed by commercial and residential property owners within 200';
- * does not adequately mitigate dramatic traffic impacts from 19,600 trips per day over the present 4,080 trips, the TIA needs to be updated with all proposed Retail uses;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.
- * no 8 and 9 story buildings, no increased building heights, 5 stories max.
- * will set bad precedents for building heights and traffic all along MoPac and for trees throughout the City.

Laura DoranOPPOSE AUSTIN OAKS PUD (Case C814-2014-0120)

The proposed Austin Oaks PUD:

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- * has a valid petition on it opposed by commercial and residential property owners within 200';
- * does not adequately mitigate dramatic traffic impacts from 19,600 trips per day over the present 4,080 trips, the TIA needs to be updated with all proposed Retail uses;
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- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.
- * no 8 and 9 story buildings, no increased building heights, 5 stories max.
- * will set bad precedents for building heights and traffic all along MoPac and for trees throughout the City.

Laurie Doran

From: [REDACTED]
To: [Moore, Andrew](#)
Subject: Fwd: Please say NO to Austin Oaks PUD
Date: Thursday, March 02, 2017 10:09:20 PM

Please add to PUD packet back ground materials. I wrote these letters to the mayor and to all council persons today. I understand neighbors letters written last year to ZAP and council have been purged.
SUSAN KELLEY

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

From: Susan Kelley <apache@austintexas.gov>
To: district8 <[REDACTED]istrict8@austintexas.gov>
Cc: suds1130 [REDACTED]
Sent: Thu, Mar 2, 2017 12:16 pm
Subject: Please say NO to Austin Oaks PUD

This message is from Susan Kelley. [REDACTED]

I know you have likely been extensively lobbied by Mr, Whellan and his Dallas developer client about the so-called superiority of placing a high density office park in a residential neighborhood. But I am writing as a resident since 1993, right down the street off Spicewood Springs Road, and it will be me, not Mr. Whellan or his client, who will have to deal with the greatly increased traffic and proposed taxpayer share of the mitigation cost. And since this development will become precedent, other neighbors will have to contend with similar development down the road. Except for a small park (and we already have those in the area), the proposed PUD is not superior to current zoning, and is worse when it comes to preserving trees. I imagine there will be testimony about that analysis tonight, which will show that the proposed "pocket" park is the only plus in the developer's column. But there are a number of parks already in our area. Please vote against this development!
Street address: 8104 Cardin Drive
Council District: 10

From: [Kim](#)
To: [Moore, Andrew](#)
Subject: posted to back-up on Austin Oaks PUD (Case C814-2014-0120)
Date: Wednesday, February 15, 2017 9:50:33 AM

Dear Council Members,

The Austin Oaks PUD would negatively impact my neighborhood.

I have continued to follow changes to the Austin Oaks PUD and have yet to see a benefit from more intense zoning requested by the developer. There are heritage oak trees that would be removed (and even that is based on 20-year-old tree surveys). The site is in an already overburdened roadway system, so more density would heightened the neighborhood's traffic concerns. The proposed development does not adequately mitigate the increase in traffic and is dumping traffic on dangerous access roads and just upstream from the new MoPac tollway entrance near Far West/2222.

It is opposed by more than 80 percent of surrounding residents.

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

Thank you.

Kim Cook
4209 Greystone Drive
Austin, TX 78731

From: [William Mange](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Saturday, March 18, 2017 2:22:07 PM

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

is opposed by more than 80% of the surrounding residents;

is opposed by more than 20% of commercial and residential property owners within 200 feet;

does not adequately mitigate dramatic traffic impacts, especially since would Springs and

Greystone at Mo Pac, setting a bad precedent for all along MoPac;

the developer is offering only 805,000 in mitigations on the \$2 million they identified in their own traffic impact analysis and \$5 million the city says is needed;

cuts down too many mature trees (283 heritage, protected and regulated trees, 37% of the surveyed trees on the property);

makes use of a never before been done, unrealistic and unnecessary twenty-year tree survey to avoid accurately characterizing mature trees;

exceeds compatibility building height requirements adjacent to neighborhoods. Do not add back in the higher MSL building height figures.

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

From: [Lucie Mann](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Wednesday, March 22, 2017 9:24:27 AM

Please forward this to all city council members

Please Oppose the Austin Oaks PUD(case C814-2014-0120). Thank you

(We have a hard enough time getting out of our driveway now with people cutting down Mesa from 183N onto 360, up Spicewood Springs Rd to Mesa then trying to get on Mopac via Far West or continuing on Mesa to 2222. -- it is a nightmare). Thanks again.

Lucie Mann, 7710 Mesa Dr.

Sent from my iPad

From: [Shirley Nichols](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Wednesday, March 22, 2017 9:22:32 PM

Please include this to be posted in “back-up”.

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

Street address: 4003 KNOLLWOOD DR, AUSTIN, TX, 78731

Council District: 10

thank you,
Shirley Nichols

From: [Angie Parish](#)
To: [Moore, Andrew](#)
Subject: OPPOSED to AUSTIN OAKS PUD
Date: Sunday, April 02, 2017 12:49:40 PM

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

From: Angie Croslin <apache@austintexas.gov>
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; district4@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]
Sent: Sunday, April 2, 2017 12:42 PM
Subject: OPPOSED to AUSTIN OAKS PUD

This message is from Angie Croslin. [REDACTED]
How is this project getting LARGER and not SMALLER in accordance with the wishes of 85% of the surrounding community? My child attended the very overcrowded Doss Elem and now in Murchison MS- also well over capacity. This is a residential area and we do not want towers and an extra 20K trips per day. The roads and Mopac are not built to handle and we will be in constant gridlock coming in and out of our neighborhood. Not to mention the overcrowded schools. PLEASE STOP THE PUD AT AUSTIN OAKS.

Thanks,

Angie Croslin
Street address: 5501 Driftwood Drive
Council District: 10

From: [Martha M. Rogers](#)
To: [Moore, Andrew](#)
Subject: Oppose Austin Oaks PUD
Date: Tuesday, March 21, 2017 5:59:56 PM

This message is from Martha M. Rogers. [REDACTED]

OPPOSE Austin Oaks PUD (Case C814-2014-0120)

I regret to learn that staff has cleared out all previous backup letters for this case.

So I am writing again to OPPOSE the Austin Oaks PUD.

It will negatively impact my neighborhood by

- increasing traffic at major intersections beyond the current FAIL status
- removing too many mature trees
- exceeding compatibility building height requirements adjacent to neighborhoods.

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

The PUD is

- opposed by 80% of surrounding residents.
- opposed by 20% of commercial and residential property owners within 200'.

Martha M. Rogers
4104 Deepwoods
Austin, TX
78731

From: [Chris Rubin](#)
To: [Moore, Andrew](#)
Subject: Posted as back-up (Austin Oaks PUD)
Date: Wednesday, March 22, 2017 1:18:46 PM

Below is a copy of the email I sent to all members of Austin City Council regarding opposition to the Austin Oaks PUD:

Your Name: Christina Rubin

Your e-mail address: [REDACTED]

Subject: OPPOSE Austin Oaks PUD

Message: Regarding CaseC814-2014-0120

Please oppose the Austin Oaks PUD. The negative impact to my neighborhood outweighs some of the positives of development as proposed. My husband and I are not willing to accept a trade off that will diminish our quality of life just to offset perfunctory community benefits. We have lived in this neighborhood since 1979 and wish to preserve its many attributes.

The Austin Oaks PUD is opposed by over 80% of the surrounding residents. It does not adequately mitigate dramatic traffic impact especially affecting the area of Spicewood Springs Road and Greystone at MoPac. This sets a very bad precedent along MoPac. The developer is offering only \$805,000 in traffic mitigation on \$2M they identified in their own TIA and the \$5M the City says is needed. Too many mature trees will be cut down. It exceeds compatibility building height requirements adjacent to the neighborhoods. Do NOT add back in the higher MSL building height figures.

I am asking the Council to please OPPOSE the Austin Oaks PUD.

Thank you.

Street Address: 8011 Cardin Drive

Council District: 10

From: [REDACTED] on behalf of [Melissa Snyder](#)
To: [Moore, Andrew](#)
Subject: Say NO to Gridlock in NW Hills (Austin Oaks PUD)
Date: Tuesday, February 21, 2017 7:46:53 PM

Andrew,

Please include this email in the Austin Oaks PUD Case File:

The Austin Oaks Planned Unit Development PUD will generate ~20,000 unadjusted car trips per day, a ~400% increase over the current 4,080 car trips per day.

The developer suggests that if the project were built using the existing or conventional zoning the traffic would be about ~17,000 car trips. However, the developer used an unlikely worst case scenario.

Depending on what the applicant developed, the range of traffic could be as low as 8,000 trips, if the site was redeveloped as it is now, with only office. (The current zoning allows both restaurants and retail but the applicant has been unable to lease the area with an approved site plan for a restaurant.)

The Traffic Impact Analysis (TIA) of the PUD shows that 40%, or 8,918 trips, will use the bridge over Spicewood Springs Road & Anderson Lane.

The applicant recently added retail to 3 buildings. However, it is unknown how much square footage the applicant is proposing, nor has any retail been analyzed for its traffic impact. (The TIA evaluated the traffic impacts for office, medical office and restaurants.)

Currently, the intersections of Steck & Mopac, Spicewood Springs & Mopac, and Anderson & Mopac are carrying more than the roads are designed to carry.

City Code requires that if there is unacceptable delay, or the intersection is considered failed (F), the applicant has to provide mitigation to keep the intersection at the same level of service or better. A sampling from the Austin Oaks TIA:

Delay at Greystone and Mopac - Eastbound AM Rush Hour (F now)
2016 existing 56.4 seconds (less than a minute)
2024 w/out the PUD 172.1 seconds (2 min, 52 sec)
2024 w/ PUD + mitigation 254.9 seconds (4 min, 15 sec wait) PER CAR~

Delay at Anderson Lane and Mopac - Northbound PM Rush Hour (F now)
2016 existing 161.1 seconds (2 min, 41 sec)
2024 w/out the PUD 233 seconds (3 min, 53 sec)
2024 w/ PUD + mitigation 309.2 seconds (5 min, 9 sec wait) PER CAR~

Development at Spicewood Springs and Mopac - EastBound PM Rush Hour (F now)
2016 existing 108 seconds (1 min, 48 sec)
2024 w/out the PUD 162.4 seconds (2 min, 42 sec)
2024 w/ PUD + mitigation 220.5 seconds (3 min, 41 sec wait) PER CAR~

Delay at Steck and Mopac (West side of Mopac) - Southbound AM Rush Hour (F now)
2016 existing 143.8 seconds (2 min, 24 sec)
2024 w/out the PUD 233.9 seconds (3 min, 54 sec)
2024 w/ PUD + mitigation 250.7 seconds (4 min, 11 sec wait) PER CAR~

Currently, Spire Realty is proposing to pay \$805,000, or 39%, of the \$2,015,000 in improvements their consultants identify are needed to mitigate the situation. However, the city identifies that ~\$5,000,000 is needed in mitigation. Please note The Grove PUD is fully paying for their traffic mitigation - +\$3,000,000.

HOWEVER, even if the developer FULLY pays for the mitigation at these Mopac intersections, the traffic will EXPONENTIALLY FAIL. That's gridlock!

Melissa Snyder, NW Hills Resident
512-660-5016

From: [L. Troy](#)
To: [Moore, Andrew](#)
Subject: Opposition to the Austin Oaks PUD
Date: Sunday, March 19, 2017 12:41:47 PM

Subject: Opposition to the Austin Oaks PUD

This message is from Elissa Sterling. [REDACTED]

Please carefully read all of the emails you are receiving in opposition to the PUD. I live just a few blocks away. The plan is simply unworkable for the area.

- The increase in traffic is a danger to the neighborhood and the city.
- The plan destroys beautiful heritage trees.
- The plan violates the compatibility building height requirements.

Yes, Austin is growing and needs development but that development should have to follow all the rules and not violate current zoning. The zoning is there for a good reason and there are many other places Austin could grow that would not cause such lasting and harmful damage. Don't let this blight on the city be your legacy-we will not forget.

Thank you-Elissa Sterling

Street address: 3606 Crowncrest Dr

Council District: 10

From: [Jennifer Virden](#)
To: [Moore, Andrew](#)
Subject: PLEASE POST TO BACK-UP RE: OPPOSE THE AUSTIN OAKS PUD (Case C814-2014-0120). Thank you.
Date: Sunday, March 19, 2017 11:34:06 AM

I live in District 10.

My neighborhood will be negatively impacted by this PUD.

The developer bought this property knowing they would have to spend MILLIONS of dollars to ram this PUD down our throats, because they have many more MILLIONS and MILLIONS of dollars at stake. We are not their subjects. This is our home. The City Council members are elected to represent us, not rule over us.

Our trees are protected for a reason, not just on a whim to "UNPROTECT" if someone has enough money to get the rules changed.

This proposed PUD EXCEEDS COMPATIBILITY BLDG HEIGHT REQUIREMENTS ADJACENT TO OUR NEIGHBORHOOD.

NW Hills has more than its share of undesirable commercial apartment buildings all along MoPac & Far West Blvd. & Greystone & North Hills - we don't need any more ugliness OR HIGHER DENSITY ANYTHING! Austin Oaks, as it is today, is a beautiful commercial project - one of the only attractive projects near our neighborhood.

Finally, traffic is already horrendous at all of the intersections being discussed, not to mention the traffic all along Mesa Drive from Far West Blvd. to Jollyville Rd. Already, it's literally bumper-to-bumper from 3 PM to 6 PM M-F.

Thank you for doing the right thing - OPPOSING THE AUSTIN OAKS PUD.



JENNIFER VIRDEN

Broker/Bullder

AustinHaus Realty & Restorations, LLC

512.658.3468 Cell/Text
[REDACTED]



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords:

<https://www.trec.state.tx.us/pdf/contracts/IABS1-0.pdf>

Consumer Protection Notice: <https://www.trec.state.tx.us/pdf/forms/Miscellaneous/CN1-2.pdf>

From: [Lauren Ward](#)
To: [Moore, Andrew](#)
Subject: Fwd: Opposed to the Austin Oaks PUD
Date: Monday, March 06, 2017 5:12:20 PM

My letter to the city council opposing the Austin Oaks PUD.

Thank you,
Lauren Ward

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

From: **Lauren Ward** <apache@austintexas.gov>
Date: Mon, Mar 6, 2017 at 4:44 PM
Subject: Opposed to the Austin Oaks PUD
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, district4@austintexas.gov, district5@austintexas.gov, district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]

This message is from Lauren Ward. [REDACTED]

Austin City Council Members,

Cc: Andrew.moore@austintexas.gov

I would like to express my concerns about the Proposed Urban Development rezoning at Austin Oaks in the NW Hills neighborhood. I do not support this development in the least. As best I can determine, our neighborhood is against it as well – the last survey I saw had a majority opposed. Consider this: In August 2014, shortly after Spire submitted a PUD application, 93 percent of area neighbors polled opposed the plans, pointing to the proposed 17 and 14-story plans. Based on the most recent plans submitted, I see another highrise. The developer has offered us a 2 acre park in return for building the largest high rise between downtown and Waco.

Issue 1: School Overcrowding

If you have been to our neighborhood lately you will see that it is bursting at the seams. Our two neighborhood schools – Doss and Hill Elementary are both at severe overcapacity – Doss at 165% and Hill at 160%. Building a housing complex in this area without addressing school crowding is short sighted and does a disservice to the people that are already here. Unless the developer will build us a new school, I cannot see how creating more overcrowding issues in a school system already maxed – with no additional space for portables! – is even possible.

Issue 2: Traffic Impact Insufficient Mitigation

The traffic in our neighborhood has also increased substantially. At the intersection of Greystone and the Mopac service road we currently wait approximately 1 minute per car to get onto Mopac. With the PUD in place, we would wait FOUR TIMES THAT. The Austin Oaks Planned Unit Development PUD will generate ~20,000 unadjusted car trips, a 455% increase, from the current 4,400 car trips. We do not have access to the express lane on Mopac at our location which means that all of these cars would get onto the regular Mopac lanes. This is a travesty.

Currently, the intersections of Steck & Mopac, Spicewood Springs & Mopac, and Anderson & Mopac are carrying more than the roads are designed to carry. City Code requires that if there is unacceptable delay, or the intersection is considered failed (F), the applicant has to provide

mitigation to keep the intersection at the same level of service or better. The current plans do NOT provide sufficient mitigation for the changes that are proposed.

Issue 3: Affordable Housing Not Worth Tradeoff

I understand that Austin wants to build affordable housing. Planning for the future is hard, and it may seem like the right idea to take advantage of any opportunity for affordable options as we gentrify. However, a tradeoff needs to be made to the quality of life of the surrounding neighborhood when making a significant zoning change. This is not the space to add vast numbers of housing units – it is a mature neighborhood that already faces issues with traffic and overcrowding. This area is not built for a highrise.

I know that Austin is growing, and I want to help support getting in front of those changes. I participate in the facilities master planning for AISD, I support transportation changes and believe that we need to have comprehensive solution to growth. But adding high rises to already crowded neighborhoods without appropriate school and traffic mitigation is NOT FAIR to anyone.

Lauren Ward

Mom of 3, NWHills resident for 15 years, and business owner

Street address: 5201 Vista West Cove

Council District: 10

From: [Allen Weiss](#)
To: [Moore, Andrew](#)
Subject: Oppose Austin Oaks PUD C814-2014-0120
Date: Wednesday, March 22, 2017 12:24:23 PM

I have lived in the area since 1983 and the increase in cut through traffic and the increase in the amount of time and the increase in cars at controlled intersections with back up traffic has made the traffic a major concern for the safety and the enjoyable livability of the neighborhood a major concern. The addition of additional cars will negatively effect both the safety and desirable quality livability for the area. I oppose the Austin Oaks PUD and I wish you will uphold positive neighborhood values and neighborhood safety and oppose the Austin Oaks PUD development. The area has many families locating in the area with children making the area a growing and important neighbor of Austin. This is positive community growth for the area and the Austin Community that should not be destroyed with increased traffic. The existing development meets Austin's demands and neighborhood capacity and any increase in population density will be a negative factory for the area and a blight on the Austin Community. Please vote NO ont the Austin Oaks PUD.

Please send to all concil members. Thanks

From: [dorothy ann Compton](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Thursday, February 16, 2017 11:45:50 AM

WE OPPOSE Austin Oaks PUD

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

The Austin Oaks PUD:

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

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

Annie Compton and Greg Pierce

Street Address: 2600 Ellise Avenue

Council District: 7

From: [Susan Covington](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Wednesday, February 15, 2017 8:42:49 PM

Mr. Andrew Moore, Case Manager,

I wanted to take this opportunity to share once again how strongly I feel about opposing the Austin Oaks PUD. I have lived through our neighborhood's growing traffic and we will be so negatively impacted by this PUD in many ways. I do not accept trade-offs that diminish our quality of the life merely to offset perfunctory community benefits. This is the consensus of 80% of the surrounding neighbors and 20% of commercial and residential property owners with 200 feet. As written, this does not adequately mitigate dramatic traffic impacts on Spicewood Springs and Greystone. I live directly off Spicewood Springs Road. The proposal cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property. A 20 year old tree survey is being used which is unrealistic to avoid accurately characterizing mature trees. The Austin Oaks PUD exceeds compatibility building height requirements adjacent to neighborhoods. Please do not add back in the higher MSL building height figures. The proposal needs more residential to address Austin highest need and to lower auto trip counts, a new elementary in the area to be in the Nov. 2017 AISD Bond vote can handle it. PLEASE oppose the Austin Oaks PUD (Case C814-2014-0120).

THANK YOU!

Susan Covington

Street address: 3701 Timson Court

Council District: 10

From: [Carolyn Croom](#)
To: [Moore, Andrew](#)
Subject: Fwd: Oppose Austin Oaks PUD
Date: Wednesday, February 15, 2017 5:24:58 PM

Begin forwarded message:

From: "Carolyn Croom" <apache@austintexas.gov>
Subject: Oppose Austin Oaks PUD
Date: February 15, 2017 5:22:52 PM CST
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov,
kathie.tovo@austintexas.gov, district10@austintexas.gov
Cc: [REDACTED]
Reply-To: [REDACTED]

This message is from Carolyn Croom. [REDACTED]

Dear Mayor and Council Members:

Please oppose the Austin Oaks PUD (Case C814-2014-0120). I live in Allandale near the Austin Oaks PUD, an area which will be negatively impacted by this PUD. We should not accept trade-offs that diminish our quality of life merely to offset perfunctory community benefits. The Austin Oaks PUD:

- *is opposed by more than 80% of the surrounding residents;
- *does not adequately mitigate dramatic traffic impacts, especially at Spicewood Springs and Greystone near Mopac;
- *cuts down too many mature trees (283 heritage, protected and regulated trees, 37% of the surveyed trees there);
- *uses an unrealistic tree survey to avoid accurately characterizing mature trees;
- *exceeds compatibility building height requirements adjacent to neighborhoods;
- *and needs more residential buildings to address Austin's highest need and to lower auto trip counts.

Thank you.

Sincerely,

Carolyn Croom

Street address: 2502 Albata Ave., Austin 78757

Council District: 7

From: [Leslie Currens](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Thursday, February 16, 2017 7:36:50 PM

My neighborhood will be negatively impacted by this PUD. I attended most days of the Charette, and it was a flawed and skewed process. If this PUD goes through as planned, traffic will be a disaster in the area and will have impacts on the whole of MoPac.

When you combine the extraordinary building heights for multiple buildings proposed along Mopac at Spicewood Springs, completely out of character for the residential area, along with a large apartment complex being built on Anderson Lane directly across Mopac from Spicewood Springs, the Anderson Lane intersection at MoPac will fail dramatically. The intersection with 360 at Spicewood Springs Road will also fail, and it has not been included in traffic studies.

In addition, we do not accept trade-offs that diminish our quality of life merely to offset minimal community benefits. The community benefit proposed is a small park and a restaurant or two - very little in comparison with the gridlock that will ensue, and the loss of the quiet residential character of the area.

The Austin Oaks PUD:

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

I oppose the Austin Oaks PUD (Case C814-2014-0120). Please post this for backup on this case.

Sincerely,

Leslie Currens

Austin, TX

From: [REDACTED]
To: [Moore, Andrew](#)
Subject: Fwd: Austin Oaks PUD Opposed
Date: Wednesday, February 15, 2017 8:27:49 PM

From: apache@austintexas.gov
Reply-to: [REDACTED]
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, district6@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov
CC: [REDACTED]
Sent: 2/15/2017 8:26:59 P.M. Central Standard Time
Subj: Austin Oaks PUD Opposed

This message is from James & Pamela Robinson. [REDACTED]

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

- * is opposed by > 80% of the surrounding residents;
 - * is opposed by > 20% of commercial and residential property owners within 200â€;
 - * the proposal needs more residential to address Austin's highest need and lower trip counts, a new elementary in the area in the Nov. 2017 AISD Bond can handle it;
 - * does not adequately mitigate dramatic traffic impacts, setting a bad precedent for all along MoPac;
 - * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
 - * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
 - * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.
- Council, Please oppose the Austin Oaks PUD (Case C814-2014-0120). Thank you.

Street address: 7800 Deer Ridge Cir

Council District: 10

From: [DKN](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Wednesday, February 15, 2017 1:56:31 PM

I have lived in Austin for 53 years & on Green Trails for 27. PLEASE VOTE TO OPPOSE AUSTIN OAKS PUD (Case C814-2014-0120).

The proposed Austin Oaks PUD:

- * is opposed by over 80% of the wider surrounding neighbors;
- * has a valid petition on it opposed by commercial and residential property owners within 200';
- * does not adequately mitigate dramatic traffic impacts from 19,600 trips per day over the present 4,080 trips, the TIA needs to be updated with all proposed Retail uses;
- * cuts down too many mature trees (283 Heritage, Protected and Regulated trees, 37% of the surveyed trees on the property);
- * makes use of a never before been done, unrealistic and unnecessary 20 year tree survey to avoid accurately characterizing mature trees;
- * the proposal needs MORE residential and 10% affordable housing to address Austin's highest need, expected AISD Nov. 2017 Bond with funds for a new school in the area should enable this;
- * exceeds compatibility building height requirements adjacent to neighborhoods. Do Not add back in the higher MSL building height figures.

PLEASE HELP SAVE MY NEIGHBORHOOD! I thought this would be our forever home but if this PUD is approved the traffic alone will clog our streets and ruin Green Trails as everyone will use it as a cut-thru path to the PUD. It can be redeveloped under existing zoning, which will still impact our area but significantly less than the PUD. The current development has had stagnant traffic over the past 27 years; it generates no traffic after 6pm and none of the weekends either. The PUD will generate excessive traffic 24/7 & will cause us to move from the home where we raised our 2 boys and from my childhood city. Please save our neighborhood - the PUD doesn't belong here!

Please have this posted to back-up for this case (C814-2014-0120).

Thank you,
Diane Newberry

From: [MA Kerr](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Wednesday, February 15, 2017 4:04:45 PM

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

I live at Hidden Hollow and Hart Lane. My driveway exits onto Hart Lane. The traffic is already horrendous. Think what it will be with the increased percentages. I will be sitting in my driveway forever.

Thank you.

Mary Alice Kerr, 3700 Hidden Hollow

From: [Kim](#)
To: [Moore, Andrew](#)
Subject: posted to back-up on Austin Oaks PUD (Case C814-2014-0120)
Date: Wednesday, February 15, 2017 9:50:33 AM

Dear Council Members,

The Austin Oaks PUD would negatively impact my neighborhood.

I have continued to follow changes to the Austin Oaks PUD and have yet to see a benefit from more intense zoning requested by the developer. There are heritage oak trees that would be removed (and even that is based on 20-year-old tree surveys). The site is in an already overburdened roadway system, so more density would heightened the neighborhood's traffic concerns. The proposed development does not adequately mitigate the increase in traffic and is dumping traffic on dangerous access roads and just upstream from the new MoPac tollway entrance near Far West/2222.

It is opposed by more than 80 percent of surrounding residents.

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

Thank you.

Kim Cook
4209 Greystone Drive
Austin, TX 78731

From: [Ann Kugler](#)
To: [Moore, Andrew](#)
Subject: OPPOSE Austin Oaks PUD
Date: Tuesday, February 14, 2017 8:40:59 AM

Please oppose the Austin Oaks PUD (Case C814-2014-0120). My neighborhood will have a severe negative impact with a dramatic increase in traffic. Thank you. A. Kugler
Street Address: 4815 Spicewood Springs Rd.
Council District: 10

From: [REDACTED]
To: [Moore, Andrew](#)
Subject: FW: OPPOSE Austin Oaks PUD
Date: Tuesday, February 14, 2017 10:42:20 AM

Suzanne C. Pfeiffer

From: Suzanne Cantarino Pfeiffer [mailto:apache@austintexas.gov]
Sent: Tuesday, February 14, 2017 10:40 AM
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]
Subject: OPPOSE Austin Oaks PUD

This message is from Suzanne Cantarino Pfeiffer. [[REDACTED]]

My Northwest Hills neighborhood will be VERY NEGATIVELY impacted by this development. I grew up in NWH and now as an adult live on Mesa. The increase in traffic over the last 15 years can not sustain such a large development. The schools are so overcrowded and the amount of cars winding through Mesa, Far West, Greystone, Steck and Spicewood is depressing and ruining the ability for families to walk or ride bikes at all. There are no speed bumps anywhere and people fly by as they cut through the neighborhood to get to 2222, MoPac, 183 or 360. Please examine the effect of so much traffic FIRST and what it will do to our Doss, Murchison and Anderson schools. They have been teaching out of overflow trailers for YEARS.
Come on people!!!

This development does not address nor care about what so many additional residential units, bodies and cars will do to this area.

I know this developer well and I know that they do not care-they want to build, lease up and then sell to move on to their next project.

We live here, and we love it here.

Street address: 6606 Mesa Drive AUstin tx 78731

Council District: 10

From: [Chris Rubin](#)
To: [Moore, Andrew](#)
Subject: Fw: OPPOSE Austin OAKS PUD
Date: Wednesday, February 15, 2017 1:12:46 PM

On Wednesday, February 15, 2017 1:10 PM, Christina Rubin <apache@austintexas.gov> wrote:

This message is from Christina Rubin. [REDACTED]
I am asking that all Council members oppose the Austin Oaks PUD (Case C814-2014-0120). I have lived in my neighborhood since 1979 and strongly advocate responsible growth and development. This PUD would negatively impact our community in my opinion. Thank you.
Street address: 8011 Cardin Dr
Council District: 10

From: [Dianna Watkins](#)
To: [Moore, Andrew](#)
Subject: Fw: Oppose to Austin Oaks Pud
Date: Monday, February 13, 2017 7:21:49 PM

Dear Mr. Moore,

I am forwarding you my correspondence sent to Council members on the Austin Oaks Pud case.

Sincerely,
Dianna Watkins

On Monday, February 13, 2017 7:17 PM, Dianna Watkins <apache@austintexas.gov> wrote:

This message is from Dianna Watkins. [REDACTED]
Dear Austin Council Member,

I am writing to express my opposition to the Austin Oaks PUD. I believe that the passage of this case will have a negative impact on the quality of life in my neighborhood. The traffic where this project is to be developed is horrendous. It is frustrating to have get through the Spicewood Springs/MoPac intersection at noon time. I am also concerned about the height of buildings requested by the developer. Any height above the current zoning for the property is destructive to the value of adjacent residents home.

I have written numerous letters regarding this issue and I hoping that this will be the end of this Austin Oaks PUD nightmare. Please vote against the Austin Oaks PUD (Case C814-2014-0120).

Thank you for your time and attention in this matter. Please include this correspondence to backup on this case.

Sincerely,
Dianna L Watkins
Street address: 3621 Claburn Dr
Council District: 10

From: [Wlezien, Christopher](#)
To: [Moore, Andrew](#)
Subject: Austin Oaks PUD
Date: Tuesday, February 14, 2017 8:47:13 AM

Hi. I'm writing to follow up on an e-mail I just sent to all Council members re: the proposed AO PUD to see if you could post to back-up on the case. Here's the email. Let me know. Thanks! -chris

- Here is your message:
- Your Name: Chris Wlezien

Your e-mail address: [REDACTED]

Subject: Austin Oaks PUD

Message: Dear Members of Council,

I live in NW Austin and am a member of NWACA and NWAN. I have been on the Austin Oaks charrette working group since it was established in 2015, and took an active part in every facet of the charrette planning and organization, and participated in each day of the charrette. I have written on numerous occasions in the past and have taken part in ZAP and council meetings, and am writing today to reiterate that the proposed PUD does not reflect the "will of the people" or "what the neighborhood wants" or represent a "compromise solution." The numerous polls on the subject are clear, including NWACA's most recent survey, and the specific proposal is before you only because of a vote taken during the charrette, a vote that has no standing. The vote was not scheduled in advance. It was not announced. We were unaware of the options. There of course was not a campaign. I and many others on the working group did not know that there would be such a vote, though some did appear to know in advance. Some people who did not attend on previous nights did show, and many who attended on previous nights did not. It just was not a general election or even close.

That's the basic problem with the vote. There also is a problem with the proposal itself. The charrette process actually worked well from its beginning on Monday morning through that Wednesday night, as the first steps reflected the input from the various workshops we conducted in advance, and the plans on Tuesday and Wednesday nights reflected the preferences of charrette participants on previous days. We were building a consensus. On Wednesday night, as planned by the charrette organizers, we considered two options and then took various votes that were supposed to guide the final plan to be presented on Thursday night. That's when the process went off the rails. On Thursday of the charrette we were presented with a plan that ignored votes from the night before, the most important of which was our support for increasing from 3 to 4 stories along Spicewood Springs and from 5 to 6 along MOPAC. This was a difficult decision for the neighborhood to take, as we were exceeding current zoning and so, yes, we were supporting a PUD, but these were our upper bounds. We arrived on Thursday to see that our vote was not heeded, and were facing 5 stories along Spicewood and 7 along MOPAC. This is a substantial increase over current zoning and would further impact traffic and schools in the neighborhood and set a powerful precedent for more office development in the surrounding area, up and down MOPAC, and around the city. Then we had the questionable vote between a mock-up of code compliant and the proposed PUD.

The problem with the vote was raised that Thursday. The issue also was raised the next morning at the public unveiling. It was raised yet again to the full working group via e-mail. All attempts were ignored by the charrette organizers as well as the developers and their Austin representatives, and they proceeded to implement their plan. The problem that was there at the beginning thus still remains. It's not all irrelevant ancient history, as some have claimed.

We have done all that we can do and it is now up to Council. I am asking you to ignore the vote taken during the charrette on the final night, just as they ignored votes from the night before. This means rejecting the proposed PUD. A good alternative plan would be what we voted for on Wednesday

night of the charrette: no more than 4 stories on Spicewood, no more than 6 stories on MOPAC, and square footage of 1.0 million (or so) square feet, not the 1.2 million in the proposed PUD. To do otherwise is to send the signal that the process doesn't matter and the public doesn't either. This would be distressing to me and other members of the neighborhood, and many other Austin voters too. You can make things right, however, and I very much hope you do.

Thank you for your attention and consideration, and see you on Thursday the 16th.

Christopher Wlezien
5921 Mount Bonnell Road
Austin, Texas 78731

cc: Andrew.Moore@austintexas.gov, City of Austin Case Manager; please post my email to back-up on this case.

- Street Address: 5921 Mount Bonnell Road
Council District: 10

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

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

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

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

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

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

--
c: 512 633 1500
[More at LinkedIn Dave Angelow](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Moore,

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

.....
Mayor and Councilmembers,

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

Please note that the Austin Oaks PUD:

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

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

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

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

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


More detailed:

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

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

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

Barry C. Curlee

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


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

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

Stephen Beyers
4021 Far West Blvd

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

Hi Andrew,

Wanted to forward the email below.

Thanks,

Barry Broeckelmann
M: (512)589-8454

Begin forwarded message:

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

This message is from Barry Broeckelmann. [REDACTED]

Dear Austin City Council,

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

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

The Austin Oaks PUD:

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

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

Thank you.

Barry Broeckelmann

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

Council District: 10

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

OPPOSE Austin Oaks PUD

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

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

Council,

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

Thank you,
Evelyn Carlisle

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

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

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

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

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

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

Kathryn Cramer
3700 Orrell Court, Austin TX 78731

Kathryn Cramer


512-909-8248

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

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

Thank you.

Message:

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

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

Council,

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

Thank you,

Don Parsons, Sr.

3706 Greystone Dr.

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

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

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

Council,

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

THANK YOU!

Jody Emerson

Sent from my iPhone

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

Please post my letter to back up this case.

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

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

This message is from Lynn Eno. [REDACTED]

Dear Austin City Council Members,

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

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

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

Please post my letter to back up this case.

Thank you. Lynn Eno

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

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

Council District: 10

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

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

Thank you

Begin forwarded message:

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

Cc: [REDACTED]

This message is from Greg Fitzgerald. [REDACTED]

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

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

Thank you - Greg Fitzgerald

Street address: 3708 Greystone drive

Council District: 10

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

Dear City Council Member,

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

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

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

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

Thank you for opposing the development.

Sincerely,

David B Goldstein

7700 Chimney Corners Dr.

cc: Andrew.Moore@austintexas.gov

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

Website: cfpl.ae.utexas.edu

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

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

Jean Hamrick

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

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

Post my letter to back-up on this case.

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

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

— Madelon Highsmith

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

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

Andrew Moore,

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

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

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

Thank you,

SJ

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

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

Stacey Gould

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

From: Stacey Gould <apache@austintexas.gov>

To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; district6@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov

Cc: [REDACTED]

Sent: Wednesday, February 8, 2017 2:51 PM

Subject: OPPOSE Austin Oaks PUD

This message is from Stacey Gould. [REDACTED]

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

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

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

Thank you,

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

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

Sent from my iPhone

Begin forwarded message:

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

This message is from April Justice. [REDACTED]

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

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

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

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

Street address: 6209 Highland Hills Dr

Council District: District not found

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

Dear Mr. Moore,

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

Thank you for your time and assistance.

All the best, Jonathan Kaplan

Begin forwarded message:

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

This message is from Jonathan Kaplan. [REDACTED]

Dear Mayor Adler and Council Members,

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

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Jonathan Kaplan

Street address: 4102 Far West Blvd

Council District: 10

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

Andrew,

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

Thank you.

Begin forwarded message:

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

This message is from Vallarie Sinclair. [REDACTED]

Council Members -

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

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

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

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

Thank you,
Vallarie and Ken Sinclair

Street address: 7901 Ceberry Dr

Council District: 10

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

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

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

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

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

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

Kathryn Cramer
3700 Orrell Court, Austin TX 78731

Kathryn Cramer


512-909-8248

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

Post my letter to back-up on this case

Dear Mayor and Council Members

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

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

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

Larry Lay
4603 Cat Mountain Dr
Austin TX 78731

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

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

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

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

This message is from Tela Mange. [REDACTED]

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

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

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

Plus, the Austin Oaks PUD:

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

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

Thank you for your consideration.

Tela Mange
7104 Spurlock Dr.
Austin TX 78731

Street address: 7104 Spurlock Drive

Council District: 10

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

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

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

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

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

Jennifer Matyear

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

Post my letter to back-up on this case

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

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

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

This message is from April McCormack. [REDACTED]

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

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

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

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

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

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

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

April McCormack

Street address: 4201 Far West Blvd

Council District: 10

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

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

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

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

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

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

Thanks very much for your consideration,

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



To: Mayor Adler and Members of the Austin City Council

From: The North Shoal Creek Neighborhood Association

Subject: Upcoming Vote on the Austin Oaks PUD

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

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

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

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

Thank you.

Amelia Cobb, President

North Shoal Creek Neighborhood Association

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

Begin forwarded message:

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

This message is from Patricia A Orlosky. [REDACTED]

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

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

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

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

We don't approve of changed zoning codes that

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

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

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

P.A. Orlosky

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

Post my letter to back-up on this case

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

Council District: 10

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

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

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

Subject: OPPOSE Austin Oaks PUD

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

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

Street address: 3910 Greenmountain Lane

Council District: 10

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

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

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

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

Sincerely,

Julie Rawlings
President,
Summerwood Homeowners Association

Sent from [Mail](#) for Windows 10

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

Dear Mr. Moore:

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

=====

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

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

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

The Austin Oaks PUD:

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

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

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

Beverly & Richard Roland

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

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

--

Beverly Roland

512-343-7988

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

Dear Sir:

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

Thank you.

Wade Shaw, 4310 Far West Blvd, District 10 78731

Honorable Mayor Council Members of the City of Austin

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

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

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

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

Thank you for your attention,

Wade Shaw

Street address: 4310 Far West Blvd

Council District: 10

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

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

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

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

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

Melissa

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

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

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

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

Council,

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

Joe Sherfy
Austin, Tx

512-338-4530 Fax 512-794-9114

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

Hi Andrew,

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

Thank you for your time and service.

Best regards,
Karen Whitehead
512.422.5413

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

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

This message is from KAREN WHITEHEAD. [REDACTED]

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

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

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

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

Council District: 10

--

Karen Whitehead
512.422.5413

From: [REDACTED]
To: [Weber, Thomas - BC](#)
Cc: [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)
Subject: Austin Oaks PUD
Date: Sunday, October 16, 2016 10:13:24 AM

Dear Commissioner Weber - Please vote no on the Austin Oaks PUD as is. There are several issues that concern me.

1. 13 Heritage trees and 31 protected trees are to be cut down in the current proposal. Previously it was 8 Heritage trees to be cut down and one transplanted. Cutting down 43 trees is outrageous to me.
2. A tree survey that is good for 25 years is unacceptable. Some of these trees can grow up to 10" in that amount of time. Please stay with the current code of surveying the trees every 5 years.
3. Traffic mitigation - The previous PUD of 2015 had car trips at 19,819 trips per day. What came out of the charrette was 17,000 car trips per day. Current PUD, as of October 16, now has 19,648 car trips per day per the TIA. What specific traffic mitigation can be done with the \$628,000 offered by the developer? Per staff's TIA memo dated October 6, 2016, a number of impacted intersections fail at a much greater rate even after the applicant's total of only \$628,000 in mitigation funding. What happen to the \$10,000,000 figure?
4. What affordable housing is offered?

Thank you for your service to our city. I really appreciate it.

Stephanie Ashworth
District 10 constituent
7608 Parkview Circle
Austin, TX 78731

From: [Therese Baer](#)
Cc: [Moore, Andrew](#); [P. E David Baroi](#)
Subject: "The PUD"
Date: Thursday, November 03, 2016 3:20:02 PM

Dear Mayor and Council,

I oppose "The PUD". This area cannot sustain current traffic counts. The W/WW infrastructure was just right-sized under the ACWP. It will not sustain the proposed additional occupants and uses. Please do not approve this development.

In the alternative:

Have the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (most especially Greystone @ MoPac), last year applicant offered \$10M in traffic mitigation, now offering less than \$1M in traffic mitigation; and

Scale back the variances and impact on the Heritage and Protected trees. NO 11 year tree survey (these trees grow 3-4" diameter in that time) and follow the Heritage and Protected tree Ordinances. Applicant can and should design around 4 x 30" Heritage trees and evaluate for transplanting 4-8 additional Heritage trees. Also try to design around the 2 Heritage trees in the TXDOT right-of-way. Applicant CAN do it.

Please include my message in the back-up materials on this case.

--

Respectfully submitted,
Therese Baer

From: [Wanda Brown](#)
Subject: Austin Oaks PUD hearing - Nov 1, 2016 - citizen input
Date: Sunday, October 30, 2016 11:01:01 PM

Hello,

Thank you for taking the time to read my input on the subject planning hearing.

I am a residential neighbor of the Austin Oaks complex.

I am not in agreement with the charrette conclusion as stated by the NorthWest Austin Civic Association (NWACA), and not in agreement with the latest communication offered by NWACA on this subject.

However, I understand that development will occur at the Austin Oaks location, and would like to offer input on the resolution of plans for the site.

1. It appears that the applicant is offering only \$628,000 for the greatly increased traffic mitigation. I use the Greystone and Mopac service road intersection frequently to reach Mopac South, and the traffic at that location is already heavy. I believe your staff's TIA memo dated Oct 6, 2016, state that a number of impacted intersections fail at a much greater rate even after the \$628,000 is applied to traffic mitigation.

I would ask that ZAP and City Council require full and complete payment for traffic mitigation for all intersections surrounding the property, especially Greystone and Mopac and Executive Center and Mopac. Applicant offered \$10million for mitigation last year, and reduced it to \$628,000 in the latest proposal. The citizens of Austin should not be taxed to pay for development cost of traffic mitigation.

2. From the 2015 PUD plan, there were 8 buildings, 6 of which would have 7-10 floors. The current PUD plan has 12 buildings (plus 5 garages), 11 of which would have 6-8 floors. *I ask for the 8 buildings, with maximum building heights of 60 ft - 5 stories tall. And I ask that the applicant, Zap, and City Council get rid of the MSL (mean sea level) figures on the building heights in the Land Use Plan, those are site specific (this is not a site plan) and in conflict with stated building heights.*

3. From the 2015 PUD plan, 8 Heritage trees were to be cut down, 1 Heritage tree to be transplanted, tree survey by code every 5 years. Current PUD plan has 13 Heritage trees & 31 Protected trees to be cut down, and proposes the same 2013 tree survey used for 25 years. *I ask that the applicant scale back the variances and impact on the Heritage and Protected trees, and go back to the 2015 proposal on the Heritage trees and 5 year tree survey. Further, the proposed 25-year tree survey is unrealistic and unheard of as trees can grow up to 10" in diameter during that time. Existing Heritage and Protected tree ordinances should be followed, allowing the applicant to develop the property in a profitable manner.*

Thank you for your time and effort on this project.

If allowed, please include my input in the back-up material for this case.

Kind regards,
Wanda Brown
Edgerock Drive
Austin, TX 78731

From: [Gregory Choban](#)
To: [Moore, Andrew](#); David.Baroi@txdot.gov
Subject: FW: Austin Oaks PUD
Date: Thursday, November 03, 2016 12:02:51 PM

Dear Sirs,

I am forwarding an email I sent to Austin City Council members with my comments on the proposed Austin Oaks PUD. I ask that you take my concerns into account as you make decisions on this case.

Sincerely,
Gregory Choban
4002 Edgerock Drive
Austin, TX 78731

From: Gregory Choban [mailto:apache@austintexas.gov]
Sent: Thursday, November 03, 2016 11:59 AM
To: steve.adler@austintexas.gov; ora.houston@austintexas.gov; district2@austintexas.gov; sabino.renteria@austintexas.gov; gregorio.casar@austintexas.gov; district5@austintexas.gov; don.zimmerman@austintexas.gov; district7@austintexas.gov; district8@austintexas.gov; kathie.tovo@austintexas.gov; district10@austintexas.gov
Cc: [REDACTED]
Subject: Austin Oaks PUD

This message is from Gregory Choban. [REDACTED]

I live in the PUD area and am deeply concerned about the traffic issues it will produce as currently planned. I ask that you:
Have the applicant fully mitigate the increased traffic as some of the impacted intersections will become dangerously unsafe, especially Greystone and MOPAC.
Scale back the variances and impact on Heritage and Protected trees. Follow the current Heritage and Protected Tree Ordinances.
Request this email be included in the backup materials on this case.

Street address: 4002 Edgerock Drive

Council District: District not found

PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Patsy McLemore
Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Patsy McLemore 9-4-16
Signature Date

Daytime Telephone: 512-345-3677

Comments: Please see attachment

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

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

Dear Commissioners:

We have lived in the Westover Hills neighborhood for almost 45 years. When we moved in the only way to reach our house was via Balcones Dr. and Hyridge Dr. — there was no Mopac or Steck Ave. and Mesa did not extend far enough North to serve us. Basic services such as a grocery store, pharmacy, and fire station were miles away at the Balcones—2222 intersection. So we have watched this community develop; and, so far, we have considered most of the development to be beneficial for the area, even including the existing development at the intersection of Mopac and Spicewood Springs Rd. We feel very differently, however, about the proposed redevelopment of that large tract of land and therefore request—urge really—that you ~~to~~ reject this proposal.

Thank you.

Dale and Patsy Mclemore

Dale and Patsy Mclemore

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Reagan Swagues
Your Name (please print)

3507 Starline Dr
Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature]
Signature

9/1/16
Date

512-568-9159
Daytime Telephone:

Comments: I would like to see the Austin Oaks property improved upon - I would especially like to see affordable housing options built. That being said, I request that the developer work within other current zoning designations. A PUD feels like an attempt to squeeze out as much profit as possible out of a development deal, and, as such, is not in the interest of the neighborhood - the same neighborhood that (cont' - see attached) →

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

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

has been calling for the rejection of the PUD zoning request for well over a year. Development companies, much like ride-share companies, do not get to dictate what is in the best interest of our city. So, I urge the city council, in particular our representative Sheri Galle, to please reject the request for PUD zoning designation.

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Elaine Woods
Your Name (please print)

3600 Greystone Drive
Your address(es) affected by this application

☐ I am in favor
☒ I object

ET Woods 9/2/16
Signature Date

Daytime Telephone: 512-608-3099

Comments: Andrew Moore,
I object to the case C814-2014-0120
set forth at the hearings on
September 6th, 2016 and October
13th 2016 on the grounds that
it will facilitate the overdevelopment
for commercial interests of residential
Austin areas. This does not represent
the interests of the residents here.

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

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

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

**Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council**

Nallarie Sinclair

Your Name (please print)

7901 Cebery Dr

Your address(es) affected by this application

Sinclair

Signature

9/6/16

Date

Daytime Telephone: 512-569-0964

Comments: The scope & scale continues to

be inappropriate for the area. The

staff has not provided adequate

explanation or justification for finding

any element superior. Adequate is not

superior. Seven story buildings, a hotel,

five story buildings looming over houses at

the highest points of the property, are

issues - all ignored by staff, in any substantive

meaningful manner.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

and not reviewed

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Planning Commission
October 13, 2016, City Council

Margaret Chalmers
Your Name (please print)

3809 Spicewood Springs Rd. 1160
Your address(es) affected by this application

Margaret Chalmers
Signature

9/5/2016
Date

Daytime Telephone: 512-345-6849

Comments: How many times do the
residents of this neighborhood
have to say "no" before the
city gets it? My objections have been
submitted multiple times and ways.
Why have (do) I receive these notices
and quadruplicate - two to my physical
address and two to my p.o. box.

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

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

☐ I am in favor
☒ Object

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

JUDY MOLTZ
Your Name (please print)

3809 SPICEWOOD SPRINGS # 152

Your address(es) affected by this application

Judy Moltz
Signature

SEP 1 2016
Date

Daytime Telephone: 512.345.6530

Comments: THE NEIGHBORHOOD HAS MORE THAN ENOUGH
TRAFFIC AS IT IS - NO MORE PLEASE.

☐ I am in favor
☒ I object

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

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Mamie Foster

Your Name (please print)

7702 Merrybrook 78731

Your address(es) affected by this application

Mamie Foster

Signature

9/7/16

Date

Daytime Telephone: 512 921 6668

Comments: The infrastructure surrounding this area is not capable of handling more traffic. All of the schools in this area are overcrowded and underfunded. There is no reason to put more stress on this area.

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

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

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Leilan Williams

Your Name (please print)

7630 Wood Hollow #110

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *832-795-7745*

Comments: *This project would destroy my family's apartment.*

Sept 1, 2016

☐ I am in favor
☒ Object

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

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Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Larry Meeks (Mede Wagon & G)
Your Name (please print)

☐ I am in favor
☒ I object

7718 Wood Hollow Dr. STE 6-18
Your address(es) affected by this application 7718, TX 78731

[Signature]
Date 8/30/16

Daytime Telephone: 512-346-9522

Comments: I have worked in this area since 1984 and know the area well. This change would have adverse affect on neighborhood and families.

If you use this form to comment, it may be returned to:
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Planning & Zoning Department
Andrew Moore
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2014-0120
Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Keith Tilley
Your Name (please print)

7703 Bramblewood Circle

Your address(es) affected by this application

Keith Tilley

Signature

8/29/16

Date

Daytime Telephone: 486-8622 - 4706

Comments: I'm very concerned about the impact to traffic and school over crowding this project would bring. Doss Elementary, Murchison Middle School and Anderson HS are already over crowded.

How is this being addressed?

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

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

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Contact: Andrew Moore, 512-974-7604
Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Oscar B. Jackson III
Your Name (please print)

3445 Executive Center Dr. Ste 101, 78731
Your address(es) affected by this application

Oscar B. Jackson III
Signature

Date

Daytime Telephone: 512-551-0677

Comments:

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

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

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: C814-2014-0120
 Contact: Andrew Moore, 512-974-7604
 Public Hearing: September 6, 2016, Zoning and Platting Commission
 October 13, 2016, City Council



☐ I am in favor
☒ I object

You _____ ion
 Rick Baird
 7406 Shadow Hill Drive, Apt. 105, Austin, TX 78731
 Signature _____ Date 8/30/2016

Daytime Telephone: (512) 346 0915

Comments: Big money also good
 lawyers usually win out, so
 why are we voting on it

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Andrew Moore
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Andrew Moore, 512-974-7604

Public Hearing: September 6, 2016, Zoning and Platting Commission
October 13, 2016, City Council

Tim & Sue Hill

Your Name (please print)

3701 Green Trails So.

Your address(es) affected by this application

[Signature]

Signature

8-29-16

Date

Daytime Telephone: *512-345-1570*

Comments:

Too much traffic in our

neighborhood already.

No rail line near

Too big for our community

We purchased our home based

on existing surrounding zoning.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P.O. Box 1088

Austin, TX 78767-8810

From: [Kim Cook](#)
To: [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); bc-Jolene@austintexas.gov; [Denkler, Ann - BC](#); Ana.Aquirre@austintexas.gov; [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#)
Cc: [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)
Subject: Austin Oaks PUD - please don't approve the application
Date: Tuesday, October 18, 2016 6:27:43 PM

Dear Members of the Austin Zoning and Platting Commission,

I know you are meeting tonight concerning the Austin Oaks PUD application. I wanted to quickly register my opposition to the current PUD and sum up why.

I have lived in the neighborhood for 23 years and I've followed the plans for this with great consternation given what I already know about traffic issues with that area.

Just a short distance south of Austin Oaks PUD will be one of only two entrances for the new MoPac toll lane. Traffic going south to enter MoPac from the access road near Greystone Drive will already be crossing 3 lanes of traffic to get into the toll lane between Far West/2222.

The topography of the Austin Oaks PUD is an issue; it's on a hilltop so there is little change that can ever occur to MoPac access. That means the traffic pouring out of the development and going south will be adding to the high-speed traffic already coming out of Mopac onto the service road – a dicey situation already in high-traffic times. (My daughter was already side-swiped by a quickly exiting mom, eager to pick up her child from camp and changing lanes as she left MoPac to get to Far West.)

I'm shocked the Texas Highway Department wouldn't be one of the chief protesters against a project that puts so many more cars on MoPac – especially at that location – just north of the new toll lane entrance.

I know the current zoning on the Austin Oaks PUD tract will permit more building, but not at the level of the current PUD (2016)

with 12 buildings and 1.191 million square feet. I also understand a far greater number of heritage and protected trees will also be cut down in the current application.

The reason to grant a PUD rather than have a real estate investor/developer use existing zoning is that a PUD is supposed to benefit the neighboring community by allowing higher structures so there is space for more parkland and trees. I understand the impact of going forward with this one would be we'd see the current 4,085 vehicle trips a day go to 19,648 trips (even up from the 17,000 trips that was arrived at during that NWACA Charrette).

It is not to allow higher structures so there can be more traffic dumping cars onto already busy access roadways, neighborhood streets, and MoPac.

There has to be a good reason for the city to grant this more beneficial zoning category and I have yet to hear it.

Require the applicant to fully mitigate the increased traffic at Greystone and Mopac, Executive Center and MoPac and at its entrance to Spicewood Springs Road. Do not let so many large

trees be removed and require they meet tree protection ordinances and have the trees re-surveyed so it's clear which ones meet protection status.

Please have my message in included in the back-up materials on this case to ZAP and City Council.

Best regards,

Kim Cook
4209 Greystone Drive

From: [REDACTED]
To: [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); [Kiolbassa, Jolene - BC](#); [Denkler, Ann - BC](#); [Aguirre, Ana - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#)
Cc: [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)
Subject: More issues about the traffic impact of Austin Oaks PUD
Date: Monday, October 24, 2016 3:27:12 PM

Once again, I'm writing out of concern about the traffic impact that the proposed Austin Oaks PUD will have on the surrounding neighborhood. I wonder if the Traffic Impact Analysis study has factored in the potential effect that this development, combined with the scenario that this article in today's Statesman outlines, will have. Here is the article:

<http://www.mystatesman.com/news/news/local/mopac-toll-rate-from-far-west-take-a-guess/nst8S/>

Reading this article, and living within half a mile of the proposed PUD, I can envision two major problems:

1. With drivers entering MoPac southbound at Far West and attempting to cross several lanes of traffic to get to the express lane, there will be an increase in traffic accidents at this location, causing traffic backups that can stretch well to the north, making it more difficult for drivers trying to enter MoPac at Spicewood Springs and backing up traffic on the surface roads leading to the highway.
2. Drivers who want to avoid the dangerous Far West express lane entry will head north on neighborhood streets to enter MoPac at Steck or Spicewood Springs. This will add even more traffic to the already clogged roads ... where traffic is projected to quadruple under the existing proposal.

Please take all these factors into account and seek ways to limit the huge increase in density that the current proposal entails. Reducing building heights to five stories is a good start; there may be other ways to keep a future Austin Oaks from becoming the center of an entire gridlocked residential neighborhood. I urge you to consider all possible means to keep this area safe for those of us who already live here.

Thank you,
Kathryn Cramer
3700 Orrell Court
Austin TX 78731

Kathryn Cramer

[REDACTED]
512-909-8248

From:

To: [Perales, Marisa - BC](#); [Maceo, Peggy - BC](#); [Guerrero, Linda.h - BC](#); [Neely, Mary Ann - BC](#); [Thompson, Pam - BC](#); [Smith, Brian - BC](#); [Moya, Michael - BC](#); [Creel, Andrew - BC](#); [Smith, Hank - BC](#); [Grayum, Richard - BC](#); [Kiobassa, Jolene - BC](#); [Greenberg, Betsy - BC](#); [Denkler, Ann - BC](#); [Aguirre, Ana - BC](#); [Flores, Yvette - BC](#); [Breithaupt, Dustin - BC](#); [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); [Evans, Bruce - BC](#); [Lavani, Sunil - BC](#); [Harris, Susan - BC](#); [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)

Subject: I object to the Austin Oaks PUD in its current form: are they developing or flipping the property?

Date: Friday, September 23, 2016 3:59:32 PM

As someone who lives within one-half mile of the proposed Austin Oaks PUD, I object strongly to the current plans for the property. Nothing in their plan offers superiority over current uses. Among my reasons are these:

- The applicant proposes to use questionable methods to decide which Heritage and Protected trees on the site to cut down. This may result in the significant loss of healthy trees.
- There is no Land Use Plan attached to the new material, nor are certain estimates required by the city's PUD ordinance included in the submission.
- The applicant continues to use height estimates that may allow them to argue for buildings even taller than eight stories when the Site Plan is discussed.
- Negotiations are not yet final to determine how much the applicant should pay to mitigate the estimated 19,648 trips per day that the PUD will generate, compared to the current 4,086.
- The applicant is asking for Cocktail Lounge and Medical Office uses, both of which may increase traffic counts above the estimated 19,648 trips per day.

I also recall, from the charrette, that the applicant said they did not build or manage hotels or residential properties, so they would sell the two parcels designated for those uses to other companies. They also said that medical offices were a subspecialty, one they did not deal with. So if they are granted that use, will they sell off another piece of the property to yet another company? This leads me to wonder: is the applicant a developer or a flipper? What's going to be left if they keep selling off parcels?

Please consider these factors and realize that this high-density, high-rise proposal is not in keeping with the predominantly residential character of the surrounding neighborhood.

Thank you – Kathryn Cramer, 3700 Orrell Court, Austin TX 78731

Kathryn Cramer

kathryncramer@att.net

512-909-8248

From: [Leslie Currens](#)
To: [Moore, Andrew](#); David.Baroi@txdot.gov
Subject: Fwd: Austin Oaks PUD - Traffic and Environment Concerns
Date: Thursday, November 03, 2016 2:01:52 PM

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

From: **Leslie Currens** <apache@austintexas.gov>

Date: Thu, Nov 3, 2016 at 2:00 PM

Subject: Austin Oaks PUD - Traffic and Environment Concerns

To: steve.adler@austintexas.gov, ora.houston@austintexas.gov, district2@austintexas.gov, sabino.renteria@austintexas.gov, gregorio.casar@austintexas.gov, district5@austintexas.gov, don.zimmerman@austintexas.gov, district7@austintexas.gov, district8@austintexas.gov, kathie.tovo@austintexas.gov, district10@austintexas.gov

Cc: [REDACTED]

This message is from Leslie Currens. [REDACTED]

Dear Mayor and Council Members,

I am writing to request that the Austin Oaks PUD be developed in a way that does not harm the neighborhood or the environment.

Specifically, we need the developer to take full responsibility for the increased traffic and provide full mitigation. We do not need intersections in the neighborhood that are dangerously unsafe, particularly Greystone at Mopac. The developer needs to pay for the traffic improvements that will be needed because of his development. It should not be the city and the neighborhoods that pay.

The developer should follow the Heritage and Protected Tree Ordinances, without variances. Heritage trees should be designed around, or transplanted.

Please include my email in the backup materials on this case.

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

Street address: 6404 Deer Hollow Lane, Austin, TX 78750

Council District: District not found

From: [Gregory Fitzgerald](#)
To: david.baroi@txdot.gov; [Moore, Andrew](#)
Cc: [REDACTED] [Donald A Parsons](#)
Subject: Fwd: Austin Oaks PUD - No Support
Date: Thursday, November 03, 2016 10:20:15 AM

David and Andrew.

I was asked to copy my message to the Austin City Council. See below.

Greg Fitzgerald
3708 Greystone Drive, Austin TX 78731

Begin forwarded message:

From: "Greg Fitzgerald" <apache@austintexas.gov>
Subject: Austin Oaks PUD - No Support
Date: November 3, 2016 at 10:14:19 AM CDT
To: steve.adler@austintexas.gov, ora.houston@austintexas.gov,
district2@austintexas.gov, sabino.renteria@austintexas.gov,
gregorio.casar@austintexas.gov, district5@austintexas.gov,
don.zimmerman@austintexas.gov, district7@austintexas.gov,
district8@austintexas.gov, kathie.tovo@austintexas.gov,
district10@austintexas.gov
Cc: [REDACTED]
Reply-To: [REDACTED]

This message is from Greg Fitzgerald. [REDACTED]

All -

I've lived 5 houses down from Hart / Greystone in a home for the past 16 years. I do not support the changes to the Austin Oaks PUD as it is completely unnecessary and detrimental to the entire area. Since there is no clear and present 'improvement' to this request for PUD AND it does not comply the the City's own Ordinances for Heritage and Protected Trees and Traffic Counts, please record for all back up materials and voting that my residence is AGAINST this PUD and any adjustments not providing clear improvements to traffic, safety or environment.

The Developer can and should remain within the existing code structure it bought originally. While the neighborhood has agreed to Charrette in good faith to work with the Developer....it is very apparent that the Developer is taking advantage of this good will to NOT improve the situation and to actually negotiate/drop previously agreed improvements (i.e., \$10M for traffic mitigation is now less than\$1M offer).

Thank you for your time and attention to 'Do This Right' for the city, the neighborhood and all precedents this will establish for other neighborhoods in the

future as Austin expands.

Street address: 3708 Greystone Drive

Council District: 10

From:

To: [Kiolhassa, Jolene - BC](#); [bc-Betsy.Greemberg@austintexas.gov](#); [Denkler, Ann - BC](#); [Aguirre, Ana - BC](#); [bcYvette.Flores@austintexas.gov](#); [Breithaupt, Dustin - BC](#); [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); [Evans, Bruce - BC](#); [Lavani, Sunil - BC](#); [Harris, Susan - BC](#)

Cc: [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)

Subject: Austin Oaks project

Date: Thursday, September 15, 2016 10:01:34 AM

To members of the ZAP Commission,

I would like to urge you to not support the development of the Austin Oaks tract with near the intensity proposed by the developers. Such a development is simply not suitable right up against a calm residential neighborhood. For example, it appears the developer is claiming 19,648 trips per day from the project by the year 2024.

If we reckon these to occur over an 8 hour business day that is close to one per second! Moreover, if there is appreciable night time use because there is/are restaurants or cocktail lounges, such traffic intensity seems crazy for that area. Already in the morning we can have to sit through two or more lights on Spicewood and Mopac. It is hard to imagine how increased car, but especially truck, traffic will not be greatly disruptive to a residential environment. Also, the planned development of housing there with the influx of more children to Doss/Murchison seems ridiculous since those schools can hardly handle the kids already there. Doss just added the new portables, but this is no way to manage a school. And it appears that the development as planned will be quite detrimental to a large number of trees in the area. Finally, it seems that much of the dollar cost of mitigating these issues (traffic management adjustments, schooling...) would not be borne by the developer but by us, the taxpayers.

You, that is the City, need not create various zoning and environmental exemptions that allow this intense development to move forward.

There are plenty of thinly developed already commercial areas which could be better developed. You don't have to impose such vigorous development of Austin Oaks on us.

Thank you for your understanding,
David Goldstein
7700 Chimney Corners Drive
78731

From: [Shelley Guerra](#)
To: [Weber, Thomas - BC](#); [Rojas, Gabriel - BC](#); [Kiolbassa, Jolene - BC](#); [Denkler, Ann - BC](#); [Aguirre, Ana - BC](#); [Breithaupt, Dustin - BC](#); [Evans, Bruce - BC](#); [Flores, Yvette - BC](#); [Greenberg, Betsy - BC](#); [Harris, Susan - BC](#); [Lavani, Sunil - BC](#)
Cc: [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)
Subject: Austin Oaks PUD
Date: Wednesday, November 02, 2016 9:35:24 PM

Dear Members of the Zoning and Platting Commission:

My husband and I have lived in the Northwest Hills area for ten years. We love this neighborhood for the tranquility, the community, and the hills, trees and green spaces it offers. I appreciate the professionals, restaurants and retailers that have chosen to do business in our neighborhood. But we have noticed over these years that traffic has increased greatly through our neighborhood. A further, dramatic increase in traffic is our biggest concern with Spire's current proposal for Austin Oaks PUD. With mobility and safety being top priorities for city leaders, I do not understand how the applicant's reduction in funds for traffic mitigation is acceptable. I cannot imagine that failing, "dangerously unsafe" intersections are acceptable to members of this commission. And there is no mitigation that I am aware of for increased car trips on Adirondack Trail and other residential streets, which will inevitably result as frustrated drivers seek alternate routes to congested Spicewood Springs Road.

In addition, the current plans for the PUD propose cutting down more Heritage and Protected Trees than the previous proposal. This seems to be in direct opposition to the goals/recommendations of the Green Infrastructure Working Group. Please direct the applicant to commission a new tree survey to accurately reflect the status of the trees on the site, so they can redevelop accordingly.

Finally, we realize that Austin is a changing and growing city. We would love to see the Austin Oaks site updated and redeveloped, but within reason and in ways that complement the existing character of neighborhood and enhance the quality of life for all. For who is really benefitting from the Austin Oaks PUD? The people who would be affected the most have been overwhelmingly opposed to this rezoning effort on the part of Spire, whose bottom line is to maximize their own profits. To expect anything different from a developer, I suppose, is wishful thinking. But as residents of this neighborhood that is not our concern. When the applicant bought the property, it was under certain zoning restrictions. They knew what they were getting into. And despite efforts to win over residents with certain concessions, they have turned this process into an almost 3-year ordeal for the neighborhood.

As city officials, I understand that you must balance progress with the rights, wishes and best interests of the citizens (which aren't always in agreement themselves). But please don't be pushed around by outside interests. Hold Spire's feet to the fire. They must be held accountable for the impact this PUD will have on traffic, the natural landscape, and the safety and quality of life of the people who already live and own homes in this neighborhood.

Thank you for your consideration.

Respectfully,
Shelley Guerra

From:
To: [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)
Subject: Austin Oak PUD
Date: Tuesday, September 13, 2016 2:51:25 PM

As a business owner and resident in the Northwest Hills area I am very concerned about the following issues with the Austin Oaks PUD application:

- The applicant proposes to use questionable methods to decide which Heritage and Protected trees on the site to cut down. This may result in the significant loss of healthy trees.
- There is no Land Use Plan attached to the new material, nor are certain estimates required by the city's PUD ordinance included in the submission.
- The applicant continues to use height estimates that may allow them to argue for buildings even taller than eight stories when the Site Plan is discussed.
- Negotiations are not yet final to determine how much the applicant should pay to mitigate the estimated 19,648 trips per day that the PUD will generate, compared to the current 4,086.
- The applicant is asking for Cocktail Lounge and Medical Office uses, both of which may increase traffic counts above the estimated 19,648 trips per day.

I urge you to deny the application until all of the issues are addressed. The traffic increases will adversely affect my business at 3818 Spicewood Springs Rd Ste 201. And, tall looming buildings at this beautiful wooded site are not appropriate for our family neighborhood.

Thank you for your consideration.

Sincerely,

Janet C Hagy

Janet C. Hagy, CPA
Hagy & Associates, P.C.
3818 Spicewood Springs Rd.
Suite 201
Austin, TX 78759
512-346-3782
Fax 512-346-7307
Email: jhagy@hagycpa.com

Dear Commissioners and Council Members,

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Jonathan Kaplan, Ph.D.
4102 Far West Blvd

From: [Alex Keller](#)
To: [Moore, Andrew](#); David.Baroi@txdot.gov
Subject: CCd from Austin City Council: Austin Oaks PUD hearing 11/10
Date: Wednesday, November 02, 2016 5:19:38 PM

I'm writing to request that Austin Oaks be granted no variances with regard to building height or heritage and protected trees.

I'd also like for full mitigation of increased traffic. Every morning I turn right onto Balcones from Hart Lane and often have to wait for five minutes as it is, I can't imagine more cars on the surface streets, since many cars already take Balcones to skip Mopac.

Please include this message in the back-up materials on Austin Oaks.

thanks very much -

Alex Keller
Street Address: 6910 Hart Ln # 603
Council District: District not found

From: [Betty Kirk](#)
To: [Moore, Andrew](#)
Cc: David.Baroi@txdot.gov
Subject: AUSTIN OAKS PUD
Date: Thursday, November 03, 2016 10:01:37 AM

TO ALL OF THE ABOVE:

I live in the area and am concerned about the potential changes that will affect my life and the lives of my community in a powerful way. The proposed changes will have a negative affect on our lives and property values.

I am requesting that you have the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (most especially Greystone @ MoPac), last year applicant offered \$10M in traffic mitigation, now they are offering less than \$1M in traffic mitigation; and to scale back the variances and impact on the Heritage & Protected trees. NO 11 year tree survey (these trees grow 3-4" in diameter in that time) and follow the Heritage and Protected tree Ordinances. The applicant can and should design AROUND 4 X 30" Heritage trees and evaluate for transplanting 4-8 additional Heritage trees. On \$40M rental income a year applicant CAN do this. TXDOT should try to design AROUND 2 Heritage trees in the right-of-way.

PLEASE INCLUDE MY MESSAGE IN THE BACK-UP MATERIALS ON THIS CASE.

Sincerely,
Betty J. Kirk

From: [REDACTED]
To: Gabriel.Rojas@austintexas.gov; Jolene.Kiolbassa@austintexas.gov; Thomas.Weber@austintexas.gov; Ana.Aquirre@austintexas.gov; Ann.Denkler@austintexas.gov; Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Sunil.Lavani@austintexas.gov; Susan.Harris@austintexas.gov; Betsy.Greenberg@austintexas.gov; Dustin.Breithaupt@austintexas.gov
Cc: [Moore, Andrew](mailto:Moore.Andrew); Rusthoven, Jerry; Lesniak, Chuck
Subject: Austin Oaks PUD -- Just Say No
Date: Monday, October 17, 2016 6:47:21 PM

Dear ZAP Members,

I have lived in NWHills for many years. It is sad that the voice of the community is falling on deaf ears in regards to this development. The NWHills HOA and others have said "NO" more than once. However, this PUD will not go away!

Based on the data available, the additional residences, businesses, and office area are going to harm the neighborhood that is loved by those that live in it. The "developer" purchased the land with the buildings and zoning in place. That should have been the end of the story. The city continues to do things to increase the bank account without regard to what they are doing to the people that live in these communities.

Reviewing data available it is hard to believe anyone is really doing their job to capture accurate information.

TRAFFIC STATS:

- Now 4,086 trips per day
- Previous PUD (2015) 19,819 trips per day
- NWACA's Charrette PUD (Jan. 2016) "17,000 trips per day"
- Current PUD (Oct. 2016) 19,648 trips per day (per TIA), 380% increase over current (net new trips 15,562 per day)
- By Staff's TIA Memo dated Oct. 6, 2016, a number of impacted intersections fail at a much greater rate even after the applicant's total of only \$628,000 in mitigation offered.

BUILDING HEIGHT STATS:

- WG asked for 5 stories (60 ft) max; limited to current zoning baseline entitlement, which we are now told is about 1M sq. ft., current 445,322 sq. ft.
 - Previous PUD (2015) 8 buildings; 6 at 7-10 floors; 1.28M total sq. ft.
 - Current PUD (2016) 12 buildings + 5 garages; 11 at 6-8+ floors (by MSL figures); 1.191 Million sq. ft.
- (Land Use Plan needs to get rid of conflicting and site specific MSL -mean sea level-building height figures)

TREE STATS:

- WG asked to reduce # of impacted Heritage & Protected trees
 - Previous PUD (2015) 8 Heritage trees to be cut down, 1 Heritage tree to be transplanted, tree survey by code every 5 years.
 - Current PUD (2016) 13 Heritage trees & 31 Protected trees to be cut down (proposed), Same 2013 tree survey used for 25 years.
- (Good review of that at <http://austintx.swagit.com/play/10052016-808>)

As a leader, I would expect clear and accurate data to support the community concerns. If the