

desire is for the developer to proceed, the developer should should:

- a. The applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (for example Greystone @ MoPac; stats for Executive Ctr @ MoPac are left out of Staff Memo), last year applicant offered \$10M in traffic mitigation, now only offering \$628K in traffic mitigation;
- b. 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; and
- c. Scale back the variances and impact on the Heritage and Protected trees. NO 25 year tree survey (trees grow 10" diameter in that time) and follow the Heritage and Protected tree Ordinances. Applicant CAN do it.
- d. What about schools, road wear-and-tear/improvement, community services, utilities, police support, and other necessities.

I would prefer that this project be moved to a more suitable site in Austin. That is available for such a development and can support additional infrastructure (schools, parks, streets, etc.). Placing this PUD in an already crowded community: with schools over-capacity, traffic out of control, low/no public transportation --- just does not make sense.

I expect this to be included in the back-up materials on this case to ZAP and to Council.

Thank you!  
Jill Klucher

Jill Klucher  
(512)587-4878

**From:** [Jill Klucher](#)  
**To:** [Moore, Andrew](#); [David.Baroi@txdot.gov](mailto:David.Baroi@txdot.gov)  
**Subject:** Fwd: Austin Oaks PUD  
**Date:** Wednesday, November 02, 2016 4:40:00 PM

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The following message was sent to Mayor Adler and the Austin City Council.

Please understand --- this project (Austin Oaks PUD) does not belong in this neighborhood. This neighborhood already is a traffic mess due to the other bad decisions of the City of Austin.

Thank you.

Jill Klucher  
(512)587-4878

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

**From:** **Jill Klucher** <[apache@austintexas.gov](mailto:apache@austintexas.gov)>

**Date:** Wed, Nov 2, 2016 at 4:37 PM

**Subject:** Austin Oaks PUD

**To:** [steve.adler@austintexas.gov](mailto:steve.adler@austintexas.gov), [ora.houston@austintexas.gov](mailto:ora.houston@austintexas.gov), [district2@austintexas.gov](mailto:district2@austintexas.gov), [sabino.renteria@austintexas.gov](mailto:sabino.renteria@austintexas.gov), [gregorio.casar@austintexas.gov](mailto:gregorio.casar@austintexas.gov), [district5@austintexas.gov](mailto:district5@austintexas.gov), [don.zimmerman@austintexas.gov](mailto:don.zimmerman@austintexas.gov), [district7@austintexas.gov](mailto:district7@austintexas.gov), [district8@austintexas.gov](mailto:district8@austintexas.gov), [kathie.tovo@austintexas.gov](mailto:kathie.tovo@austintexas.gov), [district10@austintexas.gov](mailto:district10@austintexas.gov)

**Cc:** [REDACTED]

This message is from Jill Klucher. [REDACTED]

Hello!

I want to say again --- I feel the developer bought the Austin Oaks property with the assigned zoning, he should operate within that zoning with the City of Austin (COA).

I bought my home with knowledge of zoning and surrounding structures, zoning and businesses. I am not opposed to progress -- I am opposed to destroying a community in search of affordable housing, more offices, and retail that is not needed.

The PUD concept is great in the correct location. Place a PUD in far east Austin (like Mueller). Provide public transportation to different locations of interest in the city, offer elements of affordable housing, retail and small business locations, schools system, utilities, etc...

To place a project like this in an existing over-crowded neighborhood is not right. It is not the Austin I moved to and fell in love with.

Please do not approve the Austin Oaks PUD. Do not permit them to return with another plan and waste more of my COA tax money to review something that is not wanted in Northwest Hills.

Thank you!

Street address: 7918 MEsa Trails Circle

Council District: District not found

**From:** [Sara Krauskopf](#)  
**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](#); [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)  
**Subject:** Stop the Austin Oaks PUD -- it is NOT superior  
**Date:** Tuesday, November 01, 2016 5:03:04 PM

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Please stop the Austin Oaks PUD proposal from going any further. I am not against growth. I am not against change. I am VERY against the Austin Oaks PUD proposal. The proposed PUD for the Austin Oaks site is not superior to the current zoning.

The traffic that will be generated from the proposed PUD is not acceptable, and very little is being offered to help the situation. The traffic that will be generated by the PUD causes several intersections to fail completely. Failure, without any resolution is not acceptable and is not superior.

Too many trees will be lost with the proposed PUD. More effort needs to be made to maintain the natural beauty in Austin. The site where the Austin Oaks PUD would reside has history and trees. Taking away those trees and history is not acceptable and is not superior.

The designated schools for the Austin Oaks site are already extremely overcrowded. The elementary school that used to have a nice walking track, now is a field of portables. The Austin Oaks would add to the population of the already overcrowded schools, which is not superior.

The Austin Oaks site backs to a neighborhood setting. The site needs to allow for the neighborhood to continue to thrive. Imposing gridlock traffic, adding more students to already overcrowded schools, and taking away natural beauty are not good for the neighborhood. And definitely NOT superior.

Thank you,  
Sara Krauskopf  
4207 Woodway Dr.  
Austin, TX

**From:** [Adrienne Lallo](#)  
**To:** [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](#)  
**Cc:** [Gallo, Sheri](#); [Guernsey, Greg](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#); [Mars, Keith](#); [Moore, Andrew](#)  
**Subject:** Austin Oaks  
**Date:** Sunday, September 18, 2016 2:45:25 PM

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Dear Environmental Commission Member,

While we support the concept of containing sprawl in Greater Austin, we also believe that dense development should preserve successful, safe neighborhoods. In the main, Northwest Hills is one such community.

We like this part of Austin because it isn't flashy, attracts families that are interested in education, and values the gifts of senior citizens, judging by the people who live on our wonderful block, just off Hart Lane.

Unfortunately, commercial development along Far West Blvd. is mainly unattractive impervious cover. We have affordable housing units on Wood Hollow Dr. that have been allowed to fall out of compliance with City Code. It makes us wonder if the neighborhood can sustain further development.

For the past three years, we've listened as Spire Realty and anti-PUD community members work toward compromise. Now the matter is in your hands.

As you weigh the choices before you, please consider:

- Air quality and the health of children and adults with chronic conditions are compromised by cars idling at "failing intersections." Without sufficient traffic mitigation, intersections in the area's surrounding neighborhoods will fail.

As a corollary, what role can Austin Oaks play in encouraging area residents to become more savvy commuters to other employment centers in Austin?

- A combination of heritage, protected and new trees is best. Young trees consume more carbon dioxide than fully mature trees. However, it takes them years to contribute to shade cover and they also are more dependent on water. Please make sure that Austin Oaks is a model of sustainable land use and pursues LEED designation.
- If the plans are based on junk information and vagaries, the developer will be within its rights to maximize profit based on junk information and vagaries.

Please hold the Austin Oaks PUD application to the highest standards, not to deter smart development for Austin, but to send a strong message to developers that they had better bring their A game. In the end, it is the developers who will prosper from their holdings in our community. Residents, on the other hand, will have to put up with air, noise, light and material pollution, and the likelihood of eroded property values.

Adrienne and Ed Lallo  
7504 Stonecliff Dr. in the Northwest Oaks III subdivision of Northwest Hills  
Austin, Texas 78731

**From:** [victoria.lea](mailto:victoria.lea)  
**To:** [thomas.weber@austintexas.gov](mailto:thomas.weber@austintexas.gov); [gabriel.rojas@austintexas.gov](mailto:gabriel.rojas@austintexas.gov); [jolene.kiolbassa@austintexas.gov](mailto:jolene.kiolbassa@austintexas.gov); [ann.denkler@austintexas.gov](mailto:ann.denkler@austintexas.gov); [dustin.breithaupt@austintexas.gov](mailto:dustin.breithaupt@austintexas.gov); [bruce.evans@austintexas.gov](mailto:bruce.evans@austintexas.gov); [yvette.flores@austintexas.gov](mailto:yvette.flores@austintexas.gov); [betsy.greenberg@austintexas.gov](mailto:betsy.greenberg@austintexas.gov); [susan.harris@austintexas.gov](mailto:susan.harris@austintexas.gov); [sunil.lavani@austintexas.gov](mailto:sunil.lavani@austintexas.gov)  
**Cc:** [Moore, Andrew](mailto:Moore.Andrew); [Rusthoven, Jerry](mailto:Rusthoven.Jerry); [Lesniak, Chuck](mailto:Lesniak.Chuck)  
**Subject:** Austin Oaks PUD Proposal  
**Date:** Tuesday, November 01, 2016 4:10:03 PM

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Good afternoon. I write regarding the proposed Austin Oaks PUD. Specifically, I write to oppose the applicant's current proposal and to set forth the primary reasons for my opposition. Please include my email in the back-up materials on this case to ZAP and to City Council. If you have any questions about my concerns, please let me know.

I live in Northwest Hills, and there is already a high density of traffic in the area. It's important to note that this area has very few sidewalks or bike paths and many, many young children who walk and ride bikes around the neighborhood on a regular basis. The applicant proposes adding almost 20,000 trips per day. Many of these drivers will inevitably come through the neighborhoods via 183 or 360, not just directly off of Mopac. Although I'm concerned about the traffic impact, I'm much more concerned about the impact all of those additional cars will have on kids who are trying to walk on the streets in a neighborhood without sidewalks. It's a recipe for disaster, and it's unnecessary.

Under the PUD Ordinance Section 2.3, a PUD must at a minimum, "provide for environmental preservation and protection", "provide for public facilities and services that are adequate to support the proposed development" and "provide for appropriate mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways." The current proposal meets none of these requirements. It cuts down 13 Heritage trees and 31 Protected trees. It will add to overcrowding at an already over-capacity elementary school. And, most concerningly, it will increase traffic to an unsafe degree (particularly given the nature of the surrounding neighborhood), and the Applicant has done virtually nothing to mitigate that impact by, for example, volunteering to fund sidewalks throughout the impacted neighborhood. In short, the PUD will not contribute to the type of walkable, bikeable urban density Austin desires because there is no infrastructure in Northwest Hills to support that, and the Applicant isn't volunteering to provide it.

Austin is a thriving, growing city, and I have no desire to contribute to the well-known "Not in My Backyard" phenomenon. But neither do I think that Austin should allow a property purchaser to leverage the PUD ordinance to increase its own profits while leaving the surrounding neighborhood to shoulder the burdens of the PUD alone. We all want a liveable, sustainable Austin. I just don't think the Austin Oaks PUD proposal will help achieve those goals.

Respectfully,  
Victoria Cantu

**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:** THE AUSTIN OAKS PUD  
**Date:** Sunday, October 16, 2016 5:30:07 PM

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Dear Zoning and Platting Commission,

On Tuesday, October 18, you are scheduled to hear the Austin Oaks PUD case. I am writing to urge you to reject the PUD as not superior.

You probably have heard that the Environmental Commission did not approve the PUD as superior, and they were correct in doing so.

The applicant should have to comply with the Heritage and Protected tree ordinances. They should not be able to wait 25 years before doing another tree survey -- trees grow a lot in that amount of time.

People in the neighborhood are concerned that the building heights will change because the applicant is using Mean Sea Level on the land use plan. We're worried that buildings will actually be taller than specified in the PUD application. Do we really want to set a precedent for buildings that tall in neighborhoods between 183 and 360? Once you ok this for the Austin Oaks site, you've opened the door for other neighborhoods...and that's definitely not superior.

The applicant should have to fully mitigate the traffic hell they're proposing for the neighborhood . Under the plan, we'll go from 4,086 trips per day to almost 20,000 (Twenty. Thousand. Trips.) Many of our neighborhood intersections are already failing, even without this huge influx of traffic. Last year, the applicant offered \$10 million in traffic mitigation, which has now dropped to \$628,000...which really won't do anything.

Lastly, you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? How many people in the neighborhood really want an amphitheater that will bring even more people and traffic into the neighborhood?

Also, please do not be misled about neighborhood support for this project. I am a NWACA member and I did not support the Charrette outcome. That process was a kangaroo court whose outcome was predetermined. They are posting information about the progress of the plans without stating the source of the information. When asked the source of the information, they do not respond.

Thank you for your service to the community. Please include my letter in the back-up materials on this case to the City Council.

Sincerely,

Tela Goodwin Mange  
7104 Spurlock Dr  
Austin TX 78731

**From:** [Leigh McCary](#)  
**To:** [Moore, Andrew](#); [David.Baroi@txdot.gov](mailto:David.Baroi@txdot.gov)  
**Subject:** Fw: Austin Oaks PUD  
**Date:** Saturday, November 05, 2016 6:49:53 AM

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I am send you a copy of the email I sent to the city council and mayor regarding the Austin Oaks PUD. Though the computerized system couldn't locate my address, I do live in district 10, very near the project in consideration.

Leigh McCary  
3815 Hyrridge Drive

On Saturday, November 5, 2016 6:43 AM, Leigh McCary <[apache@austintexas.gov](mailto:apache@austintexas.gov)> wrote:

This message is from Leigh McCary. [REDACTED]

I am writing to you in opposition to the Austin Oaks PUD. My concerns are the increase in traffic, building heights, and heritage trees. The latest version still has a large increase traffic volume and the applicant is now offering a fraction of the prior offer in traffic mitigation. The intersections at Mopac and Spicewood Springs, Mopac and Steck, Mopac and Greystone, and Spicewood and Woodhollow cannot sustain these increases. To even consider this proposal the application must, at a minimum, restore the prior \$10M offer. The building heights should be no higher than allowed under conventional zoning. Otherwise they will loom over the residential neighborhoods and set a poor precedent for other future developments along the Mopac corridor. With respect to the trees, I see no reason why this developer should be allowed to go around the heritage tree ordinance. We are protecting them for good reason, the health and character of our beautiful city. The applicant should be expected to design around the heritage trees as anyone else would. No 11 year tree study please.

Please have this message as part of the back up materials in the case.

Leigh McCary  
Street address: 3815 Hyrridge Drive  
Council District: District not found

**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](#); [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)  
**Subject:** Austin Oaks PUD  
**Date:** Sunday, October 16, 2016 8:48:37 PM

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Dear Zoning and Platting Commission,

On Tuesday, October 18, you are scheduled to hear the Austin Oaks PUD case. I am writing to urge you to reject the PUD as not superior.

You probably have heard that the Environmental Commission did not approve the PUD as superior, and they were correct in doing so.

The applicant should have to comply with the Heritage and Protected tree ordinances. They should not be able to wait 25 years before doing another tree survey -- trees grow a lot in that time and a lot of trees can be cut down and removed during that time as well.

My husband and I live at Green Trails, directly across the street from this development. We are concerned that the building heights will change because the applicant is using Mean Sea Level on the land use plan. We're worried that buildings will actually be taller than specified in the PUD application. Do we really want to set a precedent for buildings that tall in neighborhoods between 183 and 360? Once you ok this for the Austin Oaks site, you've opened the door for other neighborhoods...and that's definitely not superior.

The applicant should have to fully mitigate the astronomical increase in traffic they're proposing for the neighborhood. Under the plan, we'll go from 4,086 trips per day to almost 20,000. We have lived on Green Trails for 26 years and the traffic from the current development has never increased nor been problematic to the neighborhood. So for 26 years, the traffic has increased in the neighborhood but not from this development. Now you are being asked to approved a development that will increase the traffic to a magnitude that is unconscionable. We moved into this neighborhood because of the green spaces and the exceptional schools for our children. It was a safe place for our kids to ride bikes to school. This proposed development will ruin our neighborhood and the quality of life that we enjoy today. Many of our neighborhood intersections are already failing, even without this huge influx of traffic. Last year, the applicant offered \$10 million in traffic mitigation, which has now dropped to \$628,000...which really won't do anything. This development doesn't belong in an established neighborhood!

I know you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? Living directly across the street from the location of the proposed amphitheater, I can promise you that we do NOT want it in this so called "parkland".

I keep hearing that the neighborhood supports this proposed PUD and I can promise you that isn't correct. I am a NWACA member and I did not support the Charrette outcome. My husband and I were only able to attend one night of the Charrette and that just happened to be the night that they were taking the vote. No one told us ahead of time that the vote would be taken that night and the

whole process was nothing more than just a matter of going through the motions. That process was a waste of time for everyone because the outcome was predetermined.

I have lived in Austin for 52 years, grew up in S. Austin and moved to my home on Green Trails in 1990. We have raised our children in our current home and it is home base for them still today, even though they are now adults and live in another city. It breaks my heart to think that we will have to move if this PUD is approved because the traffic it will generate will ruin the quality of life for the residents of this great neighborhood. Every school that is fed by this neighborhood is overcrowded and this PUD will only exacerbate that problem. Please do not ruin our homes, our quality of life, our neighborhood, by approving this PUD. It is NOT SUPERIOR!

Sincerely,

Diane Newberry  
3801 Green Trail N  
Austin, TX 78731

**From:** [Amy Olski](#)  
**To:** [Moore, Andrew](#)  
**Cc:** [David.Baroi@txdot.gov](mailto:David.Baroi@txdot.gov)  
**Subject:** Austin Oaks  
**Date:** Wednesday, November 02, 2016 2:13:20 PM

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As we see more cyclists and foot traffic in our area every day, I have great concerns about the traffic and safety issues that will arise with the new development. I would ask that the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation, last year the applicant offered \$10M in traffic mitigation, now offering less than \$1M in traffic mitigation. That needs to change!

I would as for a scale back on the variances and impact on the Heritage & Protected trees. NO 11 year tree survey (these trees grow 3-4" diameter in that time) and follow the Heritage & Protected tree ordinances. Applicant can and should design around 4 x 30" Heritage trees & evaluate for transplanting 4-8 additional Heritage trees.

On \$40M rental income a year the applicant CAN and should take care of these problems.

I would request that my message be included in the back-up materials on this case.

Thank you,

Dave Olski

**From:** [Guernsey, Greg](#)  
**To:** [Rusthoven, Jerry](#); [Moore, Andrew](#); [Rivera, Andrew](#)  
**Subject:** FW: Austin Oaks PUD - Staff TIA Memo  
**Date:** Monday, October 17, 2016 8:21:12 AM  
**Attachments:** [AOTIAStaffMemoSummarySpreadsheet.pdf](#)

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FYI

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**From:** Brad Parsons [mailto:████████████████████]  
**Sent:** Saturday, October 15, 2016 4:17 PM  
**To:** Guernsey, Greg  
**Subject:** Re: Austin Oaks PUD - Staff TIA Memo

Oct. 15, 2016

Mr. Guernsey:

Attaching a summary spreadsheet that is in support of the points made in the 2 neighborhood requests (NSCNA & NWAN) yesterday for a 2 week postponement on the case, the first neighborhood requests for postponement since the case began. There are a number of errors in the TIA delay time LOS table data. The attached spreadsheet lists only the intersections with the worst delay of time LOS, there are numerous other errors in the TIA table data from the applicant's TIA.

Beyond the 2 week postponement request, with regard to traffic impacts, we are particularly concerned that there is no effective mitigation proposed or agreed to at the Greystone & MoPac EB intersection **equal to what is offered at Executive Center and MoPac, a deceleration AND acceleration lane. WE SEE THIS AS A GRAVE SAFETY ISSUE that could be reasonably mitigated.**

Sincerely,

Brad Parsons  
3706 Greystone Dr.  
ANC Sector 1 Rep.



**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

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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:** [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](#)  
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**Subject:** THE AUSTIN OAKS PUD  
**Date:** Sunday, October 16, 2016 5:30:07 PM

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You probably have heard that the Environmental Commission did not approve the PUD as superior, and they were correct in doing so.

The applicant should have to comply with the Heritage and Protected tree ordinances. They should not be able to wait 25 years before doing another tree survey -- trees grow a lot in that amount of time.

People in the neighborhood are concerned that the building heights will change because the applicant is using Mean Sea Level on the land use plan. We're worried that buildings will actually be taller than specified in the PUD application. Do we really want to set a precedent for buildings that tall in neighborhoods between 183 and 360? Once you ok this for the Austin Oaks site, you've opened the door for other neighborhoods...and that's definitely not superior.

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Lastly, you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? How many people in the neighborhood really want an amphitheater that will bring even more people and traffic into the neighborhood?

Also, please do not be misled about neighborhood support for this project. I am a NWACA member and I did not support the Charrette outcome. That process was a kangaroo court whose outcome was predetermined. They are posting information about the progress of the plans without stating the source of the information. When asked the source of the information, they do not respond.

Thank you for your service to the community. Please include my letter in the back-up materials on this case to the City Council.

Sincerely,

Tela Goodwin Mange  
7104 Spurlock Dr  
Austin TX 78731

**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](#); [Moore, Andrew](#); [Rusthoven, Jerry](#); [Lesniak, Chuck](#)  
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The applicant should have to fully mitigate the astronomical increase in traffic they're proposing for the neighborhood. Under the plan, we'll go from 4,086 trips per day to almost 20,000. We have lived on Green Trails for 26 years and the traffic from the current development has never increased nor been problematic to the neighborhood. So for 26 years, the traffic has increased in the neighborhood but not from this development. Now you are being asked to approved a development that will increase the traffic to a magnitude that is unconscionable. We moved into this neighborhood because of the green spaces and the exceptional schools for our children. It was a safe place for our kids to ride bikes to school. This proposed development will ruin our neighborhood and the quality of life that we enjoy today. Many of our neighborhood intersections are already failing, even without this huge influx of traffic. Last year, the applicant offered \$10 million in traffic mitigation, which has now dropped to \$628,000...which really won't do anything. This development doesn't belong in an established neighborhood!

I know you're going to hear a lot about a community park. How much of that "parkland" is land that is unbuildable? How much of that space will actually welcome children and be suitable for play? Living directly across the street from the location of the proposed amphitheater, I can promise you that we do NOT want it in this so called "parkland".

I keep hearing that the neighborhood supports this proposed PUD and I can promise you that isn't correct. I am a NWACA member and I did not support the Charrette outcome. My husband and I were only able to attend one night of the Charrette and that just happened to be the night that they were taking the vote. No one told us ahead of time that the vote would be taken that night and the

whole process was nothing more than just a matter of going through the motions. That process was a waste of time for everyone because the outcome was predetermined.

I have lived in Austin for 52 years, grew up in S. Austin and moved to my home on Green Trails in 1990. We have raised our children in our current home and it is home base for them still today, even though they are now adults and live in another city. It breaks my heart to think that we will have to move if this PUD is approved because the traffic it will generate will ruin the quality of life for the residents of this great neighborhood. Every school that is fed by this neighborhood is overcrowded and this PUD will only exacerbate that problem. Please do not ruin our homes, our quality of life, our neighborhood, by approving this PUD. It is NOT SUPERIOR!

Sincerely,

Diane Newberry  
3801 Green Trail N  
Austin, TX 78731

**From:** [Guernsey, Greg](#)  
**To:** [Rusthoven, Jerry](#); [Moore, Andrew](#); [Rivera, Andrew](#)  
**Subject:** FW: Austin Oaks PUD - Staff TIA Memo  
**Date:** Monday, October 17, 2016 8:21:12 AM  
**Attachments:** [AOTIAStaffMemoSummarySpreadsheet.pdf](#)

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FYI

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**From:** Brad Parsons [mailto:████████████████████]  
**Sent:** Saturday, October 15, 2016 4:17 PM  
**To:** Guernsey, Greg  
**Subject:** Re: Austin Oaks PUD - Staff TIA Memo

Oct. 15, 2016

Mr. Guernsey:

Attaching a summary spreadsheet that is in support of the points made in the 2 neighborhood requests (NSCNA & NWAN) yesterday for a 2 week postponement on the case, the first neighborhood requests for postponement since the case began. There are a number of errors in the TIA delay time LOS table data. The attached spreadsheet lists only the intersections with the worst delay of time LOS, there are numerous other errors in the TIA table data from the applicant's TIA.

Beyond the 2 week postponement request, with regard to traffic impacts, we are particularly concerned that there is no effective mitigation proposed or agreed to at the Greystone & MoPac EB intersection **equal to what is offered at Executive Center and MoPac, a deceleration AND acceleration lane. WE SEE THIS AS A GRAVE SAFETY ISSUE that could be reasonably mitigated.**

Sincerely,

Brad Parsons  
3706 Greystone Dr.  
ANC Sector 1 Rep.

<b>Worst intersection delays in TIA Staff Memo</b>	<b>Existing AM seconds delay</b>	<b>No Build AM by 2024 sec. delay **</b>	<b>Build W/O Mitigation AM by 2024 **</b>	<b>Build W/ Mitigation AM by 2024 *</b>	<b>Existing PM seconds delay</b>	<b>No Build PM by 2024 sec. delay **</b>	<b>Build W/O Mitigation PM by 2024 **</b>	<b>Build W/ Mitigation PM by 2024 *</b>	<b>Mitigation Desc.</b>						
<b>Steck @ MoPac SBFR (signal)</b>	SB 143.8 sec. INT 114.7 sec.	SB 233.9 INT 184.3 EB 88	SB 250.7 INT 197.4 EB 88	SB 250.7 INT 197.4 EB 88	SB 202.5 INT 132.2	SB 303.2 INT 196.9 EB 84.9	SB 321.6 INT 209.4 EB 84.9	SB 321.6 INT 209.4 EB 84.9	No mitigation by applicant						
<b>Steck @ MoPac NBFR (signal)</b>	NB 610 sec. INT 203 sec.	NB 766.6 INT 253.9 WB 62.8	NB 765 INT 253.4 WB 62.8	NB 765 INT 253.4 WB 62.8	NB 458.2 INT 169.8	NB 594.3 INT 234 WB 86.7	NB 594.3 INT 234 WB 86.7	NB 594.3 INT 234 WB 86.7	No mitigation by applicant						
<b>Spicewood @ MoPac SBFR (signal)</b>	EB 198.6 sec. INT 91.7 sec.	<b>EB 284.1</b> <b>INT 150.2</b> <b>SB 147.4</b>	<b>EB 91.2</b> <b>INT 94.1</b> <b>SB 125.1</b>	EB 91.2 INT 94.1 SB 125.1	EB 108 INT 66.4 SB 86.1	EB 162.4 INT 97.2 SB 125.3	EB 219.5 INT 111.2 SB 105.2	<b>EB 220.5</b> <b>INT 111.5</b> <b>SB 105.2</b>	New lane SB right turn channelized from Loop 1 to Spicewood Sprgs. New lane EB right turn channelized from Spicewood Sprgs to Loop 1.						
<b>Spicewood @ MoPac NBFR (signal)</b>	NB 99.9 sec.	NB 157.6	NB 236.4 INT 96.3 WB 68.7	NB 236.4 INT 96.3 WB 68.7	NB 161.1	NB 233 INT 68.5	NB 309.2 INT 91.4	NB 309.2 INT 91.4	No mitigation by applicant						
<b>Greystone @ MoPac (NO SIGNAL)</b>	EB 56.4 sec.	<b>EB 172.1</b>	<b>EB 254.9</b> <b>4.25 min</b>	<b>EB 254.9</b> <b>4.25 min</b>	EB 34.7	<b>EB 81.6</b>	<b>EB 143.4</b> <b>2.39 min</b>	<b>EB 143.4</b> <b>2.39 min</b>	Adding SB right turn deceleration lane on Loop 1 to exit at Greystone. <b>No acceleration lane proposed from Greystone onto Loop 1, as is for Executive Center Dr. (#1 SAFETY ISSUE in whole plan)</b>						
<b>Far West @ MoPac SBFR (signal)</b>	SB 26.8	SB 69	SB 13.6 INT 15.3	SB 13.6 INT 15.3	<b>SB 151.5</b> <b>INT 78.7</b>	<b>SB 277.7</b> <b>INT 139.4</b>	<b>SB 78.6</b> <b>INT 49.5</b>	SB 78.6 INT 49.5	New lane SB right turn channelized from Loop 1 to Far West Blvd.						
<b>Far West @ MoPac NBFR (signal)</b>					EB 32.2 INT 30.8	EB 70.8 INT 61.7	<b>EB 117</b> <b>INT 97.9</b>	<b>EB 117</b> <b>INT 97.9</b>	No mitigation by applicant						
<b>Far West @ Wood Hollow (signal)</b>	NB 68.8 sec.	<b>NB 115</b>	<b>NB 88.2</b> WB 56.7	NB 64.8 WB 42.9 SB 54.7	NB 65.2 SB 65.9	NB 80.9 SB 69.2	NB 51.2 SB 69.2	NB 51.2 SB 69.2	New NB right turn overlap operation, restripe, adjust signal timing.						
<b>Spicewood @ Hart (NO signal, SIGNAL TO BE ADDED)</b>	NB 28.7 sec.	NB 53.7	NB 25.5	NB 25.5	NB 77.4	<b>NB 381.1</b>	<b>NB 35.9</b>	NB 35.9	Redesign the intersection. New traffic signal. Advanced warning flasher west of intersection. Widen NB Hart Ln approach for added left turn lanes.						
					* These two columns have errors in the Staff Memo. W/ mitigation appear to be reposting of the W/O mitigation column										
					** Problem in the data between No Build and Build W/O mitigation. Numbers should not be going down from No Build to Build W/O mit. for same year.										
					<b>Highlighted red numbers are in error. Selected from many in TIA.</b> <b>Understand this data all originated from the applicant's TIA.</b>										

**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:** Austin Oaks PUD  
**Date:** Sunday, October 16, 2016 5:45:24 PM

---

Hello. I am writing as a member of the Austin Oaks charrette working group because I am concerned about the proposed Austin Oaks PUD. I have three main problems: (1) the result of the charrette process, because the final plan that resulted, completely ignored previous votes taken during the charrette; (2) the current proposal contradicts that final plan that came out of the charrette, clearly in terms of traffic and the number of trees being removed and seemingly in terms of building heights; and (3) the proposal sets a precedent for exceeding current zoning and producing 6-8 story buildings up and down MOPAC, indeed, throughout the city.

I hope you appreciate my concerns, which are shared by many in the NW Hills and around the city, and that you will oppose the proposed PUD and recommend that the developer reduce the scale of the project. What we voted on Wednesday night of the charrette – 4-story buildings along Spicewood Springs and 6-story buildings along MOPAC – and what was subsequently ignored when drafting the final plan represents a useful starting point. In case you are interested, I provide more detail below on how the charrette process worked.

Thank you,

Chris Wlezien  
5921 Mount Bonnell Road  
Austin, Texas 78731

Observations on the January 25-29, 2016, charrette:

1. I and various others who attended every night thought that the charrette process was going well from its beginning on Monday morning through Wednesday night, as it reflected the input from the various workshops we conducted in advance as well as the preferences of charrette participants. The process went off the rails on Thursday night. That night we voted on a plan that ignored the votes from the night before. On Wednesday night we voted for no residential and then an option with 4 stories along Spicewood Spring and 6 stories along MOPAC. These were difficult decisions for the neighborhood to take, as we were exceeding current zoning and so were supporting a PUD. We arrived on Thursday expecting to see a plan that reflected the votes of the night before, but that was not the case. Instead, we were presented with an option that included residential, had 5 stories along Spicewood and 7 stories along MOPAC, and approached 1.2 million square feet, bundled with various amenities on which we were not given the opportunity to vote. I expected a plan of approximately 1,050,000 square feet with no more than 6 stories. This was one that would have passed very easily, approaching unanimity, I think, particularly if it included some amenities. But, note I and most others I know who attended did not even expect a vote, as it was not indicated in the charrette plan and we in the working group were not notified.

2. How they arrived at the recommended plan was and is not clear. I have asked the working group but, like the votes from Wednesday night of the charrette, my questions were ignored by the developer and his representative. One person in the group told me that the facilitators/designers had to make trade-offs, e.g., to include residential, height had to go above 6 stories. I replied that this would have been understandable had we voted for residential and 6 stories, where a trade-off was required/implied. The response was that they relied on Post-Its charrette attendees had placed on the displays on Wednesday night, which showed support for residential. I then asked about what Post-Its showed on Thursday night and was told they were about even. It seems that when leaders didn't like votes, as on Wednesday night, they ignored them, and when they did like the votes, as on Thursday night, they accepted them. Why vote at all? Why not just rely on Post-Its? Why even include the public? Two people who I didn't know before the charrette told me that they felt like the community just didn't matter in the end – one said that “we wasted our time.”
  
3. The resulting plan, while preferred to the code-compliant plan, is not the community's “consensus plan.” This partly reflects what I say in point 1 above. It also reflects the fact that support for the plan in a vote against code-compliant is not a basis for inferring consensus. Consider that the rationale for the charrette is **\*not\*** that it produces an alternative that is better than code-compliant, but that it produces the community's preferred alternative. Hundreds of plans could have beaten the code-compliant option, including the one we voted on Wednesday night of the charrette. That approximately 60% voted for the plan supports what I am saying, as it is hardly consensus. And keep in mind that the voters that night were not a random or representative sample of the neighborhood, as few of us knew there would be a vote and many who attended on Wednesday night stayed home on Thursday, thinking the important decisions had already been made.

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Christopher Wlezien  
University of Texas at Austin  
Department of Government  
158 W 21st ST STOP A1800  
Austin, TX 78712-1704

E-mail: [REDACTED]  
Homepage: <http://www.utexas.edu/cola/depts/government/faculty/cw26629>  
Journal: <http://poq.oxfordjournals.org>  
e-  
Book: <http://press.uchicago.edu/ucp/books/book/chicago/Other/bo19211950.html>  
Book: <http://press.uchicago.edu/ucp/books/book/chicago/T/bo13948250>  
Book: <http://www.cambridge.org/9780521687898>  
Book: <http://www.russellsage.org/publications/who-gets-represented>

**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:** Zoning change for Austin Oaks Planned Unit Development, C814-2014-0120  
**Date:** Sunday, October 23, 2016 9:02:30 PM

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**Re: Zoning change for Austin Oaks Planned Unit Development, C814-2014-0120**

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

If the PUD is built as most recently proposed, it will negatively impact traffic and our environment. Based on a transportation impact analysis, daily car trips are expected to increase by more than 15,000 trips per day, meaning vehicles will idle for exorbitant periods of time at intersections that are already failing. Too many heritage and protected trees will be eliminated. The height of the office buildings will be unsightly and degrade the character of the neighborhood.

We recognize that new development/redevelopment is inevitable. However, proposed projects should include measures to preserve and/or enhance the quality and beauty of our 40-year-old community. The Austin Oaks PUD proposal does not preserve or enhance; it does not belong in our neighborhood.

We respectfully ask that the Austin Oaks owner/developer be required to implement traffic infrastructure modifications for both sides of the intersection at Steck Avenue and MoPac, where we are likely to see vehicular logjams due to massive amounts of cut-through traffic. We also ask that the owner/developer redesign the project to scale back its impact on heritage and protected trees and keep building heights at/near levels allowed by current zoning.

**Please reject the zoning change proposal for Austin Oaks Planned Unit Development, C814-2014-0120.**

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

Sincerely,

Julie Rawlings  
President,  
Summerwood Homeowners Association

**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](#)  
**Cc:** [Kiolbassa, 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:** PUD proposed for Austin Oaks  
**Date:** Wednesday, September 14, 2016 1:26:11 PM

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Hello,

I am gravely concerned that the proposed PUD to replace Austin Oaks Business Park is a serious mistake. It seems that the new development would need to be called North Austin Skyscrapers—NO Oaks! Traffic congestion, the terrain, and building height concerns all suggest this project does not fit in North Austin. We don't want this development. We don't need this development. We won't be able to adapt to the drastic changes this development will make in this highly congested intersection at MOPAC and Anderson Lane. The developer's numbers are all suspect and require intense scrutiny by all responsible City jurisdictions. Austin Oaks is not a business park that needs to be replaced.

Sincerely,

Ron W. Coldiron  
6509 Marblewood Dr.  
Austin, TX 78731  
Former NWACA Board Member

**From:** [Wade Shaw](#)  
**To:** [Moore, Andrew](#)  
**Subject:** Austin Oaks Charrette  
**Date:** Friday, October 07, 2016 2:48:21 PM

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NW Hills has a PUD in the Town Center, so we know what one looks like. Austin Oaks is just another large scale development which Northwest Hills roads and schools clearly cannot handle from the Austin Zoning process reports which I have followed closely.

While Ms Gallo lauds the "superior parks" plan of Austin Oaks, she meanwhile spends her time and effort removing her prior Parks appointees, and as near as I can tell, rebuilding every park in Tarrytown, always the monetary and power center of Austin since I moved here in 1960. Am I surprised? No. Am I disappointed? Deeply.

Sherry Gallo and NWACA notwithstanding, I do NOT agree that the Charrette reflects the opinions of this neighborhood. Only 55 NWACA neighbors were present when a snap vote was taken by the Charrette. NWACA assoc does not represent Northwest Hills citizens either, since their only polling concerning Austin Oaks occurred over a year ago and was vehemently opposed to rezoning. NWACA is a pro- pro-development set of insulated realtors who meet privately, in a very small group, not really advertised and only privately at Mangia Pizza on Mesa Drive. They do run a 4th of July Parade and organize a Garage Sale day, and that is their only contact with Northwest Hills. Big deal. They might as well be Office Development lobbyists, and in fact, I believe some of them are

The Charrette was a bait-and-switch manouver by Spire and, most likely, NWACA abetted by Sherry Gallo as former president of Austin Board of Realtors, who paid for transportation.

Please vote to deny this case in zoning, based upon dirty tricks.

Wade Shaw  
4310 Far West Blvd  
Austin Texas, 78731

The house with the Alison Alter sign in the front yard.

**From:** [Wayne and Theresa Vincent](#)  
**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:** Sunday, October 30, 2016 12:15:32 PM

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All, I am a resident of Northwest Hills and as such, I am extremely concerned about the impacts of the proposed development to our safety, environment, and quality of life. The current proposal is simply unacceptable, and unfair to those of us who have invested so much time and money to build a life here. For example, my husband and I have paid TENS OF THOUSANDS of extra dollars to address (often very minor) code compliance issues during a recent remodel (McMansion rules, heritage tree rules, infrastructure rules, etc etc), so I am incensed that the developer in question here is not even being held to the same standard (for example, using a 25-year tree survey is laughable). Noncompliance should not be for sale!!!

I would very much like to STOP this development altogether! At a MINIMUM, I would like to add my voice to the requests and concerns attached at the bottom of this note regarding the following points:

- a. SAFETY - PROJECTIONS OF NEARLY FIVE TIMES THE CURRENT TRAFFIC COUNTS ARE NOT ADDRESSED - Have the applicant fully mitigate the increased traffic as some of these intersections become "dangerously unsafe" even after the proposed mitigation (for example Greystone @ MoPac; stats for Executive Ctr @ MoPac are left out of Staff Memo), last year applicant offered \$10M in traffic mitigation, but is now only offering \$628K in traffic mitigation.
- b. BUILDING CODE - Eliminate 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.
- c. HERITAGE TREES - This is simply not acceptable - private residences would never be allowed to skirt the rules in this way. Scale back the variances and impact on the Heritage and Protected trees. DO NOT USE a 25 year tree survey (trees grow 10" diameter in that time) and follow the Heritage and Protected tree Ordinances.

I hereby request that this message be included in the back-up materials on this case to ZAP & to Council.

Thank you for your consideration of these comments. These are real lives impacted, not just meaningless numbers. Please help keep Austin special and beautiful and not let it degrade into another Houston.

Theresa Vincent  
3711 Hidden Hollow  
Austin, TX 78731

\*\*\*\*\*

Attachment 1: PROPOSAL FACTS

TRAFFIC FACTS:

- 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. Greystone @ MoPac becomes particularly dangerous and is unmitigated by the applicant equal to Executive Center @ MoPac.

#### BUILDING HEIGHT FACTS:

- 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 FACTS:

- 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.

**From:** [Dianna Watkins](#)  
**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:** Request Regarding Austin Oaks PUD  
**Date:** Friday, October 28, 2016 1:53:49 PM

---

Dear Zoning and Platting Commissioner:

I respectfully request that you not approve the Austin Oaks PUD application at your November 1, 2016 meeting.

I was born in Austin, grew up in the Rosedale area, raised a family in Crestview and retired to the Northwest Austin area where I travel Spicewood Springs Road, Steck Avenue and Anderson Lane on a daily basis. I don't need an accurate traffic study to inform me of the congested traffic conditions on these main roadways. I experience them first hand every day. I have sat through three street light changes to get past the MOPAC/ Spicewood Springs intersection at 2:00 in the afternoon. I have heard angry people honk and display road rage due to the congestion that is limiting their ability to accomplish daily objectives. 500 percent increase in traffic will decrease our quality of life in the area as well as cause heighten frustration leading to road rage and make us all just plain very unhappy citizens. It appears that the only happy people would be Spire Realty as they collect their financial windfall.

I am not totally against redevelopment of the Austin Oaks property however, I feel that it should be designed with a limit of 5 stories. Also, please have the developer get rid of the mean sea level figures on building heights in the Land Use Plan. I also believe that they need to scale back the variances and impact on the Heritage and Protected trees. Please protect the trees! And we all need to be realistic about the impact that a 500 percent increase in traffic will have on the quality of our lives within District 10.

Thank you in advance for your consideration and for the protection you give our wonderful city. Please include this communication in the back-up materials on this case to ZAP and the Council.

Sincerely,  
Dianna Watkins  
3621 Claburn Dr  
Austin, TX 78759

**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:** Austin Oaks PUD  
**Date:** Sunday, October 16, 2016 5:45:24 PM

---

Hello. I am writing as a member of the Austin Oaks charrette working group because I am concerned about the proposed Austin Oaks PUD. I have three main problems: (1) the result of the charrette process, because the final plan that resulted, completely ignored previous votes taken during the charrette; (2) the current proposal contradicts that final plan that came out of the charrette, clearly in terms of traffic and the number of trees being removed and seemingly in terms of building heights; and (3) the proposal sets a precedent for exceeding current zoning and producing 6-8 story buildings up and down MOPAC, indeed, throughout the city.

I hope you appreciate my concerns, which are shared by many in the NW Hills and around the city, and that you will oppose the proposed PUD and recommend that the developer reduce the scale of the project. What we voted on Wednesday night of the charrette – 4-story buildings along Spicewood Springs and 6-story buildings along MOPAC – and what was subsequently ignored when drafting the final plan represents a useful starting point. In case you are interested, I provide more detail below on how the charrette process worked.

Thank you,

Chris Wlezien  
5921 Mount Bonnell Road  
Austin, Texas 78731

Observations on the January 25-29, 2016, charrette:

1. I and various others who attended every night thought that the charrette process was going well from its beginning on Monday morning through Wednesday night, as it reflected the input from the various workshops we conducted in advance as well as the preferences of charrette participants. The process went off the rails on Thursday night. That night we voted on a plan that ignored the votes from the night before. On Wednesday night we voted for no residential and then an option with 4 stories along Spicewood Spring and 6 stories along MOPAC. These were difficult decisions for the neighborhood to take, as we were exceeding current zoning and so were supporting a PUD. We arrived on Thursday expecting to see a plan that reflected the votes of the night before, but that was not the case. Instead, we were presented with an option that included residential, had 5 stories along Spicewood and 7 stories along MOPAC, and approached 1.2 million square feet, bundled with various amenities on which we were not given the opportunity to vote. I expected a plan of approximately 1,050,000 square feet with no more than 6 stories. This was one that would have passed very easily, approaching unanimity, I think, particularly if it included some amenities. But, note I and most others I know who attended did not even expect a vote, as it was not indicated in the charrette plan and we in the working group were not notified.

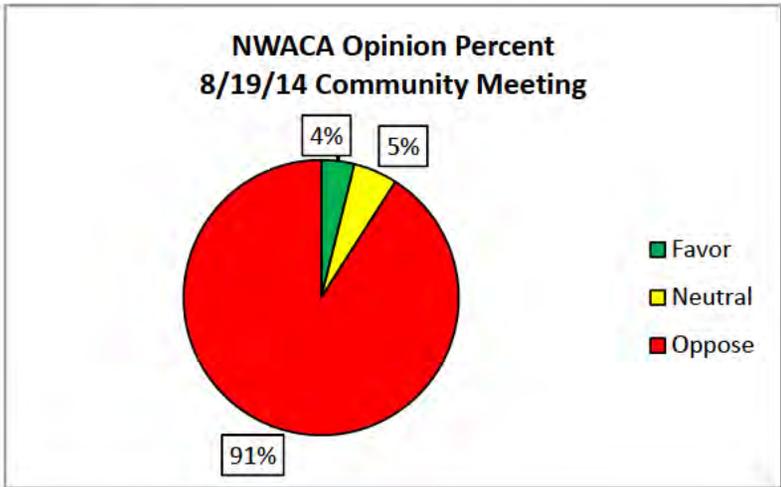
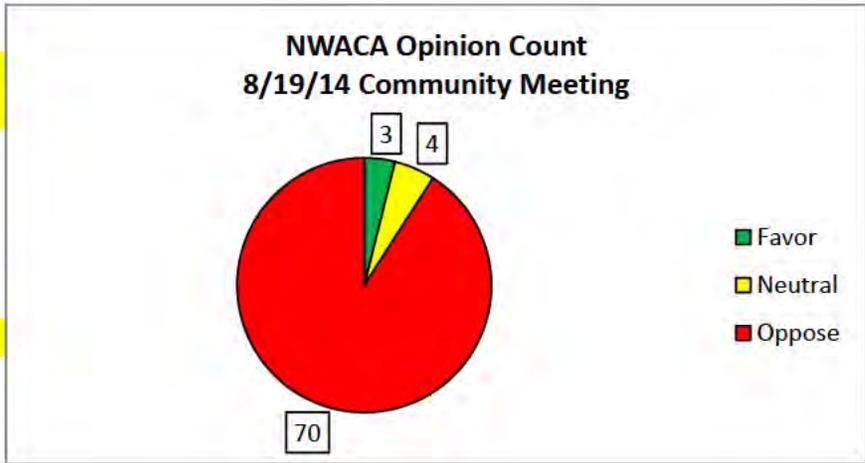
2. How they arrived at the recommended plan was and is not clear. I have asked the working group but, like the votes from Wednesday night of the charrette, my questions were ignored by the developer and his representative. One person in the group told me that the facilitators/designers had to make trade-offs, e.g., to include residential, height had to go above 6 stories. I replied that this would have been understandable had we voted for residential and 6 stories, where a trade-off was required/implied. The response was that they relied on Post-Its charrette attendees had placed on the displays on Wednesday night, which showed support for residential. I then asked about what Post-Its showed on Thursday night and was told they were about even. It seems that when leaders didn't like votes, as on Wednesday night, they ignored them, and when they did like the votes, as on Thursday night, they accepted them. Why vote at all? Why not just rely on Post-Its? Why even include the public? Two people who I didn't know before the charrette told me that they felt like the community just didn't matter in the end – one said that “we wasted our time.”
  
3. The resulting plan, while preferred to the code-compliant plan, is not the community's “consensus plan.” This partly reflects what I say in point 1 above. It also reflects the fact that support for the plan in a vote against code-compliant is not a basis for inferring consensus. Consider that the rationale for the charrette is **\*not\*** that it produces an alternative that is better than code-compliant, but that it produces the community's preferred alternative. Hundreds of plans could have beaten the code-compliant option, including the one we voted on Wednesday night of the charrette. That approximately 60% voted for the plan supports what I am saying, as it is hardly consensus. And keep in mind that the voters that night were not a random or representative sample of the neighborhood, as few of us knew there would be a vote and many who attended on Wednesday night stayed home on Thursday, thinking the important decisions had already been made.

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Book: <http://www.cambridge.org/9780521687898>  
Book: <http://www.russellsage.org/publications/who-gets-represented>

NWACA Only	
Opinion	Count
Favor	3
Neutral	4
Oppose	70
<b>total</b>	<b>77</b>

Opinion	Percent
Favor	4%
Neutral	5%
Oppose	91%
<b>total</b>	<b>77</b>



## Results of NWACA 2014 Poll of the Neighborhood

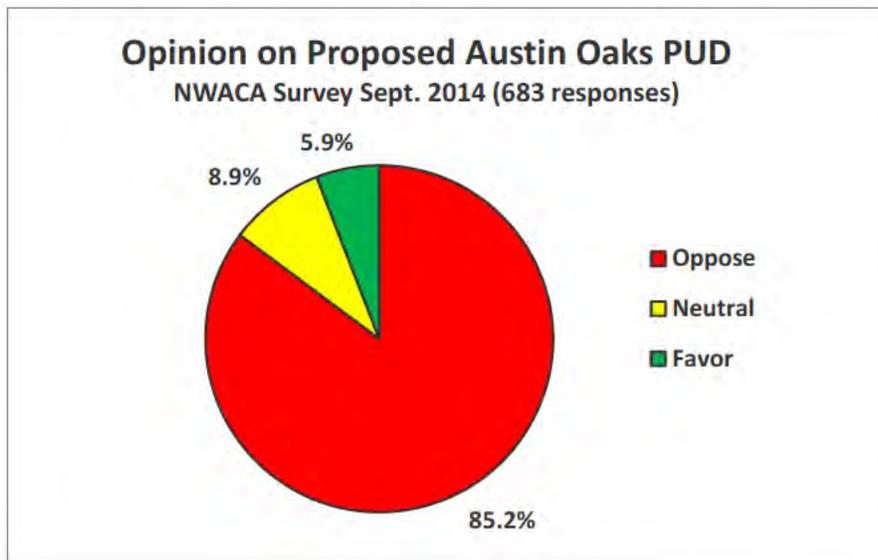
Survey completed 9/17/14; report generated 9/19/14  
683 Responses (16% of 4160 households)

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD and about topics of interest for NWACA's work in the coming months. The survey was publicized in the September NWACA newsletter, the quarterly postcard that goes to all NWACA households, email to the entire NWACA mailing list, Facebook posts, email to NWACA members who are not on the mailing list, and paper ballots to NWACA members who have no internet access.

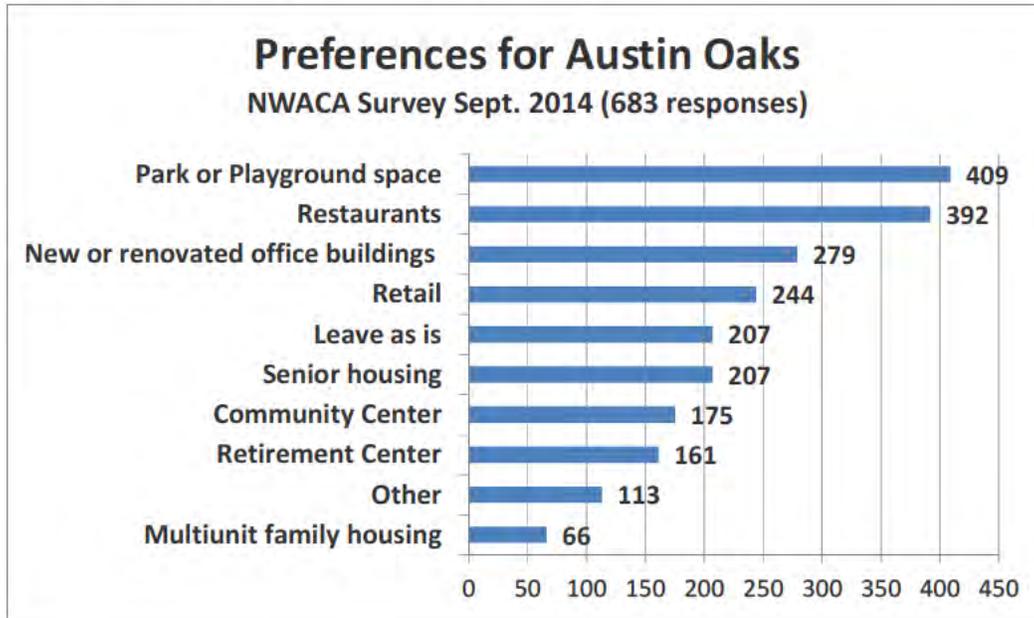
Below are summaries of the responses for each question. For questions that had "other" responses, these responses have been categorized by topic. In many cases, the "other" topics overlap choices that were available to the respondents, but they used the "other" for one that didn't fit their first, second, and third choices.

Responses to the last question asking for other input ranged across many topics. Those responses are summarized in a separate file, too lengthy to include here.

**Q1: For the currently described PUD plan, what is your opinion about the PUD?**



Q2: If the office buildings at Austin Oaks were to be redeveloped, what preferences do you have for what would be there? (Choose as many as you wish.)



The "Other" responses for Question 2 covered the following topics:

Q2: Preferences - "Other" topics	Count	Q2: Preferences - "Other" topics	Count
short office buildings	15	senior housing	2
school /school rental	14	anything without traffic impact	1
use existing zoning	8	bike lanes	1
no residential housing	7	condos	1
local businesses	6	let the market decide	1
mixed use development	6	library	1
infrastructure support	5	more permeable surface	1
less intense development	4	multi-unit family housing	1
local restaurants	4	no additional development now	1
no multi-unit family housing	4	no affordable housing	1
upscale senior housing	4	no fake affordable housing	1
apartments	3	no retirement center	1
keep as many trees as possible	3	office mixed use	1
park area	3	office with underground parking	1
high density office space	2	restaurants	1
high density residential, with office and retail	2	signature' development	1
leave as is	2	single family housing	1
no PUD	2	upscale restaurants	1
restaurants and music under the trees	2	zone for another Austin school vertical	1
school rental	2		

# **Results of NWACA March 2015 Poll of NWACA Neighborhood**

Survey completed 3/24/15; report generated 4/9/15  
501 Responses (12% of 4160 households)

## **Background**

NWACA conducted a survey of the neighborhood in late August and early September, 2014, asking for input on the proposed Austin Oaks PUD, among other topics. Those results were relayed to the neighborhood, City Council, City Staff, and the developer. In November, the developer convened a meeting of neighborhood leaders and laid out changes to the development that the developer hoped would address the concerns raised by the community in the original survey and the community meeting. In December, the developer summarized those ideas in a letter to NWACA, along with eight supporting documents. All of that information is posted at [www.nwaca.org](http://www.nwaca.org). In February, NWACA formulated a new survey in order to continue to give our NWACA neighborhood the opportunity to weigh in on the developer's proposed changes.

## **NWACA Engagement**

Many residents have commented that the Austin Oaks property owner will likely proceed with some form of development, regardless of the outcome of its PUD application. Residents have expressed an interest in NWACA working to impact that process in a favorable way to preserve and protect the character of our community. In response to questions about PUDs in NWACA, Zoning Committee research has identified at least 14 existing PUDs in the NWACA Area. Neighborhoods like The Trails, Mesa Forest, Treetops, Vista Ridge, and the Dell Jewish Community Campus are Planned Unit Developments (PUDs).

## **Survey Mechanics**

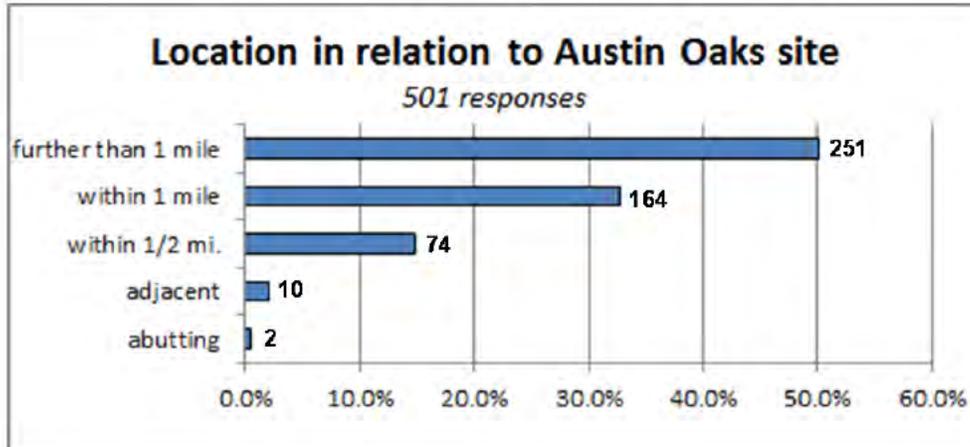
To ensure that responses were from NWACA residents and that only one response per household was submitted, the first question on the survey required name and address information. When validating the responses, a unique ID was assigned to each response, and then the identifying information was separated from the survey question responses and used only for validation purposes. Throughout the survey, responses were ordered in numeric order or in alphabetic order, as appropriate to the question, to avoid answer bias concerns.

## **Validation of Survey Respondents**

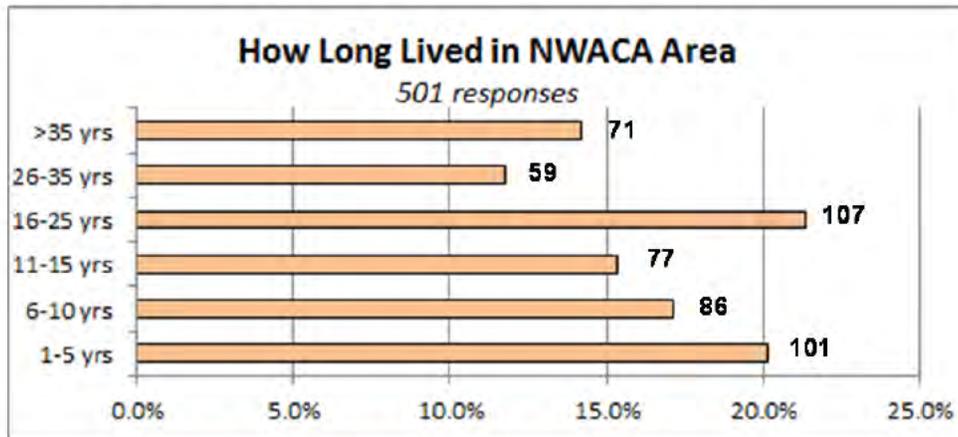
Several members of the volunteer NWACA Board spent about 75 hours creating the survey and validating the responses. Many respondents were from locations outside NWACA boundaries, were duplicates from the same address, were names that could not be confirmed as residents, or were otherwise fraudulent responses (such as one submitted for a person who died the week before the survey began). Validation left 501 valid responses, for which the corresponding survey question answers were then analyzed. Results of the analysis follow, by question number. The last question asked for other comments, and that set of comments has been sorted, and the comments are posted verbatim at [www.nwaca.org](http://www.nwaca.org)

## Survey Results

Q2: Where is your home in relation to the Austin Oaks site?

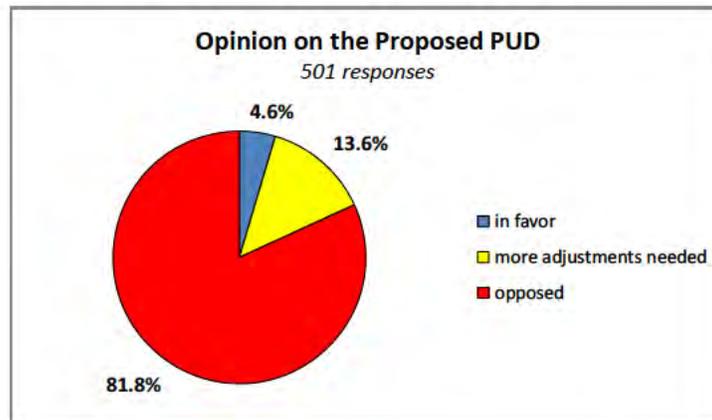


Q3: How long have you lived in the NWACA area?



Q4: Taking into account the developer's proposed changes from the December 22 letter, are you:

- In favor of the proposed PUD
- Like the improvements, but more adjustments are needed for me to support the PUD
- Opposed to the proposed PUD



**Q5: Select a response for each of the items from the December proposed changes.**

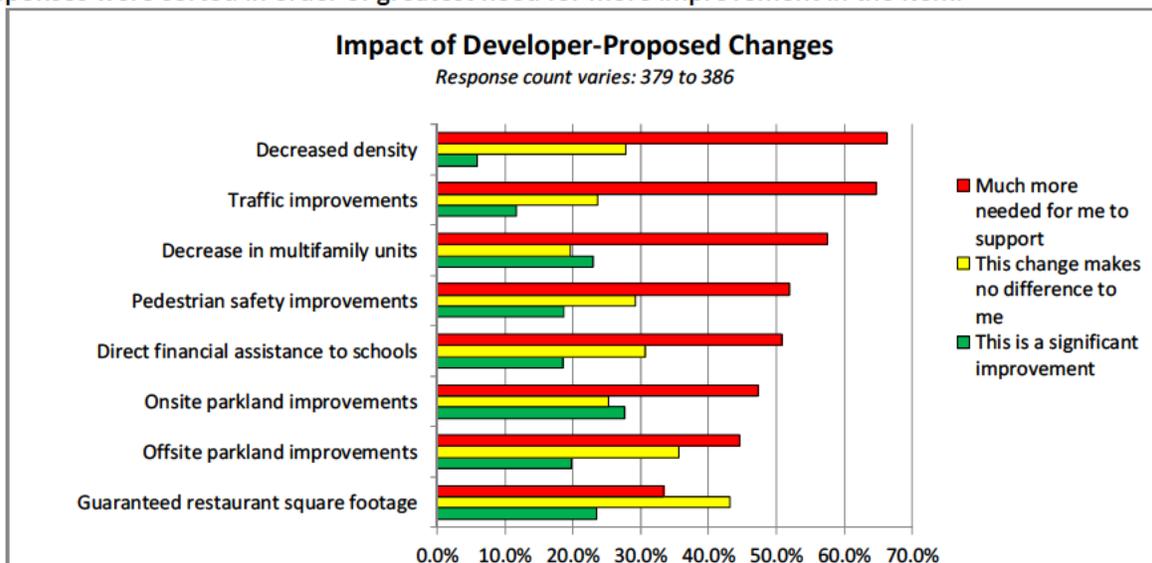
This question asked for a selection among these responses for each of 8 changes listed:

- This change is a significant improvement
- This change makes no difference to me
- Much more is needed in this area for me to support the PUD application

The individual changes cited were taken from the developer’s December letter to NWACA, but listed in alphabetic order to avoid bias. Each item listed was cross-referenced to the online copy of material provided by the developer, so that survey takers could examine that material, if they wished to know more about the topic. These were the items rated:

- **Decreased Density:** Decrease from 1.6M square feet of developed area to 1.4M square feet. The 31acre site currently has 450,000 square feet developed. (See Dec 2014 A Executed Letter, part 9)
- **Decrease in Multifamily Units:** Decrease maximum number from 610 units to 300 units. (See Dec 2014 A Executed Letter, part 7)
- **Direct Financial Assistance to Schools:** An Austin Oaks School Assistance Trust is proposed, funded as the property is redeveloped and leased, anticipating approximately \$9M by the year 2032. (See Dec 2014 A Executed Letter, part 3)
- **Guaranteed Restaurant Square Footage:** Minimum of 90,000 square feet of retail space, of which 60,000 is reserved for restaurants (See Dec 2014 A Executed Letter, part 6)
- **Offsite Parkland Improvements:** \$150,000 for improvements to playground and park area at Doss Elementary School (See Dec 2014 Attachment 4 Doss Elementary – proposed park improvements)
- **Onsite Parkland Improvements:** add a trail system throughout the site and a 2 acre public park, reducing the number of heritage trees requested for removal from 9 to 5 (See Dec 2014 Attachment 5 Austin Oaks Community Park diagram)
- **Pedestrian Safety Improvements:** Potential financial assistance to improve pedestrian and bicycling safety at school crossings (See Dec 2014 Attachment 2 School access and Safety Summary)
- **Traffic Improvements:** \$400,000 may be provided for restriping and signal modifications at existing intersections. (See page 3 of Dec 2014 Attachment 1 part a)

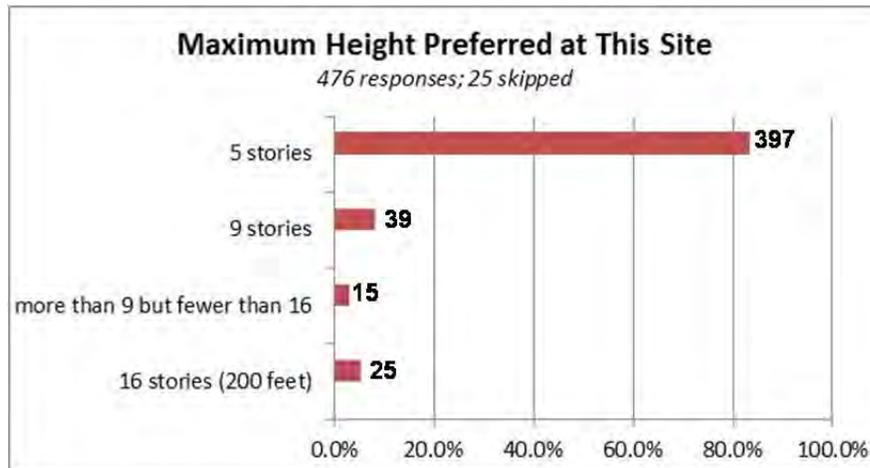
Responses were sorted in order of greatest need for more improvement in the item.



**Q6: What maximum height would you prefer at this site?**

- 5 stories (maximum allowed now)
- 9 stories (like the Google building)
- More than 9, but fewer than 16 stories
- 16 stories (200 feet) as proposed

To give survey takers an idea of buildings with comparable heights, example photos were provided. For the 200 foot building, there was no attempt to convey how the Austin Oaks site might look when built out, but only to depict one 200 foot building at that location. There is no real building near the NWACA neighborhood to show as an example, thus a mock-up was developed, just to convey the height.



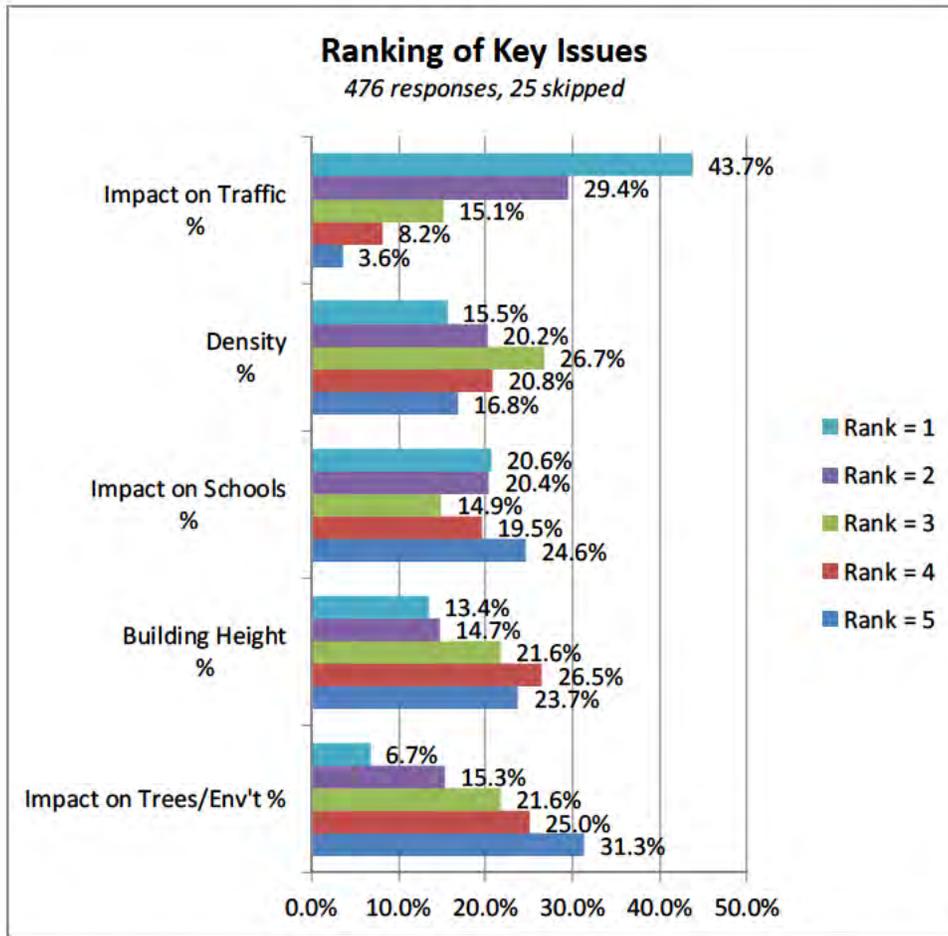
**Q7: Rank the following issues from 1 through 5 (1 most important to you and 5 least important)**

- Building height
- Density
- Impact on school enrollment
- Impact on traffic
- Impact on trees and/or environment

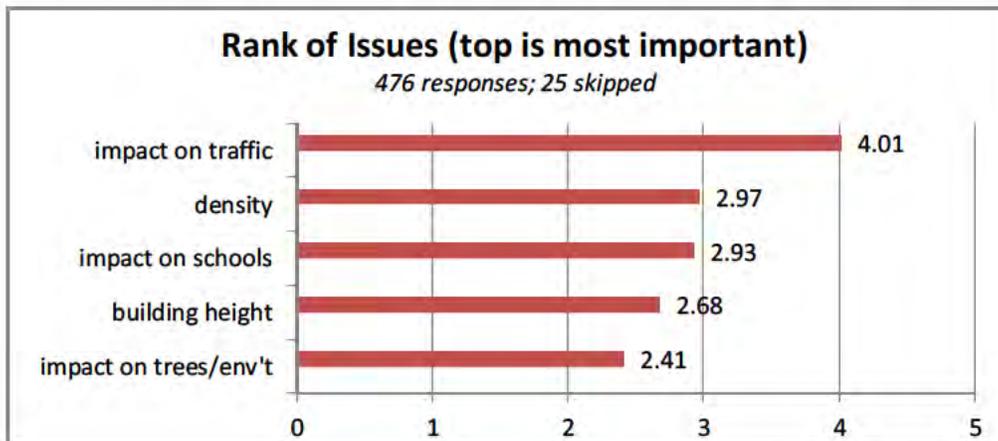
The percentage of responses at each rank is shown in the table below.

Rank	Building Height %	Density %	Impact on Schools %	Impact on Traffic %	Impact on Trees/Env't %
1	13.4%	15.5%	20.6%	43.7%	6.7%
2	14.7%	20.2%	20.4%	29.4%	15.3%
3	21.6%	26.7%	14.9%	15.1%	21.6%
4	26.5%	20.8%	19.5%	8.2%	25.0%
5	23.7%	16.8%	24.6%	3.6%	31.3%

The graph below shows the same percentage information, listed in order of the issues ranked most important first.



A weighted average rank was computed from the responses on each issue, yielding the following chart. Results are sorted in order from most important to least important to the respondents.



**Q8. Please provide any additional comments you have about any of the options you rated in the survey.**

This question was answered by 163 respondents. The comments were grouped into these categories:

- Density
- Development
- Economic
- Environmental
- Height
- NWACA
- Public Safety
- Schools
- Traffic

Verbatim comments are on the NWACA web site at [www.nwaca.org](http://www.nwaca.org)

Comments received after the Charrette but prior to April 2016 update to application.

## Haase, Victoria [Tori]

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**From:** Brad Parsons <mauibrad@hotmail.com>  
**Sent:** Monday, March 14, 2016 4:37 PM  
**Subject:** Letter OPPOSED to Item C1 ZAP Agenda Mar. 15th  
**Attachments:** AustinOaksLetterMar14.pdf; AOLetterofNoConfidencevFINAL.pdf; AppendixA-AOLetterofNoConfidenceFinal.pdf; AppendixB-AOLetterofNoConfidence.pdf; FinalDraft-OSMs\_012516.pdf

March 14, 2016

Zoning & Platting Commission  
City of Austin  
301 W. 2nd Street  
Austin, Texas 78701

**Re: Austin Oaks Planned Unit Development (Case #C814-2014-0120)**

Commissioners:

On April 8, 2015, the Austin Neighborhoods Council (ANC) Executive Committee issued a Resolution in Opposition to the Austin Oaks Planned Unit Development. Members of the ANC Executive Committee have continued to monitor events with the Austin Oaks PUD case for the inappropriate precedents that could be set by the case and to be aware of manipulation of the public engagement process that has persistently characterized the case.

Since then, in June 2015, ANC members and other adjacent neighborhood associations including:

- Allandale NA
- Balcones Civic Assn
- North Shoal Creek NA and
- Northwest Austin Neighbors

opposed the proposed Austin Oaks rezoning on the basis of adverse impacts to:

- traffic
- heritage and protected trees
- viewsheds due to building heights on MoPac
- overcrowded area schools

as well as inconsistencies with Austin's Comprehensive Plan related to Neighborhood Center densities and intensities of use and the unplanned precedent that could be set for along MoPac.

To help resolve outstanding issues to support rezoning and redevelopment of Austin Oaks, interested parties participated in good faith with the property owner applicant:

- In October 2015, representatives of adjacent neighborhood and homeowner associations, and applicant formed a steering committee and working group to consider elements that would result in a redevelopment plan acceptable to all parties;
- In December 2015 and January 2016, the working group organized public information and input sessions to identify **Objectives, Strategies, and Measures (OSMs)** reflecting community preferences for redevelopment to give direction to the charrette;
- In January 2016, the organizing working group participated in a charrette from January 25-28, resulting in a final design rollout on January 29th.

During the charrette, the working group cited failures of the charrette process to adequately incorporate the stated OSMs regarding overall density, traffic generation, heritage and protected tree retention, and building height into the final design.

Subsequent to the charrette, the working group communicated to the applicant:

- On February 3, 2016, asked for modifications to the final design that more closely reflect the stated OSMs to reduce overall density and traffic impacts, to preserve more heritage and protected trees, and to limit maximum building heights to five stories (60-ft.);
- On February 20, 2016, the working group submitted a detailed "**Letter of No Confidence**" to the City Council and ZAP (published in the *Austin Monitor*) reiterating the failure of the charrette to meet the stated OSMs due to process inconsistencies and consequent deficiencies in the final design;
- On March 1, 2016, the neighborhood working group met with the applicant to again request design modifications, in response to which the applicant declined to make changes.

Will also add that the case was last postponed on Sept. 15th, 2015, and the code required 181 day indefinite postponement runs out today, Mar. 14, 2016. **If the Zoning and Platting Commission improperly votes on the case tomorrow (Mar. 15), it will be voting on a case that should have legally already expired.** In the past year, there have been amendments to the PUD Ordinance on the point of affordable housing, which the prior Austin Oaks PUD case is grandfathered not to have to meet, but if a new case had to be filed, those new affordable housing requirements would have to be met.

Therefore, as the NW Austin Sector 1 Representative on the ANC Executive Committee, writing for myself, I express support of the above listed neighborhood associations, which are 4 out of 5 of the neighborhood associations surrounding the Austin Oaks property, and **reaffirm opposition to the Austin Oaks rezoning and redevelopment as currently proposed. Further, I do not believe this case should be postponed on Mar. 15th. It should be allowed to expire as of Mar. 14th and be required to be refiled as a new case meeting the higher requirements of the current city ordinances.**

Respectfully,

Brad Parsons  
ANC Sector 1 Rep.  
40 year resident 1/2 mile from Austin Oaks

cc: Austin City Council, Environmental Commission, Case Manager for the record.  
incl: 5 attachments

**LETTER OF NO CONFIDENCE**  
For the Austin Oaks Charrette  
Of January 25-29, 2016

We the undersigned Working Group members hereby state **No Confidence** in the results of the Austin Oaks Redevelopment Charrette held January 25-29, 2016.

First and foremost, we state this position based on the following material **Objectives, Strategies, and Measures (OSM's)**, developed in good faith collaboration with the property owner, their agent and the Austin Oaks Charrette Working Group, that were not met over the course of the Charrette:

1. **Building heights were not adequately limited.** Charrette designers and the Charrette facilitator(s) did not creatively work to design concepts in the progression of non-code compliant concept plans to keep building heights to 5 stories. In addition, an effort to place height in the low areas of the site as specifically stated as a strategy in the OSM's was not demonstrated. (OSM, Design/Aesthetics, Objective 1, Strategies)
2. **Traffic impact was not mitigated and minimized.** *Current* trips per day were portrayed in the materials shown to the public as 5,000 trips per day; actual trips today are 4,118. Unverified trip counts (no TIA) in the resulting "Developer's Plan" of the Charrette are estimated to be 17,000+ trips per day. **This is a 313% increase over the current traffic count.** Additional entrances/exits/turnarounds from MoPac to mitigate traffic impacts and bring safety due to significant traffic increases were not incorporated or attempted in the designs. The requirement to fund a pro rata share of traffic mitigation investment (by the Developer) was recognized and glossed over by the facilitator(s), but not enumerated. (OSM, Transportation, Objective 1 & 3)
3. **Mass transit was not integrated or considered with any scalability.** A *single* bus stop was incorporated into several designs. The prospective Lone Star Rail station was not incorporated in the plan designs at all. The one bus stop will not significantly reduce trips or accommodate the increase in additional office workers commuting to and from this development. Mass transit was largely ignored as a requirement to the design. (OSM, Transportation, Objective 4)
4. **Heritage and Protected Trees to be preserved were not identified.** There was no effort to disclose the impact to Protected Trees on all of the plans, despite the fact that architects and designer on the Charrette team had this key information at their disposal. The stated goal of 100% of Heritage Trees preserved in the creek gully and fronting of public roadways was not met. The "Developer's Plan" from the Charrette impacts 19 of the 71 Heritage Trees and 23 of the Protected Trees. This compares to 9 Heritage Trees impacted in the last PUD Land Use Plan submitted in the fall of 2015. (OSM, Environment, Objective 1)
5. **Inaccurate portrayal of "Open Space" in the "Code Compliant Plan" option.** During the Charrette, there was persistent confusion by the Charrette Facilitator in the representation of "Dedicated Parkland" as opposed to "Open Space." The Watershed "Open Space" is known to be over 3 acres and was considered as "Open Space" in all of the alternative plans, but reflected as "0 acres" in the "Open Space" summary for the Code Compliant Plan. This fostered a biased comparison to the public that did not recognize the benefit of "Open Space" in a *code compliant* plan having **no added amenity cost**. (OSM, Environment, Objective 4)
6. **Heavy traffic and parking impacts were not disclosed** with regard to certain entertainment and mixed uses, restaurants trips, and amphitheater parking. Handling of traffic and parking for these uses and *amenities* were not adequately disclosed, visualized in the designs presented, or taken into account by the designers and facilitator. (OSM, Economic, Objective 2)

7. **Code Compliant current zoning was not given equal treatment in the Charrette.** All "Code Compliant" plans presented were in fact not code compliant. During the course of the Charrette, design elements that would require a *variance, waiver, or rezoning* were not identified to the participants, as requested and agreed to by the Working Group and the Developer and the Developer's Agent(s) as stated in the OSM's. **Outside of the watershed, during the course of the Charrette, there was no meaningful effort made to consider and design "code compliant current zoning" with variances, and/or overlays, in order to maintain or maximize current zoning as a real option.** (OSM, Regulatory, Objective 1)
8. **Amenities as Trade-Offs.** Its worth noting that the Charrette facilitator(s) and design architects kept the focus of their presentations and any discussion on the mix of *land uses, heights and placement of amenities* as "upgrades for trade-offs" to bring about new entitlements and rezoning versus maximizing designs that leveraged *code compliant* current zoning, and *existing* entitlements. The *amenities* presented throughout the Charrette design week, in all options presented by the Developer and their agents, as either the "Recommended" or "Preferred Plan," might prompt a zoning change from the current zoning. (OSM, Regulatory, Objective 1)

### **Integrity Problems with the Charrette Process**

There are over 10,000 households between Allandale, BCA, NSCNA, NWAN and NWACA communities surrounding Austin Oaks. Given that the "Developer's Plan" generated as the outcome of the Charrette week is seriously deficient in meeting the key OSM's agreed to by the Working Group participants, this is **not a consensus plan**.

The total Charrette process, including the information sessions, Vision & Values Workshops, and the Charrette design week itself, had 251 unique participants. On the fourth night of the Charrette when the unannounced vote took place between the "Developer's Plan" and the "Code Compliant Plan," there were only 86 attendees voting on the matter, with 6 attendees abstaining. Fifty-five (55) individuals voted in favor of the Developers "Recommended Plan" after a marketing presentation highlighting the benefits of the Developer's Recommended Plan" and stressing the deficiencies of the "Code Compliant" plan. Discussion of the "Code Compliant" plan was not allowed, despite requests. Notably, of the Thursday evening attendees, 35 had not attended **any** previous sessions.

Further shortcomings that took place during the Charrette included the following:

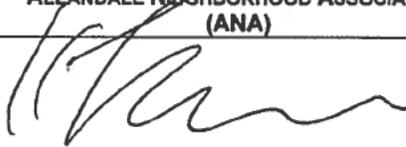
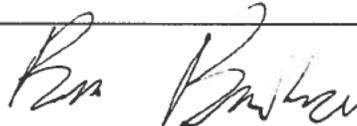
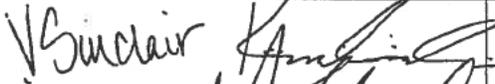
- No open negotiation with the developer throughout the design process of the Charrette itself was allowed on total square footage.
- Participants were only able to vote on developer vetted proposals.
- It had been agreed to beforehand, by all members of the Working Group (including Spire), that the Design Team would meet each evening *with* the Working Group to review the day's input from participants. There was not any attempt to make these meetings happen. Reasons cited were tiredness and the facility being off limits. These end of day review sessions would have been important to maintaining integrity of the Charrette progress.
- From a process standpoint, from Monday through Wednesday, it was problematic for the Charrette facilitator and project managers to dismiss, *across the board*, the "unacceptable" votes in the feedback received from the Plans A, B, & C, expressly disclosed on Wednesday. It was also unacceptable for these facilitators to have dismissed on Thursday the votes that took place on Wednesday, particularly the vote on Residential uses.
- Inconsistencies were a theme. On Wednesday, facilitators communicated the proposed plans to be shown on Thursday would incorporate a significant amount of *additional office* square-footage, required by the owner to "pay for" *upgrades and amenities* designed into the options

by the architects. Participants requested the ability to vote on each *amenity* and its impacts on the additional square footage, once it was shown the next day. Specifically, it was asked that on Thursday a vote take place on each amenity. This was agreed; expectations were clear.

- Thursday, Charrette attendees were presented with a "Developer's Plan," which included an unidentified, but significant amount of additional height and square footage as office space, in order to "pay for" the amenities. When asked about the detailed costs and vote on each amenity, promised on Wednesday, to specify the terms of the additional associated square footage and height for the amenities, attendees were told that the facilitator(s) had "changed his/their mind." No details for each amenity were ever provided to the public. Instead a marketing presentation about "placemaking" ensued, and a vote was forced after vigorous public input:

**54% of the participants in the entire process attended only a single meeting.** Most significantly, there was no advance notice to the general public that a deciding vote would be taken on the fourth night of the Charrette. On the fifth day of the Charrette there was no facilitator present; only a repeat delivery of the marketing presentation.

Signed in agreement of **NO CONFIDENCE** by the Austin Oaks Charrette Working Group members of the following affected neighborhood associations:

BALCONES CIVIC ASSOCIATION (BCA)	ALLANDALE NEIGHBORHOOD ASSOCIATION (ANA)
	
WILLIAMSBURG-CHARLESTON PLACE HOA (WFOA)	NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION (NSCNA)
	
NORTH WEST AUSTIN NEIGHBORS (NWAN)	NORTH WEST AUSTIN CIVIC ASSOCIATION (NWACA)
  	

## Appendix A

**It is noteworthy to make some comparisons of the plan that did come out of the Charrette relative to the last Land Use Plan submitted in the Austin Oaks case:**

	<b>PUD v.3 (4/30/15)</b>	<b>Charrette Developer's Plan (1/28/16)</b>	<b>DELTA</b>
<b>Total Square Footage</b>	1,280,000 sf total	1,196,000 sf total	(84,000)
<b>Office/Hotel Space Sq. Ft.</b>	910,000 sf office	846,000 sf office 90,000 sf hotel	26,000
<b>Retail/Restaurant Sq. Ft.</b>	70,000 sf	50,000 sf	(20,000)
<b>Residential Sq. Ft./Units</b>	300,000 sf (277 units)	210,000 sf (250 units)	(90,000)/(27)
<b>Daily Trips</b>	19,819 trips per day	17,000 +20% (more*) = 20,400 trips per day	581 Additional trips per day
<b>Heritage Trees</b>	9 Heritage trees impacted	19 Heritage trees + 23 Protected trees impacted	10 more impacted Heritage Trees

\*margin of error that Charrette architects said they were operating under; later in the Charrette stated to be +10% more trips per day, while the data stayed the same.

Not receiving much attention in the Charrette, the "Code Compliant" Plan was a total of 890,795 sf, mostly office, with some restaurant, ranging from 1 to 5 stories; with a low end of 12,000 trips per day, and only 7 Heritage trees impacted. *The owner representative (Developer) indicated that that 890,795 sf would be economically feasible/profitable for them.* No time was spent during the Charrette trying to interact, brainstorm with the public or to try to improve the "Code Compliant" Plan in terms of building layout locations, uses, building designs, tree locations, etc. as allowed within GR, LR, and LO current zoning of the property.

During Tuesday, Wednesday, and Thursday, a total of 6 plans were evaluated, 5 out of 6 of them would likely result in a PUD. A 7th Plan, the "Code Compliant" Plan was never fully evaluated by and with the audience.

Appendix B

**The following minutes of the Working Group meeting following the Austin Oaks Charrette offer some productive recommendations as to how to improve the results of the charrette:**

++++BEGIN

02-Feb-2016 Working Group meeting

Attendees: Joyce Statz, Shannon Meroney, Carol Dochen, Ben Luckens, Madelon Highsmith, Dan Germain, Vallarie Sinclair, Pam Snell, Jay Sands, Chris Edwards, Brian Brandon, Kata Carbone

Key points from our session:

While at least four of the attendees at the meeting are pleased with the charrette process and its outcome, eight Working Group members (and two others who sent negative analyses of the charrette via email) are disappointed in how the charrette was run, appearing to be skewed to the plan which emerged as the outcome of the charrette.

Most think that the plan using conventional zoning did not get the creative attention that was expected, based on expectations from a meeting where the charrette was first discussed, a session the group had after the last ZAP meeting, during initial Steering Committee meetings, during subsequent Working Group meetings, and throughout the charrette process. The plan was initially presented with underground parking—an impossible condition that doomed it from the start—and while that was changed to surface parking, it created a lack of trust in the process on the part of the majority of the Working Group. Removal of heritage and protected trees as presented in the initial plan was glossed over. Most think there was more focus on the amenities proposed (parks and treatment of the Foster branch of Shoal Creek), rather than on the critical 4 T's (tall, traffic, trees, and t-schools).

Most (11 of 12) attendees agreed that the outcome of the charrette could be acceptable, but they would like to see a number of changes that more closely reflect results of the Vision & Values Workshops as well as overwhelming input from area neighbors prior to the charrette process to reduce densities and intensities of use that increase traffic.

This plan requires a PUD for implementation, a comment repeated several times, as we addressed components of the plan.

Chris Edwards led a round-table gathering of the key points each person was concerned about in making this plan viable.

- Everyone was concerned about the height of the buildings, most people interested in seeing the overall height limited to 5 stories, but willing to go to 6 along Mopac if heights

possible to put 5 to 6 stories in the 3 to 4 office buildings that can be built at the lowest elevations of this site outside of the 100 year floodplain, 5 stories otherwise along MoPac, and 3 to 4 stories in the 3 office buildings along Spicewood Springs and also get to Spire's stated total square footage requirement.--Editor's notes]]

The PUD documentation for the zoning change will also need to address the matter of an ADT (average daily trips) cap, which Ben described as likely to be based on ADT computed at the charrette, which was the same for both the Code Compliant Plan and the Preferred Plan (though usages were different).

All eleven members present at the end of the meeting agreed to work together on a negotiation with Spire to achieve a better outcome. The Working Group's goal is to bring the plan in line with what was expressed during the vision and values workshops to meet the OSMs that were developed publicly as a group. While the current plan generally follows the neighborhood input, it fails in terms of traffic and building height, two of the most important issues cited by participants.

Later in the week, Ben, Joyce, and Kata met with Michael Whellan and Jon Ruff (via telephone) to debrief them about the February 2<sup>nd</sup> meeting which they had missed. We discussed the items listed above, spending a good bit of time talking about the building heights along Mopac. A suggestion was made that a height limit based on the MSL height be investigated as one way to deal with the rather large differences in elevation along that side of the site to reduce the visual impact of the height, yet be able to have slightly higher buildings that provide superior site design and pay for community amenities. These ideas are being investigated by Jon and the design team. We expect a response within a week's time, and a speedy resolution to these final negotiations.

The rest of the working group was not aware of this meeting until the 02-Feb meeting minutes were disseminated, and there is concern that some neighborhood stakeholders are being weighted over others.

+++END

Minutes taken by Joyce Statz and Kata Carbone

(As of Feb. 20, 2016, the Working Group is still waiting to hear from the developer on their response to the proposals from the Feb. 2, 2016, meeting.)

**AUSTIN OAKS REDEVELOPMENT CHARRETTE  
OBJECTIVES, STRATEGIES, AND MEASURES**

*Draft - Version: 1/25/16 - to be further refined at the charrette*

**Objectives:** Definite, overarching goals that the Redevelopment Plan should abide by  
**Strategies:** Recommended methods, often alternatives from different perspectives, that attempt to achieve the objectives. The strategies are not absolutes that must be achieved.  
**Measures:** Potential ways to quantify the strategies

DESIGN/AESTHETICS			
	OBJECTIVES	STRATEGIES	MEASURES
1	Limit building heights to respect privacy and views	Isolate height to be along Mopac	Include building heights in Regulating Plan Comply with existing height limitations along Mopac
		Isolate height to low areas of the site	Include building heights in Regulating Plan
		Limit building heights to 5 stories <i>To be discussed on Monday.</i>	Test various building heights in the design alternatives considering tradeoffs
		Attempt to limit building heights to 5 stories. <i>To be discussed on Monday.</i>	Attempt to obtain better tradeoffs by allowing some growth beyond 5 stories
		Define visual and shade requirements for tall buildings	New buildings should not shade existing neighboring buildings in the neighborhood between 9 am and 3 pm on December 21st.
		Add rooftop sound walls to limit noise from mechanical equipment	
2	Building design should be beautiful and should complement the existing neighborhood	Prohibit reflective glass; require "natural" materials (stone, brick, stucco)	List of prohibited materials - building plans are reviewed against list prior to permitting
		Use visual preference surveys to identify typologies desired	
		Allow a diversity of building styles	Have no more than one architectural style per building
3	Beautify natural features on site	Daylight waterways beautifully by incorporating swales, rain gardens, etc.	Low Impact Development (LID) techniques
		Create public spaces around natural features to add value	

4	Provide a mix of uses on the site	The Plan should identify the mix of uses on site, and identify zones in which single-uses and mixed-uses occur	The Charrette should test schemes with single- and mixed-uses
		Create a Regulating Plan that identifies which uses/building typologies can occur in which zones	The Charrette should test different percentages of land uses in the Schemes generated

**TRANSPORTATION**

	OBJECTIVES	STRATEGIES	MEASURES
1	Mitigate and minimize traffic impact to the surrounding neighborhoods resulting from the new development	Create well-connected internal streets that take pressure off of main arterials	Ensure that the scope of any TIA goes beyond the immediate streets and includes bottlenecks Traffic analysis should include: 1. Existing 2. Existing and projected 3. Existing, projected, and proposed
		Create more intersections and smaller blocks to distribute turning motions and enhance walkability	Test internal connections in different schemes during the Charrette
		Provide multi-modal opportunities that would relieve automobile traffic (i.e. bus transit, bicycle lanes, sidewalks, etc.)	
		Add no more traffic than could be added under current zoning, pursuant to the redevelopment rules	
		Provide a mix of uses on-site to reduce off-site travel	

2	Provide good pedestrian/bike access throughout the site	Provide sidewalks leading to the front door of each building Connect sidewalks to walking trails along site	
		Consider making Executive Center Drive a pedestrian/bike-friendly "Main Street"	Consider applying Complete Streets Standards
3	Make pedestrian/bike improvements to access across Mopac, Spicewood and at key intersections	Add additional entrances/exits/turnarounds from Mopac	TBD by third party during the Charrette
		Implement pedestrian improvements at off-site intersections to enhance safety.	
		Consider a "green cap" on the street over the highway (precedent - Columbus, OH; Klyde Warren Park in Dallas)	
4	Integrate mass transit into Plan to reduce automobile traffic	Connect with existing and future transit lines/stops (i.e. Lone Star Rail station, Park n Ride)	TBD by third party during the Charrette
		Provide small-scale transportation options - Mini-bus; trolley; shuttle connecting to local bus system and destinations	
5	Conceal and/or limit surface parking for a more walkable environment	Create and allow on-street parking at internal streets (new and existing)	
		Impose maximum parking requirements rather than minimums	Consider applying LEED-ND parking requirements
		Provide parking incentives and reductions for electric vehicles and car-sharing	Consider applying LEED-ND parking requirements
		Screen parking lots and/or structures with appropriate landscaping and sufficient light-abatement	
6	Create "green" parking facilities	Minimize impervious cover - use permeable paving in parking lots	

ENVIRONMENT			
	OBJECTIVES	STRATEGIES	MEASURES
1	Identify heritage and protected trees that are to be preserved and trees that are to be removed	Strive to retain 100% of heritage trees in the creek gully and those fronting public ways	Generate one scheme that protects maximum number of heritage and protected trees
		If trees are removed, they should be replanted locally on site	
		Identify the trees that are to be preserved, no matter when the redevelopment is done	
2	Protect waterway(s) on site, while improving stormwater runoff retention/detention	Use Low Impact Development (LID) stormwater techniques and use this as an opportunity for value creation (lake, wetlands, rain gardens etc.)	
		Use native landscaping	Consider applying LEED-ND requirements
		Establish requirements for setbacks from CEF (critical environmental features)	Follow City requirements (CEF setback minimum of 150', with staff administrative approvals to 50')
3	Minimize impact of runoff from this site to the surrounding neighborhoods	If needed for building permit, conduct a geological soil and strata assessment	
4	Create more parks and open spaces	Establish an open space framework/network and design each one beautifully	TBD in Charrette in the context of tradeoffs
			Distinguish between "Dedicated Parkland" and "Open Space" in the Plan
		Consider including diverse open spaces (community gardens, playgrounds, plazas, pocket parks, athletic fields, habitats for birds and butterflies, etc.)	TBD in Charrette in the context of tradeoffs
		Create green spaces on tops of buildings	Consider applying LEED-ND requirements

5	Incorporate "green" standards throughout development	Consider development to have green buildings	Consider LEED-NC for new buildings as a required standard for the development
			Comply with the Austin Green Building Program
			Consider the application of renewable energy sources (i.e. wind, solar, etc.)
		Minimize light pollution	Comply with the COA Dark Sky Ordinance
		Minimize construction waste	Comply with City of Austin Zero Waste Initiative
	Limit air and noise pollution during demolition and construction	Comply with City of Austin code requirements pertaining to noise	
	Rehab/reuse existing buildings when possible		

**ECONOMIC**

	OBJECTIVES	STRATEGIES	MEASURES
1	Design an economically feasible plan	Consider local market conditions	Compare charrette team benchmark design with proposed alternatives that contain benefits
		Consider product types relative to development cost and prospective revenue	Compare charrette team benchmark design with proposed alternatives that contain benefits

2	Provide a mix of uses on site	Include housing that can be for-sale or rental in the Plan	Test extremes of housing in the design alternatives (i.e. no residential to housing for a range of types)
		Include office in the Plan	
		Include entertainment destinations in the Plan (i.e. small amphitheatre; restaurants; boutique hotel; limited bars)	Take traffic impacts into account when considering entertainment uses (traffic counts generated and reduced)
		Attract 5-star restaurants and a neighborhood scale, small-format grocery store (Sprouts, Trader Joes, etc.) to the site to service the local neighborhoods	Test alternative sites for concentrating entertainment uses

3	Create opportunities for small and local businesses to serve the local neighborhoods	Prevent development of big box stores	Attract neighborhood-scale services with an emphasis on local businesses
		Provide a range of neighborhood services (i.e. banks, daycare, dry cleaners etc.)	Attract neighborhood-scale services with an emphasis on local businesses
		Provide opportunities for an evening draw in mixed-use areas (coffee shop, bar, restaurant)	Preserve the conditional permit for loud uses after midnight in designated areas

4	Build out development in phases	Create a phasing plan, based on buildings that have longer-term leases	
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5	Mitigate adverse impact on school districts and prevent overcrowding	Consider opening a new school in the neighborhood; rezoning current school boundaries	
		Redistrict the school boundary so that this property is in schools that are not overcrowded schools	
		Create a fund that generates money for neighborhood schools (i.e. Doss, Murchinson, etc.); consider the cost and reflect it in the design	

**REGULATORY**

	OBJECTIVES	STRATEGIES	MEASURES
1	Agree on what the development should be and figure out how to deliver/enforce the vision.	<p>Keep current zoning - No PUD</p> <p>Consider all possible zoning and implementation alternatives, including a PUD</p> <p>Allow current zoning with variances - variances exist to address unique considerations which this site has a lot of - refusal of variances may not produce the best outcome</p>	<p>Consider creating a TIRZ to generate funds for public improvements</p> <p>During the Charrette, identify any design element that requires a variance, waiver, or rezoning</p>

2	Create a Plan that is consistent with the Imagine Austin framework	Comply with IA framework	Development in this area must be of a scale that serves the neighborhood; Imagine Austin guidance is that Neighborhood Centers generally have 5,000 to 10,000 people; 2,500 to 7,000 jobs
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3	Create a plan and adopt standards that are strictly enforceable	Create an enforceable Regulating Plan	Built-in effective/punitive penalties if owner deviates from plan
		Maintain water pressure for neighbors	Comply with Austin City Water requirements (dealt with when the site plan is reviewed)
		Consider adoption of established professional standards (complete streets, LEED-ND, LEED-NC, etc.)	

**CULTURE**

	OBJECTIVES	STRATEGIES	MEASURES
1	Allow for aging-in-place	Provide diversity in housing Provide a range of amenities on-site that are easily accessible	
2	Create places for gathering that encourage play/music/dance and art (Precedent - Central Market Green space)	Consider locating park/public space at the highest point on the site	
		Allow sidewalk cafes	
		Create opportunities for civic art in public places (i.e. Sculptures, art, murals along walkways, art galleries)	
		Create venues for music such as indoor/open air amphitheatre and bandshell ("Blues on the Green")	Consider impact of uses on traffic and noise
		Include a space for a farmer's market in the Plan	
3	Keep "Austin" culture - good for developer, the city, and residents	Recruit local businesses	
		Don't make AO look like Houston or the Domain	

**EQUITY**

	OBJECTIVES	STRATEGIES	MEASURES
1	Create multi-generational housing for a mix of incomes	Include diverse housing types as part of the Plan	% set-aside for affordable housing; Provide full cycle of housing by achieving 3 credits in LEED-ND Housing Diversity Credit
		Create a Seniors living center	Independent Living only
2	Maintain or enhance property values	Create amenities on site that will make Austin Oaks a desirable place to live in	Create elements that are comparable to the quality of the neighborhoods
3	Provide ADA Accessible housing	Incorporate ADA requirements into building/site design	Comply with COA requirements

## Haase, Victoria [Tori]

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**From:** Jon Ruff <JonR@spirerealty.com>  
**Sent:** Monday, March 14, 2016 5:30 PM  
**To:** germain.danielp@gmail.com  
**Cc:** Rojas, Gabriel - BC; Denkler, Ann - BC; Goodman, Jackie - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Weber, Thomas - BC; Haase, Victoria [Tori]; Rusthoven, Jerry; Gallo, Sheri; Pool, Leslie; Smith, Taylor; Brinsmade, Louisa; Michael Whellan (mwhellan@gdhm.com)  
**Subject:** Next Steps for Austin Oaks

Dear Dan,

I am in receipt of the letter you sent dated March 11, 2016, through the "AO Charrette" email that you control. Please circulate this response to the same recipients, whether copied or blind-copied.

As you know, the Working Group identified for me possible consultants to facilitate the Design Charrette that was held during the week of January 25<sup>th</sup>. The Working Group selected Doug Farr, a nationally recognized architect who regularly facilitates and conducts design charrettes throughout the United States. We all recognized that hiring a professional would mean that we would be relying on that professional's judgment and experience to conduct the charrette and develop a Preferred Plan. We also knew that design charrettes are fluid processes that require flexibility, and that we would rely on Mr. Farr's vast experience to lead the community through the effort and implement processes that responded to the circumstances.

One thing that Doug Farr repeatedly made clear to all the participants in the charrette was that trade-offs would be a necessary part of the process. On the first day of the charrette, the Objectives, Strategies, and Measures ("OSMs") were updated to reflect this very point. For example, in connection with height, one of the strategies was to "isolate height to be along MoPac" and one of the measures was to "Test various building heights in the design alternatives considering tradeoffs." The preliminary definition of the strategies itself says: "The strategies are not absolutes that must be achieved."

In contrast to your views, many others believe that the Preferred Plan conforms to the OSMs and achieves an appropriate balance between competing interests, especially traffic, height, and trees, and sets forth a vision for superior place-making that goes beyond compliance with existing code. Nevertheless, despite my disagreement with your assessment, as I stated at our March 1<sup>st</sup> meeting, I have shared your concerns with the design team.

As previously stated, as soon as the design team has completed a land use plan and regulating plan, and prior to filing this updated plan with the City, I intend to meet with your group (which, consequently, is not the Working Group; that has been disbanded, as the Project Manager has made clear) and other neighborhood stakeholders to update everyone on the changes to the Preferred Plan following such refinement. I expect this will be at least another four weeks from now.

Respectfully,

**Jon M. Ruff**  
*President*

**SPIRE**

## Haase, Victoria [Tori]

---

**From:** AO Charrette <aucharretteinfo@gmail.com>  
**Sent:** Monday, March 14, 2016 7:56 AM  
**To:** Gallo, Sheri; Smith, Taylor; Pool, Leslie; Brinsmade, Louisa; Rusthoven, Jerry; Haase, Victoria [Tori]; Kiolbassa, Jolene - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Breithaupt, Dustin - BC; Rojas, Gabriel - BC; Weber, Thomas - BC; Evans, Bruce - BC; Denkler, Ann - BC; Lavani, Sunil - BC  
**Cc:** AO Charrette  
**Subject:** Austin Oaks PUD - Neighborhood Resolutions Against Developer's Plan  
**Attachments:** March 11 follow up Letter to Spire.pdf; NSCNA Resolution Opposing Austin Oaks PUD.pdf; Williamsburg HOA Resolution March 2016.pdf; Balcones Civic Association Resolution Against Austin Oaks Feb 16 2016.pdf

Council Members, Zap Commissioners, City Staff,

Please find attach a copy of the letter sent to Jon Ruff/Spire by the Austin Oaks PUD Charrette Working Group members signatory to the No Confidence Letter, as well as resolutions from the **North Shoal Creek Neighborhood Association, Williamsburg HOA, and Balcones Civic Association** opposing the developers plans coming out of the charrette. More resolutions opposing the plan are in process and we will share them with you as soon as they have been ratified by the appropriate groups.

Please include these in the case backup materials - C814-2014-0120 – Austin Oaks PUD

11 March 2016

Mr. Jon Ruff  
Spire Realty  
2001 Bryan Street, Suite 1550  
Dallas, TX 75201-3005

Subject: Next Steps Austin Oaks Rezoning

Dear Jon,

This is a follow up letter to our March 1, 2016 Working Group meeting at the Austin Oaks offices in Austin, TX, during which you stated that, at your direction, TBG Partners started designing the Austin Oaks PUD based on the plan unveiled at the charrette. You also stated that you will not ask TBG to deviate from that plan as requested by the Working Group majority on February 2, 2016 to incorporate changes that would achieve the Objectives, Strategies and Measures (OSM's). Your statement indicates an unwillingness to work with the greater community, but we are obliged to make every effort to work with you on behalf of the neighbors we represent.

A show of hands at our meeting this week confirmed that your design team, your lobbyist and some NWACA members were aware that a vote would be taken on Thursday, January 28, 2016, yet fifty-five (55) neighbors voted in favor. This is not a consensus plan, but we believe a timely consensus plan is achievable.

The Working Group is not disbanded. And true to the charrette expectations set forth, the Working Group is to remain engaged until the formal application is made to the city. To that end, it is not our desire to micromanage components of the plan, and we remain flexible. We ask that height, square footage, traffic and trees align with the OSM's developed during the four-month charrette process, and not those presented during an unannounced vote on a single evening.

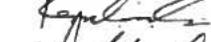
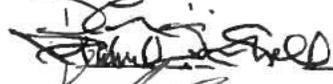
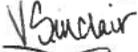
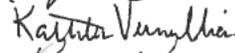
We are expressing our continued interest and best efforts to work together toward a true consensus plan. We believe a plan that respects the OSM's developed by the neighbors is attainable, and hope that you do also.

We look forward to hearing from you and working with you to develop the Austin Oaks project without delay.

Sincerely,



Chris Edwards  
Jay Sands  
Kata Carbone  
Kathy Vermillion  
Brian Brandon  
Vallarie Sinclair  
Dan Germain  
Pam Snell  
Ken Sinclair  
Madelon Highsmith



cc: Michael Whellan, CM Sheri Gallo, GM Leslie Pool, Tori Haase, Jerry Rusthoven



**NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION**  
**Post Office Box 66443**  
**Austin, Texas 78766-0443**

**RESOLUTION OPPOSING THE PROPOSED AUSTIN OAKS PUD**

WHEREAS, North Shoal Creek residents participated in good faith in the charrette process that included the Vision and Values Workshops, Stakeholders Interview, and the charrette design week that was held from January 25, 2016 until January 29, 2016, and;

WHEREAS, NSNCA had representation on the Working Group which was intended to support and guide this process, and;

WHEREAS, the Working Group developed an Objectives, Strategies and Measures (OSMs) document derived from the input from neighborhood participants at the Vision and Value Workshop to help guide and measure the success of the design process, and;

WHEREAS, the Working Group was not given the opportunity to take the feedback from neighbors attending the charrette to relay to the design team on a daily basis as scheduled, and;

WHEREAS, the Code Compliant Plan was presented as an alternative to the Recommended Plan but was not treated with the same scrutiny as any other plan presented during the design week, and;

WHEREAS, NSCNA specifically told the charrette leader that the traffic impact was NSCNA's most important priority to be addressed, and city staff acknowledge that this proposed redevelopment will definitely have an impact on traffic in the neighborhood areas across Mopac from this development including Anderson Lane, and;

WHEREAS, the proposed traffic impact analysis would not cover any adjoining neighborhoods, including NSCNA, and;

WHEREAS, the resulting height along Mopac from the design of seven stories would set a new precedent in height for the Mopac corridor south of Texas State Highway 183 and north of Capital of Texas Highway, and;

WHEREAS, the solution proposed for adding additional residents to an overcrowded Doss Elementary School was to redistrict the Austin Oaks parcel so that the residents would be reassigned to an overcrowded Pillow Elementary School, and;

WHEREAS, the development plan that was adopted was not the one that saves the maximum number of heritage and protected trees per the OSMs, and;

WHEREAS, the result of this design process does not substantially improve on the previous PUD request that was already voted down by the general membership;

THEREFORE, be it resolved that the North Shoal Creek Neighborhood Association Board of Directors does not support the results of the charrette process.

This 9<sup>th</sup> day of March, 2016.

A handwritten signature in black ink, appearing to read "Amelia Cobb". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

**Amelia Cobb**  
**President**  
**North Shoal Creek Neighborhood Association**

## **WILLIAMSBURG HOME OWNERS ASSOCIATION**

### **RESOLUTION OPPOSING THE PROPOSED AUSTIN OAKS PUD**

Whereas, Williamsburg Homeowners Association is a townhome community located at the intersection of Spicewood Springs and Greenslope (2 ½ blocks from Austin Oaks), and;

Whereas, the WHOA has been apprised of the developments between the Austin Oaks developer, Spire, and the working group's efforts to mitigate the size of his proposed PUD at Austin Oaks, and;

Whereas, the intersection at Spicewood Springs and Mopac is a FAILED intersection due to excessive traffic congestion, and Austin Oaks PUD, as proposed, would bring an added 12,000 to 16,000 traffic trips per day, and;

Whereas, the traffic conditions create a dangerous condition for the residents at WHOA, many who are elderly, delaying their access to their own homes, and;

Whereas, the developer's plan for Austin Oaks exceeds the desired height and square footage in the objectives, strategies and measures spelled out by the neighborhood working groups over the last five months, and;

Whereas, the AO plan from this developer could set a bad precedent along Mopac, in North West Hills, for other developments of significant height and added unsafe traffic congestion, and;

Whereas, the developer has stated he will not direct the Austin Oaks design team to incorporate the revisions requested to the Austin Oaks plan by the working group, potentially making the design more amenable to our WHOA, and;

Therefore, be it resolved that the Williamsburg Homeowners Association opposes the SPIRE developer's plan to develop a PUD at Austin Oaks.

This 4<sup>th</sup> day of March, 2016



David Robertson

President, Williamsburg Homeowners' Association

## Austin Oaks Preferred Plan

February 16, 2016

I

Richard Grayum on behalf of the BCA Board

The Austin Oaks Redevelopment recently concluded their Charrette that many of you participated in or have followed in the news. We would like to thank everyone that participated in the Charrette. The land planners, designers, engineers, developers, elected officials, City staff, volunteers and attendees all spent time to use this opportunity to make our neighborhood better and we thank them. We would especially like to thank the two Balcones Civic Association (BCA) members that represented us in the Working Group meetings.

The Charrette was fast and furious with site plan designs that changed drastically from one night to the next. At the end of the Charrette, a "preferred plan" was delivered. The BCA Board is not in agreement with this preferred plan and has passed the following resolution:

**Whereas** the Balcones Civic Association participated in the Austin Oaks Charrette with the understanding that the neighborhoods were in charge of steering the process, and;

**Whereas** the Charrette process did not adequately address traffic and height concerns from the Balcones Civic Association Neighborhood Association, and;

**Whereas** several statements made during the Charrette were misleading, i.e. The "code compliant plan" including a large amount of office medical and no residential, thus not requiring parkland dedication and raising traffic counts abnormally high for their baseline condition.

**Whereas** any change in the height restrictions on Mopac will set precedence throughout the Balcones Civic Association boundaries.

**Therefore** the Balcones Civic Association respectfully requests Spire Realty and representatives to meet and discuss amenity options and trade-offs in a good faith effort to satisfactorily resolve our differences.

**Haase, Victoria [Tori]**

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**From:** Ben Luckens <ben\_luckens@sbcglobal.net>  
**Sent:** Saturday, March 12, 2016 11:47 AM  
**To:** Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Weber, Thomas - BC  
**Cc:** Haase, Victoria [Tori]; Rusthoven, Jerry  
**Subject:** Austin Oaks PUD Extension  
**Attachments:** 3-11-16 Letter re the AO PUD Extension.docx

Attached is a letter in support of the proposed Austin Oaks PUD extension.

Ben Luckens, AICP  
Luckens Planning Consultants, Inc.  
707-616-0608

Chair and Members of the Zoning and Platting Commission

I am out of town and will not be able to attend the March 15, 2016 meeting to speak on the proposed extension of the Austin Oaks PUD case. I am writing to ask that you grant the extension.

I served as the volunteer project manager for the recently concluded Austin Oaks charrette. 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 but I do not speak for that organization.

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. We conducted the charrette from January 25-29 and the plan that was presented at the conclusion of the charrette was demonstrably superior to a plan showing what the owner could build under existing entitlements and superior to designs previously presented to the neighborhoods. Simply put, we had a successful charrette.

Now that the charrette is over we are back to the Zoning and Platting Commission and resuming the PUD zoning process. It's my understanding that the charrette design team is working on PUD zoning submittal materials. This process takes time and I ask that you grant an extension to the pending zoning case so the designers and engineers have time to complete their task and for City staff to review the new submittal materials.

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 intent of the charrette plan and the key features of that plan get into the zoning documents and associated drawings. I'm looking forward to having some input into that process.

Please call or e-mail me if you have any questions.

Ben Luckens, AICP  
Luckens Planning Consultants  
707-616-0608

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Mike Chavles / Michael Kimmelman

Your Name (please print)

I am in favor  
 object

7201 Woodhollow Dr. Austin TX 78731

Your address(es) affected by this application

*Michael Kimmelman* 5/4/16  
Signature Date

Daytime Telephone: (512) 803 1235 / 512 565 4733

Comments: The traffic that building

all those homes and bussiness here will cause much congestion and hardships for the people that live in this area there are already enough people congesting this area

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

Received May 9, 2016

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**Case Number: C814-2014-0120**  
**Contact: Tori Haase, 512-974-7691**  
**Public Hearing: March 15, 2016, Zoning and Platting Commission**

*Mahrya Morrissey*  
 Your Name (please print)

*7630 Wood Hollow Dr # 217*  
 Your address(es) affected by this application

*Mahrya Morrissey*  
 Signature

*3/8/16*  
 Date

Daytime Telephone: *512-826-4000*

Comments: *I'm not a big PUD fan. Larger complexes bring more people to an already highly populated area.*

I am in favor  
 I am object

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

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

James Wiseman & Elizabeth Fletcher

Your Name (please print)

7030 Wood Hollow Drive #306

Your address(es) affected by this application



Signature

Daytime Telephone: (713) 294-4138

Date

3/9/16

Comments: We have been and still are, highly opposed to this development. With every AISD campus on lock, where do they plan on educating every new student (K-12) that lives in this proposed building? How do they answer the fact that there are protected trees and wildlife species on the land that they plan on building on? POT the way this land should be used?

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Christy L Norman Perez  
Your Name (Please print)

7910 Celery Dr  
Your address(es) affected by this application

Christy Norman Perez  
Signature

3/15/16  
Date

Daytime Telephone: 512 840 0540

Comments: Our infrastructure (primarily roads) cannot support the proposed development. Sprewood Sp is already a heavily traveled road for a residential area.

I also am concerned with losing so many trees.

Furthermore, since the current buildings sit on a hill and are visible from my house, I do not want other ones built in their place.

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

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Katie Toussaint  
Your Name (please print)

3524 Greystone Dr Apt 152

Your address(es) affected by this application

Katie Toussaint

Signature

03/28/2016

Date

Daytime Telephone: 512-403-9533

Comments: I live next door in what is currently a quiet lovely neighborhood. Rezoning would allow so much development that would not only ruin the feel of the neighborhood but also significantly increase traffic.

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

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

I am in favor  
 I object

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Yallarie Sinclair

Your Name (please print)

7901 Coburn Dr

Your address(es) affected by this application

Y Sinclair

Signature

Daytime Telephone: 512-569-0964

Date

3/16/16

I am in favor  
 I object

Comments: No PUD zoning! The post character plan is worse on trees than the original PUD plans. Fails on traffic. Fails on height

PUD zoning sets a dangerous precedent for the area: Austin as a whole. PUD allows nearly carte blanche development by commercial developers & limits nearly eliminates stakeholder input going forward.

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P. O. Box 1088

Austin, TX 78767-8810

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Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

KENNETH SINGLAIR

Your Name (please print)

7901 CEBERRY DRIVE

Your address(es) affected by this application



Signature

3/6/16

Date

Daytime Telephone: 512-633-6588

Comments: CURRENT ZONING ALLOWS THOUGHTFUL

AND APPROPRIATE BUILD + DEVELOPMENT OF THIS

PROPERTY. A SHIFT TO P.U.D. DESIGNATION WOULD

OPEN THE FLOOD GATES TO DENSITY, ENVIRONMENTAL

AND TRAFFIC ISSUES THAT CURRENT INFRASTRUCTURE

CANNOT SUPPORT. THIS DEVELOPMENT SITS

IN A SENSITIVE AREA LARGELY I POPULATED

BY SINGLE FAMILY RESIDENCES AND SHOULD

NOT BE ALLOWED TO MULTIPLY DENSITY IMPACT.

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Case Number: C814-2014-0120  
 Contact: Tori Haase, 512-974-7691  
 Public Hearing: March 15, 2016, Zoning and Platting Commission

RICHARD BAIRD  
 Your Name (please print) #105  
 7406 SADDOW LN  
 Your address(es) affected by this application

I am in favor  
 I object

*[Signature]*  
 Signature  
 3/4/2016  
 Date

Daytime Telephone: (512) 346 0955

Comments:  
 I think that this will  
 literally kill what now is  
 a beautiful  
 neighborhood  
 and it is a tragic end  
 that hopefully will  
 not happen because  
 of greed

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Ratsy McLemore  
Your Name (please print)

8104 Raintree Place Austin TX 78754  
Your address(es) affected by this application

Ratsy McLemore  
Signature

3-10-16  
Date

Daytime Telephone: 512-345-3677

Comments: My husband and I have lived for 44 years in the neighborhood between Spicewood Springs and Aldridge Dr. When we moved here, we were 4 miles away from a grocery store and drug store or a fire station. We welcomed the building of Anderson and Murchison schools. Mopac, Stack and many smaller developments added to the neighborhood. We love this area, and strongly oppose the zoning change proposed for the southwest corner of Spicewood Springs and Mopac.

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

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

*CSF, LP*

Your Name (please print)

*3708 Spicewood Springs Rd*

Your address(es) affected by this application

*CSF, LP*

Signature

Daytime Telephone: *(512) 346-3647*

Date

*3/4/16*

I am in favor  
 I object

Comments: *Too dense, traffic is already bad at these intersections. Current roads are designed for residential use not commercial, won't be able to handle the volume.*

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

FRANKLIN CHEN

Your Name (please print)

8000 CARDIN DR.

Your address(es) affected by this application

*Tori Haase*

Signature

Daytime Telephone: (512) 346-3647

Date

3/7/16

Comments:

The PUD will create unmanageable traffic patterns to the entire neighborhood. This is after renewing the new proposed rezoning.

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City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810