

# Correspondence Support

## Rhoades, Wendy

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**From:** Bill Dunnigan  
**Sent:** Wednesday, May 16, 2018 6:09 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Camelback Planned Unit Development

Yes it is. I will contact him. Thanks for your prompt reply.  
Bill

Sent from my iPhone

On May 16, 2018, at 5:48 PM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Hi Mr. Dunnigan,

Could you clarify if this issue concerns the proposed extension of Bridge Point Parkway through the proposed rezoning area? If so, trees and/or shrubbery could be planted to help address this issue and could be incorporated into the PUD amendment. I believe the Applicant will be working with the Staff to create a proposed cross-section for the Bridge Point Parkway extension. You may wish to bring up this issue with the Applicant, Mr. Jeff Howard (512-328-2008) as a starting point and see if they are open to including landscaping in their plans.

Wendy Rhoades

**From:** [wjdunnigan](mailto:wjdunnigan)  
**Sent:** Tuesday, May 15, 2018 2:15 PM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Subject:** Camelback Planned Unit Development

Hi Wendy,  
we live at 5525 City Park Rd #3 and recently received the filing application of the Camelback PUD. Unfortunately, the planned roundabout will have continuous cars pointing their headlights right into our backyard/living/bedroom due to the angle. How can I request that some trees be planted to block this? There is just one section at that intersection that has a clear line-of-site.  
thanks  
Bill Dunnigan

## Shepherd Mountain Neighborhood Association

July 9, 2018

**RE: Case Number C814-86-023.01**

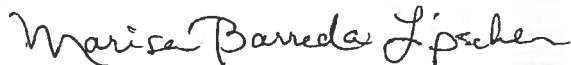
Dear Honorable Mayor, Mayor Pro Tem, Council Members, Board and Commission Members,

Shepherd Mountain is the only neighborhood that shares property boundaries with both the Camelback PUD and Champion Tract 3 and our neighborhood association respectfully requests that you approve the Camelback PUD amendment.

The owner of the Camelback PUD, Jonathan Coon, has invested a tremendous amount of time listening to and addressing concerns and questions from our neighborhood residents. His PUD plans clearly demonstrate thoughtful concern for neighborhood safety, environmental stewardship and community well-being.

We look forward to seeing this creative PUD come to fruition and to having Jonathan Coon and his family as our next-door neighbors.

Sincerely,



Marisa Barreda Lipscher  
President  
Shepherd Mountain Neighborhood Association

## **Shepherd Mountain Neighborhood Association**

July 13, 2018

**RE: Shepherd Mountain / SPC-2017-0239C**

Dear ZAP Commissioners,

This Champion Tract 3 project (now called "Shepherd Mountain") was brought before you in May 2016 as a "straight up zoning case." As you well know, despite tremendous opposition from surrounding neighborhoods, the majority of City Council eventually voted in early 2018 to grant not just zoning, but egregious environmental and hill country roadway ordinance waivers so the developer could build large apartment buildings.

We have recently learned that construction traffic and public safety planning for this development are woefully inadequate and leave our neighborhood vulnerable to a huge influx of traffic. The developer plans to reduce traffic on City Park Road near 2222 to one lane during the initial stages of construction. Although the developer plans to have flaggers on City Park Road, we have not heard of any mitigation for West Courtyard. Drivers who usually take City Park Road will most certainly detour through West Courtyard and we are concerned about our residents, especially since this work could take as long as 18 months.

Over the last couple of years, area residents have been assured that public safety and traffic issues would be resolved at site plan, so we hope that your commission will address these concerns at its next hearing on this case Tuesday, July 17.

Having said all of this, we also hope that Camelback PUD owner Jonathan Coon is able to exercise his option to purchase Champion Tract 3 by Sept. 1, and that we will not have to contend with apartment construction in the first place. Jonathan Coon has invested a tremendous amount of time listening to and addressing concerns and questions from our neighborhood residents. His PUD plans clearly demonstrate thoughtful concern for neighborhood safety, environmental stewardship and community well-being. We believe that his plans for both Camelback PUD and Shepherd Mountain are environmentally superior to what is currently permitted.

Sincerely,  
Marisa Barreda Lipscher  
President  
Shepherd Mountain Neighborhood Association





July 12, 2018

Dear Honorable Mayor, Major Pro Tem, Council Members, and City of Austin Boards and Commissions:

By way of introduction, the Montevista Condominium Community consists of 348 homes constructed in 1992 within Shepherd Mountain Phase 1, which was originally subdivided in 1983. Our community represents a broad homeowner demographic with an average residential value of approximately \$180,000.

Our property remains subject to a unique regulatory framework of legacy ordinances and restrictions, thereby requiring Montevista to gain a comprehensive understanding of the type of development barriers imposed on adjacent properties, and the complex approval process that must be navigated. Armed with that knowledge, our Home Owners Association, represented by its Board of Directors, joined with other surrounding neighborhoods and advocacy groups in 2016 to oppose the excessive development rights granted by the Austin City Council to the Champions Tract 3 which borders Montevista – an action that was not successful.

As a result of that experience, our Board of Directors has made it a high priority to continue its education and active participation in the approval process for any other proposed development impacting our neighborhood – the Camelback PUD currently under consideration is such a project that merits our attention.

To that end, over the past 8 months, we have engaged with Mr. Jonathan Coon and his team of real estate professionals to conduct an intensive review of the proposed Amended PUD for Camelback. This included analyzing the site development plan, the traffic impact studies, the parkland dedication, the view corridors, the boat dock alternatives, environmental impact studies, and the compatibility with surrounding neighborhoods.

In each of these reviews, Mr. Coon has been complete in his disclosures, made available his consulting professionals to answer our questions, and been fully responsive to each of our concerns. He has been willing to bend to reason, and fully transparent in expressing all his development objectives – all the while maintaining his integrity and sense of responsibility to the surrounding communities, despite the occasional irrational objection from a few outliers.

In summary, our HOA's track record of measured opposition to unbridled development gives us credibility when we do act to endorse a development plan such as the Camelback PUD. Please accept this letter as representing Montevista's full support of the proposed Camelback PUD. We request that you vote to approve the plan as presented without delay, which would include the incorporation of Champion Tract 3 into the Camelback PUD.

If the City Staff does not agree with Camelback's proposed Amendment to the existing PUD, and you are not willing to approve it, then please immediately advise us of your objections.

Sincerely,

Montevista Condominium Community, Inc.

A handwritten signature in black ink, appearing to read 'W Moore', written over a horizontal line.

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William Moore, President

June 26, 2018

Dear Honorable Mayor, Council Members, and Boards and Commissions,

On behalf of the Westminster Glen HOA, we request that you please approve the Camelback PUD. Our board of directors has voted unanimously to support the amended PUD with the addition of Champion Tract 3. We are among the most impacted neighborhoods, as City Park Road is our main egress. We believe the responsible development and the partnership the developer has worked to grow with the neighbors shows respect for our environmental and zoning laws.

Our Association supports the approval of the Camelback PUD amendment because we have a preference for low density residential and commercial development projects coupled with open green space. The addition of the park at the Pennybacker Bridge will help solve a dangerous situation by providing appropriate parking and safety measures for the cliffside at this iconic site. The proposed restaurant is actually needed in this area, and we are in agreement with the development plan.

The owner has met with us, as well as many other neighbors, and the proposed PUD reflects solutions to neighborhood concerns regarding open space, heritage trees, parks, and the much-needed Bridgepoint Road extension with traffic remedies for the Capital of Texas Highway and West Courtyard Drive intersection.

We strongly encourage the City of Austin to approve the owner's Camelback PUD amendment. We are grateful to the owner of Camelback for his efforts to respect us as neighbors and to improve the situation on the Champion Tract. We support the incorporation of Champion Tract 3 into the PUD.

The PUD will preserve the natural environment, provide a public benefit of a park and a walking trail, and is an example of how development can go forward that is beneficial to the developer without being harmful to the neighbors.

Thank you,

A handwritten signature in cursive script, appearing to read 'Linda Salomon', written in dark ink.

Linda Salomon  
President, Westminster Glen HOA

## Rhoades, Wendy

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**From:** Patrick Scott <  
**Sent:** Monday, July 16, 2018 9:34 AM  
**To:** Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Troxclair, Ellen; Alter, Alison; Cadena-Mitchell, Kurt; Champlin, Kaela; Lesniak, Chuck; McDougal, Mike; Dymkowski, Jim; Wood, Erin; Herrington, Chris; Phillips, Atha; Johnston, Liz; Hiers, Scott; Rhoades, Wendy; Rusthoven, Jerry; Kiolbassa, Jolene - BC; Breithaupt, Dustin - BC; Greenberg, Betsy - BC; King, David - BC; Lavani, Sunil - BC; Evans, Bruce - BC; Aguirre, Ana - BC; Duncan, Jim - BC; Denkler, Ann - BC; Tatkow, Abby - BC; Neely, Mary Ann - BC; Guerrero, Linda.h - BC; Creel, Andrew - BC; Smith, Brian - BC; Smith, Hank - BC; Thompson, Pam - BC; Maceo, Peggy - BC; Coyne, Katie - BC; Perales, Marisa - BC; Gordon, Wendy - BC  
**Cc:** greenshores-poa@googlegroups.com; Linda Bailey  
**Subject:** Support FOR Amended Camelback PUD (includes Champion Tract 3) from Greenshores on Lake Austin  
**Attachments:** Scan 1.pdf

Honorable Mayor, Council Members, Boards and Commissions, Staff:

The Board of Directors for Greenshores on Lake Austin unanimously supports the amended Camelback PUD that includes Champion Tract 3.

Our letter in support is attached.

We thank you for supporting your neighbors and constituents that are most affected by this development.

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Patrick Scott  
Greenshores on Lake Austin POA - Board President

July 14, 2018

Dear Honorable Mayor, City Council, Boards and Commissions,

On behalf of the Greenshores on Lake Austin Board of Directors, we are in unanimous support FOR the amended Camelback PUD that includes Champion Tract 3.

The amended PUD as presented by Jonathan Coon, owner and developer, is a thoughtful approach to developing Camelback by reducing the scale of development, by building in dedicated parkland that the public has been using for years and by making efforts with TX DoT to improve traffic flow at RM 2222 and at Hwy 360. By including Champions Tract 3 into the PUD, the planned Senior Living Facility addresses a need and reduces the traffic impact dramatically at City Park Rd and RM2222 vs. the current planned apartment project.

We endorse the amended PUD and encourage you to vote in favor of the Camelback PUD.

We thank you in advance for supporting your neighbors and constituents that are most affected by this development.

Thank you,

A handwritten signature in cursive script, appearing to read "Patrick Scott", followed by a horizontal line extending to the right.

Patrick Scott

President, Greenshores on Lake Austin POA

July 16, 2018

Dear Honorable Mayor, City Council, Board and Commission Members,

I am writing on behalf of the residents of the Woods of Greenshores neighborhood, the majority of whom support the amended Camelback PUD that includes the Champion 3 Tract at the intersection of City Park Road and RM 2222.

The revisions to the PUD as proposed by Jonathan Coon reducing the scale of the Champions 3 tract, versus the alternative apartment development, addressing the road design and traffic flow issues at the CPR/RM 2222 and West Courtyard/360 intersections the amended PUD plan serves virtually every neighborhood located off City Park Road.

Additionally, the improvements planned for Camelback will benefit anyone accessing the iconic bluffs overlooking the 360 bridge, provide for improved ingress/egress to the area, legal parking and in such a way as to blend into the irreplaceable environmental features. There have been a relative few concerns voiced (and exaggerated) about some of the building planned for Camelback, but Jonathan has made an extraordinary effort to hear all of the issues and consider alterations to his plans to accommodate those concerns; highly unusual for a developer.

We endorse the amended PUD and request that you vote in favor of the amended Camelback PUD.

Change is coming to the area; give those of us who live in the affected neighborhoods the chance to see it implemented by a developer who wants to make the area better.

We thank you, in advance, for your support of the city residents and constituents most affected by the change this development represents.

Thank you,

A handwritten signature in cursive script, appearing to read "A Williams".

Barry Williams

President, Woods of Greenshores POA

## **Jester Neighborhood Association**

July 16, 2018

**RE: Case Number C814-86-023.01**

Dear Honorable Mayor, Mayor Pro Tern, Council Members, Board and Commission Members,

Jester Homeowners Association has met with the owner of the Camelback PUD, Jonathan Coon and discussed the PUD plans. The board unanimously believes that Concept Plan as presented would have the least amount of impact on the Jester neighborhood and respectfully requests that you approve the Camelback PUD amendment.

We appreciate Mr. Coon's efforts to involve all the neighborhoods within the area and his extensive community outreach. Thank you in advance for your support.

Sincerely,

DocuSigned by:

*Diana Miller*

BEA46ADA1E084EC...  
Diana Miller

President

Jester Neighborhood Association

**Rhoades, Wendy**

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**From:** Ed Stillman <  
**Sent:** Tuesday, July 17, 2018 7:51 PM  
**To:** 'Sandi Krutsinger' via A.  
**Cc:** Linda Bailey  
**Subject:** Camelback PUD

*Dear Honorable Mayor, City Council, Board and Commission Members,*

*I am a resident in 78730 and president of the ACPNA which is one of the oldest neighborhood associations in the Oak Shores and Greenshores land area near Lake Austin. I am writing on behalf of the residents of the Austin City Park Neighborhood Association. Many of my neighbors if not most support the amended Camelback PUD that includes the Champion 3 Tract at the intersection of City Park Road and RM 2222.*

*In the spirit of transparency, I do not have specific numbers for you, that said at our monthly social events since January 2018 the over whelming belief from the ACPNA residents is the Camelback PUB option is in our best interests.*

*Traffic on City Park Road and 2222 are my main concerns and the revisions to the PUD as proposed by Jonathan Coon reducing the scale of the Champions 3 tract, versus the alternative apartment development, addressing the road design and traffic flow issues at the CPR/RM 2222 and West Courtyard/360 intersections the amended PUD plan serves virtually every neighborhood located off City Park Road.*

*Additionally, the improvements planned for Camelback will benefit anyone accessing the iconic bluffs overlooking the 360 bridge, provide for improved ingress/egress to the area, legal parking and in such a way as to blend into the irreplaceable environmental features. I have attended meetings and have had a personal discussion with Jonathan Coon who has expressed to me that there have been few concerns voiced about the Camelback development.*

*I endorse the amended PUD and request that you vote in favor of the amended Camelback PUD. We have to protect our families, and minimize the accidents on CPR and those vehicles crossing 2222 heading east and west to and from the Champions property. Yes, change has come to the City of Austin and the west side 78730 is experiencing much of the same on 360 and 2222. Please listen to your property owners and do what is best for us all.*

*Respectfully and thank you,*

Ed Stillman  
ACPNA President  
3200 Smoky Ridge  
Austin TX 78730

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[www.edstillmantx.com](http://www.edstillmantx.com)  
512.422.6232



## Rhoades, Wendy

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**From:** Linda Bailey <linda.bailey@cityofpeoria.com>  
**Sent:** Thursday, July 19, 2018 9:04 AM  
**To:** Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Troxclair, Ellen; Alter, Alison; Kiolbassa, Jolene - BC; Breithaupt, Dustin - BC; Greenberg, Betsy - BC; King, David - BC; Lavani, Sunil - BC; Evans, Bruce - BC; Aguirre, Ana - BC; Duncan, Jim - BC; Denkler, Ann - BC; Tatkow, Abby - BC; Neely, Mary Ann - BC; Guerrero, Linda.h - BC; Creel, Andrew - BC; Smith, Brian - BC; Smith, Hank - BC; Thompson, Pam - BC; Maceo, Peggy - BC; Coyne, Katie - BC; Perales, Marisa - BC; Gordon, Wendy - BC  
**Cc:** Rusthoven, Jerry; Rhoades, Wendy; Cadena-Mitchell, Kurt; Lesniak, Chuck; McDougal, Mike; Dymkowski, Jim; Wood, Erin; Herrington, Chris; Phillips, Atha; Hiers, Scott; Johnston, Liz; Champlin, Kaela  
**Subject:** Camelback PUD  
**Attachments:** FINAL ANCRResolution\_PUD\_July18.pdf

Mayor Adler, City Council, and Commissioners,

It is a delight when a developer choses to work closely with neighborhoods to create a project that works for neighbors. This is especially true when the project is being proposed under PUD zoning. The Camelback PUD Is just such a project. The ANC congratulates both the developer and the adjacent neighborhood associations who have worked together to bring forward a project that has wide ranging community support.

The ANC executive committee is pleased to lend our support to these adjacent neighborhood associations who have work so hard to find a compromise worthy of their individual NA support. The collaborative process between these neighborhood associations and the developer should set an example for our city of the right way to develop a PUD project. The ANC executive committee strongly recommends that you approve this PUD as advocated by these neighborhood associations!

Sincerely,

Jeff Jack  
ANC President



**REGARDING CAMELBACK PUD  
for 144.817 acres located at Bridgepoint Parkway**

**WHEREAS**, the owner/developer Jonathan Coon volunteered to hold numerous community wide meetings to inform all surrounding neighborhoods and approximately 250 people attended, and

**WHEREAS**, the owner/developer regularly solicits individual neighbor and neighborhood association comments, concerns, and issues, and

**WHEREAS**, the owner/developer regularly and rapidly respects and personally responds to all of the neighbors' concerns and does not use his lawyer as a shield, and

**WHEREAS** he has volunteered to protect the view of neighbors close by and as far away as 4,000 feet where no compatibility exists, and

**WHEREAS**, the owner/developer Jonathan Coon has made changes to the PUD based on neighbor input about safety, the environment, the consolidated boat docks, lighting, noise, and building profiles, and

**WHEREAS**, the PUD will ensure beneficial public facilities and services by providing the needed extension of Bridge Point Parkway that will enhance neighborhood fire safety, provide new public access to the iconic lake Austin waterfront park on the cliff by the 360 bridge, and

**WHEREAS**, a TIA was completed and traffic mitigation is proposed at congested and unsafe intersections, and

**WHEREAS**, the PUD is not required to meet current environmental regulations, but does concentrate on preserving the natural environment by establishing over 50% open and park space and preserving large groves of existing heritage and projected trees, and

**WHEREAS**, the PUD does not violate the Hill Country Roadway Ordinance, and

**WHEREAS**, Jonathan Coon is a positive example of how an owner/developer should interact with neighborhoods for a win-win solution, and

**WHEREAS**, many surrounding neighborhood organizations and people support the PUD including Shepherd Mountain NA and Montevista Condominium Community who have standing,

**NOW, THEREFORE, BE IT RESOLVED THAT** Austin Neighborhoods Council Executive Committee recommends that the Austin City Council and Commissions honor the positions taken by those organizations supporting the PUD.

**Presented to ANC Executive Committee: 11 July 2018**

**Executive Committee Approved: 17 July 2018**

**Sponsor Contact: Linda Bailey, ANC VP1,  
Marisa Lipscher, ANC Representative Shepherd Mountain NA, I**



## **River Place Homeowners Association**

August 5, 2018

To the Honorable Mayor, City Council, Commission and Board Members,

Re: Case Number C814-86-023.01

We are writing on behalf of the River Place Homeowners Association in which we serve as elected representatives to the over 1000 residents of River Place. Our neighborhood is wedged in the RM 2222/620/360 corridor and shares City Park Road as a major ingress/egress. Our resident majority supports the amended Camelback PUD that includes Champions Tract 3 at the intersection of RM 2222 and City Park Road.

The revisions to the PUD presented by Mr. Jonathan Coon thoughtfully address a multitude of issues that concern the thousands of residents affected in this area. Mr. Coon offers a Senior Living option not easily available in our city, addresses traffic flow throughout this corridor and considers environmental impact. Mr. Coon has gone above and beyond in his considerations of valuable resources and his future neighbors. This is seldom seen and should be promoted as an example of responsible and sustainable growth.

Anytime there is change, there will be opposition. Our collaborative neighborhoods have been very vocal about safety, environmental and developmental concerns, so we hope that our support of Mr. Coon's proposed revisions will be matched by your support and that you will vote in favor of the amendments. Additionally, we ask that you match your support with infrastructure improvements that include intersection visibility/throughput, road shoulders and a bike lane.

It is possible to embrace collaborative development that considers environmental impact, social responsibility and valued resources. Please support these endeavors as we do.

Sincerely,

Scott Crosby, President

## Rhoades, Wendy

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**From:** Linda Bailey ~~linda.bailey123@gmail.com~~  
**Sent:** Sunday, August 26, 2018 9:09 PM  
**To:** Lewis, Dawn - BC; Linda Bailey; Luca, Francoise - BC; Ward, Frank - BC; Morgan, Fred - BC; Rivera, Jane - BC; Casias, Michael - BC; Mann, Randy - BC; DePalma, Richard - BC; Cofer, Rick - BC; Farasat, Romteen - BC; Donovan, Tom - BC  
**Cc:** Rhoades, Wendy; Scott, Randy; Alter, Alison; Cadena-Mitchell, Kurt; Marisa Lipscher; Patrick Scott  
**Subject:** Support Camelback PUD Park on PARB agenda August 28, 2018 #6

Dear Commissioners,

Below is the endorsement letter from 222 individuals supporting the Camelback PUD.

### **PUD Endorsement letter**

**RE: case number C814-86-023.01**

Dear Honorable Mayor, City Council Members and Commissioners,

Please approve the Camelback PUD, which we believe respects our environmental and zoning laws. We support its plan for low density residential housing and commercial housing coupled with open green space.

The Camelback PUD owner, Jonathan Coon, has met with numerous neighbors from surrounding neighborhoods and has consistently demonstrated a commitment to open space, heritage trees, parks, shoreline, high quality design, dark skies, Three Star Green Buildings, and to the planned extension of Bridgepoint Parkway, a much-needed alternate emergency route for area neighborhoods. We look forward to having a PUD that will preserve the natural environment while providing important public benefits including two parks and a walking trail. We especially appreciate the following attributes of the PUD plan:

- Two public parks are specified; the original PUD specified none
- A walking trail is specified; the original PUD specified none
- Green water controls are specified; the original PUD specified none
- More than 50 percent of the land is dedicated to Open Green Space; the original PUD specified only half that quantity
- Traffic mitigation is based on the Traffic Impact Assessment; the original PUD specified none
- Dark Skies designation will reduce light pollution from the offices and restaurant; the original PUD specified none
- Bridgepoint Parkway meets the City's Smart Streets and Austin Fire Department specification
- Tree mitigation that meets current code

- Trees will be protected
- Three Star Energy Rating is planned (superior to the required Two Star Rating)
- The public benefit of a nice, quiet restaurant; the original PUD specified none

In short, Mr. Coon has shown tremendous respect for neighbors' values, opinions and requests. Your vote supporting the PUD Zoning Amendment will not only contribute to protecting our environment but will restore some of the trust in the Council and City Staff that was clearly lost during the Champion Tract 3 proceedings.

We strongly encourage the City of Austin to support and approve the Camelback PUD amendment. We are grateful to Mr. Coon for his efforts to respect our values and to improve the situation on the Champion Tract 3, and we support the incorporation of Champion Tract 3 into the PUD.

Signed by:

Ed	Stillman	ACPNA
Linda	Bailey	Glenlake
Edwin	Huber	Glenlake
Jody	Branson	Westminster Glen
Thomas	Petrone	Westminster Glen
Arthur	Delvesco	Glenlake
William	Buchholz	Manana
Jackie	Stewart	Westminster Glen
Sandra	Schmitt	Westminster Glen
Barry	Williams	Woods of Greenshores
Mari	Barreda	Glenlake
J. Travis	Davis	Shepard Mountain
Eric	Garcia	Colwater Canyon
Nancy G.	Davis	Shepard Mountain
Todd	Trenasty	Manana
David	Hardacker	Glen Lakes
Patricia	Axe	Austin City Park Neighborhood Association
Lance	Obermeyer	glenlake
Arthur	McLean	Glenlake
Jim	Rumbo	Westminster Glen
Linda	Salomon	Westminster Glen
Carol	Stapper	Glenlake
Eleanor	Reim	Glenlake
David	Marquardt	Shepard Mountain
Greg	Koury	River Point
Elena	Zakruteva	Greenshores
Jon-Marc	Brannon	Glenlake
David	Byrne	Westminster Glen
Gillian	McLean	Glenlake
Charles P	Baker	Glenlake

Marisa	Lipscher	Shepherd Mountain
Richard	Capozza	Westminster Glen
Vicki	Frenk	Westminster Glen
Laurie	Moore	Westminster Glen
Cindy	Smiley	Oak Shores on Lake Austin - Pearce Road
Sheila	Fitlin	Westminster Glen
Rebecca	cole	Glenlake
Robert	Reim	Glenlake
Sheri	Zornio	Westminster Glenn
Peter	Zornio	Westminster Glen
Leslie	McMaster	Long Canyon Phase I
Ravi	jhaveri	Westminster Glen
Sara	Milam	River Place
Dennis	Kosar	Glenlake
Elaina	Fowler	Two Coves
John	Grooms	River Place
Jeannette	Burger	River Point/Glenlake
Laurie	Byrne	Westminster Glen
Christina	Tung	Green shores on lake Austin
Julie	Corne	Riblin Ranch and Far View
Jacqueline	Williams	Woods of Greenshores
Sandi	Krutsinger	Greenshores on the Lake
Tracy	Dahl-Burg	Glenlake
JAMES	DOLLAR	River place
Bettye	Nowlin	Glenlake
Brandi	Stone	Glenlake
Brent	Stone	Glenlake
Bailey	Stone	Glenlake
Brooklynn	Stone	Glen lake
Kim	Obermeyer	Glenlake
Ryan	Burdeno	Greenshores Lake Austin The Landing
Vanessa	Jacob	Glenlake
Pamela	Palmer	Greeshores
John	Blewett	Shepherd mountain
George	Sandlin	Glenlake
Alex	Gabbi	Glenlake
janet	hendricks	Glenlake
kenneth	hendricks	Glenlake
Laura	Barrow	Glenlake
Susan	Gore	The Landing - Greenshores Dr
Alan	Walls	SkiShores
Melissa	Rogers	Greenshores
Dan	Przybylski	Shepherd Mountain
Marsha	Woodworth	Greenshores

John	Woodworth	Greenshores
Thomas	Perryman	Green Shores / Oak Shores
Greg	Stoll	Shepherd Mountain
Byron	Todd	Glenlake
Karen	Richards	Greenshores
Joyce	de Lisser	Lakes of Greenshores
Michael	de Lisser	Lakes of Greenshores
Keith	Youngren	Glenlake
Jim	Waite	Manana Terrace
Carol	Morgan	Ski Shores
Mark	Leaverton	Westminster Glen
Randy	Lawson	Canyon Creek
Sheri	Miller	Austin City Park Neighborhood Association
Sam	Juliano	Glenlake
Colleen	Salo	Westminster glen
Ann	Kramer	Greenshores
Ingrid	Vassen	Monte Vista
Erin	Burgess	Westminster Glen
Jamie	Carpenter	Glenlake
john	carpenter	glenlake
Mariellen	Fagan	Greenshores on Lake Austin
William	Lynch	Greenshores
Bert	Kramer	Greenshores
Gary	Imken	Glenlake
Damon	Dennett	Greenshores
Marcia	Kaylakie	Glenlake
Russ & Janey	Trowbridge	Shepherd Mountain
donna	Burgess	Glen lake
Sandra	Schindel	Shepherd Mountain/West Courtyard
Charles	Hoene	RiverPlace
Cassandra	Kahler	Westminster Glen
John	Palmer	Greenshores
Pamela	Palmer	Greenshores
David	Milam	River Place
Patrick	Scott	Greenshores on Lake Austin
Pedro	Barreda	Glenlake
Christina	Thiele	Green Shores
Mark	Welp	Greenshores on Lake Austin
John	Burnside	Greenshores
Richard	Biehn	Greenshores
David	Rothschild	Greenshores
Tim	Barber	Oak Shores
Christopher	Bugge	Greenshores
Dennis	Krutsinger	Greenshores on the Lake

Jared	Poplin	Greenshores
Terri	Whaley	City Park
Annie	Barrera	Glenlake
John	Largess	Greenshores
Deborah	Tompkins	Oak Shores/Greenshores
William	Campbell	Austin City Park Neighborhood Association
Tom	Connally	Glenlake
Bryce	Beasley	Shepherd Mountain
Rene	Mattoon	Greenshores on Lake Austin
Grant	Richards	Greenshores/City Park
Cristi	ullmann	ACPNA
Lorin	Ullmann	ACPNA
Edward	Katkic	Greenshores
Gregory	Ruhl	Austin City Park Neighborhood Association (ACPNA)
Barbara	Albrecht	Glenlake
Howard	Pollicoff	Glenlake
Janet	Welp	Greenshores on Lake Austin
Jo Ann	Smith	Coldwater Canyon Condos
Riyaz	Bhaiwala	Shepherd Mountain
Anisa	Bhaiwala	Shepherd Mountain
Andrew	Jones	Greenshores on the Lake
Craig	Smith	Coldwater canyon condos. (Adjacent to CamelbackPUD)
Craig	Smith	Coldwater canyon. (Adjacent to Camelback PUD)
Kevin	Usleman	Greenshores on Lake Austin
Douglas	Michalsky	MonteVista Condos
Mary Catherine	Gardner	Glenlake
Francine	Webb	Coldwater Canyon
Christopher	Webb	Coldwater Canyon
Hazel	Hardacker	Glenlake
Johanne	Ibsen-Wolford	Shepherd Mountain
Amy	Morgan	Oak Shores
william	dunnigan	Coldwater Canyon
Gary	Spencer	Montevista
Brenda	Langford	River Place
Tim	Cole	Glenlake
Mary	McAllister	Glenlake
Billy	Hill	Oak Shores
Olavo	Leite	River Pointe
Irit	Umani	Montevista Condominium association
Carlos E	Gonzalez	Montevista
Sonya	Luechauer	Greenshores
Sally	Barber	Austin City Park Neighborhood Association
Melissa	Perryman	Oak Shores
Richard	Edmonson	Greenshores on Lake Austin



Tracie	Owens	Greenshores on Lake Austin
Russell	Elkins	Montevista Condominiums
Thomas	Perryman	Oak Shores
chuck	Ege	Greenshores on Lake Austin
Phebe	Hoene	RiverPlace
Robert	Hoene	Westminster Glen
Barb	Hoene	Westminster Glen
Jeff	Hawken	Greenshores
Anthony	Howl	Greenshores On Lake Austin
Hugh	Dunleavy	Greenshores
Rita	jhaveri	Westminster Glen
Laura	Brockway	Glenlake
Lorissa	Burnside	Greenshores on Lake Austin
Lori	Petrone	Westminster Glen
Jannelle	Imken	Glenlake
Brett	MacAdam	Greenshores
Andrew	Fossum	Greenshores
Elise	Gardner	Glenlake
Debra	DOLLAR	River place
Michael	Fagan	Greenshores on Lake Austin
Scott	Gardner	Glenlake
Elizabeth	Waite	Ski Shores Terrace
Brynn	Clymrr	Greenshores
Carl	Mattoon	Greenshores
Sanford	Fitlin	Westminster Glen
Barbara	Kosar	Glenlake
Lisa	Kuehl	Greenshores
Denis	Hebert	Green Shores on Lake Austin
Catherine	Hebert	Greenshores on Lake Austin
Michael	Moossy	City Park
Ann	Bender	Glenlake
Mark	Garay	Greenshores
William	Kaylakie	Glenlake
Patricia	Pollicoff	Glenlake
Maria	Brady	Greenshores
Leslie	Biehn	Greenshores
Susan	Sandlin	Glenlake
John	Harris	Greenshoress
Pamela	Grooms	River Place
Dianne	Becker	Greenshores
Kimberly	Eastman	City Park Road
David	Eastman	City Park Rd
Linda	Conner	Glenlake
Chris	Webb	Coldwater canyon

Robin	Stagg	Glenlake
Kyle	Gardner	Glenlake
mailyn	Baker	Glen Lake
Richard	Savage	Glenlake
Del	Tesar	City Park Road/Two Coves Drive
Rogene	Tesar	City Park Road/Two Coves Drive
Steve	Wolford	Shepherd mountain
Raine	Lipscher	Shepherd Mountain
Randolph	Lipscher	Shepherd mountain
Pat	Bulla	Jester
Vicki	Chenault	Westminster Glen
Barbara	Capozza	Westminster Glen
Kerry	Patch	Shepherd Mountain
Patrick	Brady	Greenshores
Todd	Patch	Sheperd Mountain
Sharon	Francia	Shepherd Mountain

Letters of endorsement were received from the following organizations and can be viewed at <https://www.hillcountrydevelopment.org/resources> under the “Neighborhood endorsement letters” FAQ:


- Shepherd Mountain Neighborhood which has standing
- Montevista Condominium Community
- Two separate neighborhood organizations from Greenshores
- Westminster Glen HOA
- Jester HOA
- Riverplace HOA
- Lake Austin Collective non-profit endorsed the PUD plan
- Austin Neighborhoods Council (represents 83 Austin neighborhoods)

Thank you and please post in backup materials.

*Linda Bailey and Marisa Barreda Lipscher on behalf of our many neighbors,*  
D10  
Glenlake and Shepherd Mountain Neighborhood Associations

## Rhoades, Wendy

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**From:** Linda Bailey   
**Sent:** Thursday, August 30, 2018 5:50 PM  
**To:** Lewis, Dawn - BC; Linda Bailey; Luca, Francoise - BC; Ward, Frank - BC; Morgan, Fred - BC; Rivera, Jane - BC; Casias, Michael - BC; Mann, Randy - BC; DePalma, Richard - BC; Cofer, Rick - BC; Farasat, Romteen - BC; Donovan, Tom - BC  
**Cc:** Rhoades, Wendy; Scott, Randy; Alter, Alison; Cadena-Mitchell, Kurt; Marisa Lipscher; Patrick Scott; Tony Iglesias  
**Subject:** Camelback PUD Park on PARB agenda August 28, 2018 #6

Chair and Commissioners,

On behalf of hundreds of individual supporters and literally thousands of people represented by the seven local neighborhood organizations, thank you for your sage vote Tuesday night on the Camelback Park.

One of the reasons we have such widespread support is that the owner, Jonathan Coon, is respectful of neighbor requests. He actually has moved buildings around on the plan and changed the height of buildings to accommodate their request to protect their views. He had three neighborhood meetings with approximately 125 people and (as you know that isn't required or usual) to inform neighbors of his plans. He has agreed to traffic mitigation even though the TIA doesn't require it because of neighbor fears there *could be* a problem. He has treated any request by neighbors with genuine respect.

We are delighted at the prospect of a wonderful Park that will serve the whole community of Austin. We firmly believe this will be used by the Austin public and not just local residents, because most of us drive by the intersection of 360 and the bridge daily, and we watch the abundant number of parked cars and visitors getting out of them and then trekking up the cliff face. It will be a relief to have a safe place for all to park. We are looking forward to many stunning vistas planned for the nature trail instead of just one viewing area at the overlook.

We especially appreciate the Chair, Jane Rivera, who kept the discussion focused on the scope of the vote topic. It was by no means easy given the opposing view from citizens who have decided to not negotiate with the owner. Thank you all for following the prescribed meeting process rules, your analysis, and keeping proper order. We especially thank our District 10 Representative, Dawn Lewis, for making the motion and for all your tremendous support.

With our sincere thanks,

*Linda Bailey for the neighbors*



September 5, 2018

Glenlake Neighborhood Association  
9811 Glenlake Drive  
Austin, TX 78730

To: Environmental Commission, ZAP Commission, and Austin City Council Members

Re: Support for Camelback PUD Amendment (C814-86-023.01)

Honorable Mayor, Mayor Pro Tem, Council Members, and Commissioners,

Our Glenlake Neighborhood is located off City Park Road and will be directly affected by development of the 145-acre Camelback property. Our neighborhood representatives have diligently reviewed the Camelback PUD Amendment and worked with Jonathan Coon and the Camelback team to address neighborhood concerns. We support the development with the solutions to the neighborhood concerns that will be proposed in Update 3 of the PUD Amendment application. Mr. Coon has set a refreshing new standard of candid communication and collaboration with neighborhoods that will be affected by proposed development.

Thank you for your consideration.

Sincerely,

Michael Reitzel, President  
Glenlake Neighborhood Association

Cc: GNA Board of Directors, Austin Case Manager Wendy Rhoades

## Rhoades, Wendy

---

**From:** Carol Lee <>  
**Sent:** Friday, September 07, 2018 11:28 AM  
**To:** Rhoades, Wendy; Jonathan Coon  
**Cc:** Cadena-Mitchell, Kurt; Herrington, Chris; McDougal, Mike; Urgena, Cora; Dymkowski, Jim; Hiers, Scott; Scott, Randy; Johnson, Anaiah; Wettick, Katie; Goswami, Joydeep; Johnston, Liz  
**Subject:** Re: FW: my outstanding concerns re: Camelback PUD Amendment  
**Attachments:** Responses to Carol Lee 8-22-18-0956p-PDF.pdf;  
TxDOT\_ROWforConstructionTrafficLoop.pdf

Wendy and Review Staff,

Thanks so much for reviewing my list of concerns and responding. Mr. Coon has at times received contradictory requests (such as with shoreline development---I was happy he was willing to stay within the 30ft limit whereas staff preferred a 45ft variance to allow 75ft limit), which makes it difficult to please everyone! I am particularly glad that you see benefit of having separate left turn and through lanes on City Park Rd for the additional traffic turning onto Bridgepoint Parkway.

I am pleased to be able to support the PUD Amendment with the solutions to the neighborhood concerns that will be proposed in Update 3 of the application. Mr. Coon has set a refreshing new standard of candid communication and collaboration with neighborhoods that will be affected by nearby development.

My sincere thanks,  
Carol

On Wed, Sep 5, 2018 at 2:19 PM Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Ms. Lee,

As a follow up to the updated discussion points with the Applicant on August 20, 2018, Staff provides the following responses:

Land Uses: The Applicant has shown me an updated version of the PUD Notes and Exhibits (Exhibit 3) that contains the added PUD notes, and revised and / or removed certain uses, as requested.

Shoreline Modifications: The specific design considerations for the dock, dock district, and dock access, are still under review by Staff and negotiations with the Applicant are ongoing. Staff will keep these comments in mind moving forward, and would be happy to meet in the near future to discuss these concerns in more detail.

Traffic Safety:

1. As part of the Traffic Impact Analysis (TIA) provided by Mr. Coon's traffic engineer (HDR), the Austin Transportation Department (ATD) has conducted extensive review of this development and its impact on the existing and proposed road network (with the connection of Bridgepoint Parkway). ATD agrees that the safety of the westbound left turn in question would likely increase with the addition of a dedicated left turn bay. However, the TIA indicates that the intersection improvement at Bridgepoint and Courtyard is the most critical improvement (from both a safety and operational perspective). In conversations with Mr. Coon, City staff has relayed this information and we agree and support the addition of the dedicated left turn bay at City Park Road and Bridgepoint Parkway by Mr. Coon in addition to the Bridgepoint and Courtyard improvements.
2. Limiting construction vehicles to utilization of only the 2222 entrance to the Champion Tract 3 site is not under the purview of ATD's Transportation Engineering Division. Construction vehicles can utilize any driveway permitted to access their site.

Please let me know if you have additional questions.

Sincerely,

Wendy Rhoades

**From:** Carol Lee [mailto:[clee.austin512@gmail.com](mailto:clee.austin512@gmail.com)]  
**Sent:** Tuesday, August 21, 2018 1:39 PM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Cc:** Cadena-Mitchell, Kurt <[Kurt.Cadena-Mitchell@austintexas.gov](mailto:Kurt.Cadena-Mitchell@austintexas.gov)>  
**Subject:** Re: my outstanding concerns re: Camelback PUD Amendment

Wendy,

Thanks very much for your note and responsiveness. We had a productive meeting with Jonathan's team after he met with Staff yesterday afternoon. I've added notes from our meeting to the items I (tersely!) outlined so you can know what got addressed and which need more work. Maybe y'all can come up with other ideas on the outstanding issues!

Sincere thanks,

Carol

512-794-8250

On Tue, Aug 21, 2018 at 12:58 PM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Ms. Lee,

Thank you for sending along your helpful notes from your phone conversation with the Applicant. I will work with environmental and transportation engineering staff, and respond to the items you've outlined.

Sincerely,

Wendy Rhoades

**From:** Carol Lee [mailto:[c](mailto:c)]  
**Sent:** Monday, August 20, 2018 11:43 AM  
**To:** Herrington, Chris <[Chris.Herrington@austintexas.gov](mailto:Chris.Herrington@austintexas.gov)>; McDougal, Mike <[Mike.McDougal@austintexas.gov](mailto:Mike.McDougal@austintexas.gov)>; Urgena, Cora <[Cora.Urgena@ausps.org](mailto:Cora.Urgena@ausps.org)>; Dymkowski, Jim <[Jim.Dymkowski@austintexas.gov](mailto:Jim.Dymkowski@austintexas.gov)>; Hiers, Scott <[scott.hiers@austintexas.gov](mailto:scott.hiers@austintexas.gov)>; Scott, Randy <[Randy.Scott@austintexas.gov](mailto:Randy.Scott@austintexas.gov)>; Johnson, Anaiah <[Anaiah.Johnson@austintexas.gov](mailto:Anaiah.Johnson@austintexas.gov)>; Wettick, Katie <[Katie.Wettick@austintexas.gov](mailto:Katie.Wettick@austintexas.gov)>; Goswami, Joydeep <[Joydeep.Goswami@austintexas.gov](mailto:Joydeep.Goswami@austintexas.gov)>; Johnston, Liz <[Liz.Johnston@austintexas.gov](mailto:Liz.Johnston@austintexas.gov)>; Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Cc:** Jonathan Coon <[jonathan@impossibleventures.com](mailto:jonathan@impossibleventures.com)>; Cadena-Mitchell, Kurt <[Kurt.Cadena-Mitchell@austintexas.gov](mailto:Kurt.Cadena-Mitchell@austintexas.gov)>  
**Subject:** my outstanding concerns re: Camelback PUD Amendment

Staff,

Per Jonathan Coon's request we had a phone conference yesterday to discuss my outstanding concerns regarding the U2 update of the Camelback PUD Amendment, ahead of our respective meetings this afternoon. I am attaching a summary of the issues we discussed. I am completely deferring to you experts on Staff for review of aspects such as vested rights, amount and transfer of IC, cut/fill, construction on slopes, and water quality (erosion/detention/treatment). My outstanding concerns focus only on Land Uses, Shoreline Modifications, and Traffic Volume/Safety.

I hope you can support the potential solutions to these concerns, or at least not block any that Jonathan is willing to address. I'd be glad to discuss the rationale behind them with anyone who is interested.

Thanks for your consideration,

Carol Lee

512-794-8250



## LAND USES

- Add a PUD Note that references the definitions used are those found in 25-2 of current LDC; provide definitions for requested uses that are not defined in 25-2.

We agree to use the terms and definitions from 25-2, remove the item, or provide a definition.

- Remove Community Events and Cultural Services from the P District.

We agree and will remove Community Events and Cultural Services from the P District.

- Remove, or severely limit, Residential Uses from the C and O Districts.

We will revise the C District to remove the residential uses. This is the zone where the restaurant and a small office space will go – and will share parking with the park. We will revise the other districts to reduce residential uses, but we need to preserve the ability to convert office space into residential space in other districts.

- Limit the Medical use in C and O Districts to <5,000 SF.

We agree to limit medical use to less than 20,000 square feet.

- Add PUD Note that no fuel will be stored within the Dock or P-OS Districts. Also discussed having automatic sprinkler system in the 7,500SF clubhouse at the shoreline, which Jonathan said he was willing/planning to do.

We agree to add a PUD note to confirm that no fuel will be stored within the Dock or P-OS Districts.

We agree to sprinkler the clubhouse on the lake regardless of whether this is required by the fire department or the City of Austin and we will sprinkler the boat docks if requested by the fire department.

- Add PUD Note that drive-through service will be prohibited for all of the approved land uses.

We agree to add a PUD note that no drive-through will be allowed anywhere in the development.

## SHORELINE MODIFICATIONS

- Clarify that two methods of access to the Dock District are requested, and that both the mechanized and non-mechanized access will be located within the Dock District area that adjoins to the C District.

We agree to clarify that either the elevator or the tram will have emergency stair access.

- Add PUD Note that heavy construction equipment and staging of construction materials will be prohibited within the P and P-OS Districts.

We agree to support this change. We may need to stage materials where Bridgepoint is located during the construction of Bridgepoint and we may need to stage materials in the park area while improvements are made to the park. We are 100% aligned with not disturbing areas that are intended not to be disturbed. We want large open spaces that remain in their natural state.

(the PDF we received also had a comment about trams listed under this item)

If we end up going with tram or funicular access to address concerns about visual impact from the elevator, this would be constructed using an environmentally superior approach. Trams on Lake Austin usually put rails directly on the ground and remove all vegetation in the process. This creates a channel for sediment to follow down the hill and into the lake. If we build a tram or funicular along the hillside, we agree to have elevated posts that are 30 to 40 feet apart and a track that is at least 8 feet above the ground. This will allow vegetation to remain under the track and allow wildlife to move freely. Unlike trams currently built on Lake Austin, this approach will not create a channel that sediment can follow. This is far more costly but also far superior environmentally.

The cost of this approach makes it very unlikely that any homeowner would cite this as a precedent and offer to duplicate it. Even if a homeowner did offer to invest millions of dollars to duplicate this approach, they would also need to duplicate what we're trading in return – turning 1,466 feet of the cliff into a public park instead of building homes within the 150 foot CEF buffer that does not apply to the grandfathered 1987 plan.

- Add PUD Note that transfers all shoreline development rights of the Park to the cluster docks in the Dock District.

We agree to clarify that all shoreline development will be used in the Dock District. We will clearly state that the 20% of shoreline calculation is based on the entire 3,120 feet of shoreline for the property but that no shoreline construction will ever be allowed in the area outside of where the clustered boat docks are located.

- Add PUD Note that limits the number of slips in the Dock District to 24 (25 if one slip is dedicated for use by APD Lake Patrol, with associated parking provided for officers to access the boat).

We agree to clarify that moving the boat docks away from the shoreline does not allow for more boat dock square footage or more slips. The maximum size of the boat dock will be clearly stated as 30 feet times 624 feet. We need to preserve the flexibility to determine at the site plan stage what combination of boardwalk, boat slips, and site plan makes sense. We've given up flexibility in so many other places - an entire floor of condos to limit the height at the top of the hill to 45 feet, additional Bridgepoint and roadway improvements, and additional park improvements. Costs have ballooned far beyond what we expected. We cannot restrict our flexibility to configure the docks.

The neighbors on the south side of the lake are represented by a group that has treated us poorly and never offered their support under any circumstances. Boat docks are extremely valuable. We are not going to make costly changes for people who have acted so inappropriately and who are going to oppose this project regardless of what we offer. If the group on the south side of the lake wants to offer their support, we'll consider making changes to the boat docks. Otherwise, we're moving forward with the same 20% of shoreline that every other lakefront property owner in Austin is allowed and we'll decide how to configure the 20%.

## TRAFFIC SAFETY

- Identify and implement improvements to City Park Road to manage the traffic turning left onto Bridgepoint Parkway.

We not only agree that this is a good idea, we will support and provide 100% of the funding for this left-hand turn lane. HDR worked rapidly to research this and it looks like the right of way will allow for it:



We have received the following preliminary cost estimate from HDR:

Camelback TIA  
Westbound left-turn lane at Bridge Point Parkway & City Park Rd

Date: 8/22/2018 9:57  
Prepared by: KS

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
<b>PREP ROW, EARTHWORK &amp; REMOVALS</b>				
PREPARING ROW	STA	5.2	\$ 3,700.00	\$ 19,240
REMOVE STAB BASE AND ASPH PAV (6"-20")	SY	36	\$ 14.00	\$ 510
EXCAVATION ROADWAY	CY	290	\$ 9.00	\$ 2,606
<b>PAVEMENT</b>				
FL BS (CMP IN PLC)(TY A GR 5)(FNAL POS)	CY	174	\$ 42.00	\$ 7,296
PRIME COAT (MC-30)	GAL	130	\$ 5.50	\$ 717
D-GR HMA(SQ) TY-C PG64-22	TON	115	\$ 85.00	\$ 9,745
D-GR HMA(SQ) TY-D SAC-B PG70-22	TON	57	\$ 110.00	\$ 6,305
<b>DRAINAGE</b>				
RC PIPE (CL III)(24 IN)	LF	80	\$ 70.00	\$ 5,600
<b>MISCELLANEOUS CONSTRUCTION</b>				
BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	4	\$ 6,500.00	\$ 26,000
DRIVEWAYS (CONC)	SY	83	\$ 70.00	\$ 5,833
<b>TRAFFIC ITEMS</b>				
IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	1	\$ 500.00	\$ 500
TEMP EROSION CONTROL, SWPPP, AND PERM SEED/SOD	LS	1	5%	\$ 4,300
PAVEMENT MARKINGS	LS	1	10%	\$ 8,900
MOBILIZATION	LS	1	10%	\$ 9,800

SUBTOTAL MATERIAL ITEMS \$ 107,351

ENGINEERING 15% \$ 16,103  
INSPECTION 7% \$ 7,515  
CONTINGENCY 15% \$ 16,103

SUBTOTAL \$ 147,071

SMALL QUANTITY ESCALATION FACTOR \$ -

TOTAL INCLUDING MATERIALS, ENGINEERING, INSPECTION AND CONTINGENCY \$ 147,071

*This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects.  
This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.*

This represents another substantial increase to the funding we've agreed to provide for roadway improvements. When we made our agreement with the Lake Austin Collective, we committed to fund \$144,000 for existing intersection improvements – and that was in addition to what we estimated would be \$1.5 million to \$2 million for the extension of Bridgepoint. Accommodating ATD and providing a 12-foot-wide multiuse trail has increased the cost of Bridgepoint to approximately \$3 million. In addition to Bridgepoint, we already agreed to increase funding from \$144,000 to \$567,000. Adding this \$147,000 for this left turn lane increases our commitment to \$714,000 - 5X the \$144,000 we agreed to provide. And that's on top of the \$1 million more than expected for Bridgepoint. We have not come back to the LAC and asked for concessions in return to help pay for these increases.

- Eliminate the construction access from City Park Road to Champion Tract 3, using only the RM2222 access for construction.

We invested a lot of time trying to figure out an alternative and couldn't find a practical solution that didn't involve going through West Courtyard.

We spoke with Endeavor and they will not agree to provide access through 1C.

We've come up with a creative solution that I'm reluctant to share because we cannot guarantee that it will work. If we can make it work with the timing of the construction at Champion and Camelback, and Bridgepoint has been finished to the point that it could at least serve as a construction road, we will agree to provide construction access to Champion through Camelback. Again, I can only offer to try to make this work. If we're asked to guarantee that we can make this work, we will have to say no.

We're also willing to commit to have improved signage to notify drivers about the Champion construction ahead on City Park Road.

Something else to consider – the senior living center will be 60% smaller than the apartment complex and will have a smaller footprint. There will be less clearing, less material delivered, and fewer construction related trips than the apartment project.

**We're leaning here to address these concerns and have said yes to everything on the list that we can say yes to – and we've acted quickly. We're doing this on the condition that this resolves all outstanding issues and that we move forward together to get this approved before time runs out. This deal needs to include:**

- An enthusiastic letter of support from the LAC, CONA (signed by Carol Lee as the president of CONA)
- Since city staff was sent a written copy of this list, city staff will need to receive clear written confirmation that this list has been resolved to your satisfaction.

- A commitment from each member of the LAC to ask city staff, commissioners, and council to expedite hearings, to support approval of this project, and to oppose any postponements.

Thanks again for investing the time to organize this list and for your time on Monday to walk through it together.

Jonathan



Potential loop within TXDOT ROW for Tract 3  
Construction vehicles coming from East to use  
existing Tract 1C driveway to reposition for Right of Way  
construction drive





## Rhoades, Wendy

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**From:** Linda Bailey < |>  
**Sent:** Friday, September 14, 2018 3:01 AM  
**To:** Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Troxclair, Ellen; Alter, Alison; Cadena-Mitchell, Kurt; Champlin, Kaela; Lesniak, Chuck; McDougal, Mike; Dymkowski, Jim; Wood, Erin; Johnston, Liz; Hiers, Scott; Jolene.Kiolbassa@austintexas.gov; Dustin.Breithaupt@austintexas.gov; Betsy.Greenberg@austintexas.gov; David.King@austintexas.gov; Sunil.Lavani@austintexas.gov; Bruce.Evans@austintexas.gov; Ana.Aguirre@austintexas.gov; Jim.Duncan@austintexas.gov; Ann.Denkler@austintexas.gov; Abby.Tatkow@austintexas.gov; MaryAnn.Neely@austintexas.gov; linda.h.guerrero@austintexas.gov; Andrew.Creel@austintexas.gov; Smith, Brian; Hank.Smith@austintexas.gov; Pam.Thompson@austintexas.gov; Peggy.Maceo@austintexas.gov; Katie.Coyne@austintexas.gov; Marisa.Perales@austintexas.gov; Wendy.Gordon@austintexas.gov  
**Cc:** Rhoades, Wendy; Rusthoven, Jerry; Herrington, Chris; Phillips, Atha; Cadena-Mitchell, Kurt  
**Subject:** Endorsement for Case Number C814-86-023.01 Camelback PUD  
**Attachments:** Final2\_LAC\_Endorsement\_Letter Sept 13 2018.pdf

Dear Honorable Mayor, City Council members and Commissioners,

Attached is the Lake Austin Collective endorsement letter in support of the Camelback PUD recent Update. Because the owner, Mr. Coon, respectfully collaborated with Lake Austin Collective and addressed neighborhood requests, he has earned widespread neighborhood advocacy.

We ask that you recommend and expeditiously approve this PUD.

Sincerely,

*Linda Bailey*  
President of Lake Austin Collective



September 7, 2018

Austin City Council  
Austin Environmental Commission  
Austin Zoning & Platting Commission  
301 W. 2<sup>nd</sup> Street,  
Austin, TX 78749

Re: Support for Camelback PUD Amendment (C814-86-023.01)

Dear Mayor, Council and Commissioners,

Mr. Coon and his Camelback team have been very responsive and have addressed neighborhood concerns with positive solutions that are reflected in the attached Camelback team responses agreed upon in the August 20, 2018 meeting. We are encouraged that development of this PUD will provide benefits to the community. The subsequent approval of an application that reduces the development intensity of Champion Tract 3, as described in PUD Note 27 of Update 2 of the Camelback PUD Amendment, would help the PUD Amendment achieve a level of superiority.

Therefore, we fully support approving the Camelback PUD Amendment and ask that the public hearings schedule be expedited (no postponements) in time for Mr. Coon to exercise his option to purchase Champion Tract 3.

DocuSigned by:

*Linda Bailey*

4C78A4325C9044F...

Linda Bailey, President of Lake Austin Collective

DocuSigned by:

*Carol Lee*

AB1E2E567AE0AA2...

Carol Lee, VP of Lake Austin Collective

DocuSigned by:

*Marisa Barreda Lipscher*

E758F1F7C2B1433...

Marisa Barreda Lipscher, Treasurer of Lake Austin Collective

DocuSigned by:

*Susan Kimbrough*

D4BCE3FF1034F4...

Susan Kimbrough, Secretary of Lake Austin Collective



Carol Lee <

n>

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## Responses to Monday meeting

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Jonathan Coon <jonathan@i

Wed, Aug 22, 2018 at 10:11 PM

To: Carol Lee <c

Cc: susan kimbrough <susan.kimbrough@gnan.com>, Marisa Lipsche

, Kathy Smith <, Jeff Howard <jhoward@n

Joel Wixson <, Allison Lenig <alli

m>, Stefan Pharis

Carol:

Please find attached our team's responses to the items we discussed together on Monday.

Thanks,

Jonathan



Responses to Carol Lee 8-22-18-0956p-PDF.pdf

6795K

## LAND USES

- Add a PUD Note that references the definitions used are those found in 25-2 of current LDC; provide definitions for requested uses that are not defined in 25-2.

We agree to use the terms and definitions from 25-2, remove the item, or provide a definition.

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We agree to clarify that either the elevator or the tram will have emergency stair access.

- Add PUD Note that heavy construction equipment and staging of construction materials will be prohibited within the P and P-OS Districts.

We agree to support this change. We may need to stage materials where Bridgepoint is located during the construction of Bridgepoint and we may need to stage materials in the park area while improvements are made to the park. We are 100% aligned with not disturbing areas that are intended not to be disturbed. We want large open spaces that remain in their natural state.

(the PDF we received also had a comment about trams listed under this item)

If we end up going with tram or funicular access to address concerns about visual impact from the elevator, this would be constructed using an environmentally superior approach. Trams on Lake Austin usually put rails directly on the ground and remove all vegetation in the process. This creates a channel for sediment to follow down the hill and into the lake. If we build a tram or funicular along the hillside, we agree to have elevated posts that are 30 to 40 feet apart and a track that is at least 8 feet above the ground. This will allow vegetation to remain under the track and allow wildlife to move freely. Unlike trams currently built on Lake Austin, this approach will not create a channel that sediment can follow. This is far more costly but also far superior environmentally.

The cost of this approach makes it very unlikely that any homeowner would cite this as a precedent and offer to duplicate it. Even if a homeowner did offer to invest millions of dollars to duplicate this approach, they would also need to duplicate what we're trading in return – turning 1,466 feet of the cliff into a public park instead of building homes within the 150 foot CEF buffer that does not apply to the grandfathered 1987 plan.

- Add PUD Note that transfers all shoreline development rights of the Park to the cluster docks in the Dock District.

We agree to clarify that all shoreline development will be used in the Dock District. We will clearly state that the 20% of shoreline calculation is based on the entire 3,120 feet of shoreline for the property but that no shoreline construction will ever be allowed in the area outside of where the clustered boat docks are located.

- Add PUD Note that limits the number of slips in the Dock District to 24 (25 if one slip is dedicated for use by APD Lake Patrol, with associated parking provided for officers to access the boat).

We agree to clarify that moving the boat docks away from the shoreline does not allow for more boat dock square footage or more slips. The maximum size of the boat dock will be clearly stated as 30 feet times 624 feet. We need to preserve the flexibility to determine at the site plan stage what combination of boardwalk, boat slips, and site plan makes sense. We've given up flexibility in so many other places - an entire floor of condos to limit the height at the top of the hill to 45 feet, additional Bridgepoint and roadway improvements, and additional park improvements. Costs have ballooned far beyond what we expected. We cannot restrict our flexibility to configure the docks.

The neighbors on the south side of the lake are represented by a group that has treated us poorly and never offered their support under any circumstances. Boat docks are extremely valuable. We are not going to make costly changes for people who have acted so inappropriately and who are going to oppose this project regardless of what we offer. If the group on the south side of the lake wants to offer their support, we'll consider making changes to the boat docks. Otherwise, we're moving forward with the same 20% of shoreline that every other lakefront property owner in Austin is allowed and we'll decide how to configure the 20%.

## TRAFFIC SAFETY

- Identify and implement improvements to City Park Road to manage the traffic turning left onto Bridgepoint Parkway.

We not only agree that this is a good idea, we will support and provide 100% of the funding for this left-hand turn lane. HDR worked rapidly to research this and it looks like the right of way will allow for it:



We have received the following preliminary cost estimate from HDR:

**Camelback TIA**  
**Westbound left-turn lane at Bridge Point Parkway & City Park Rd**

Date: 8/22/2018 9:57  
 Prepared by: KS

**ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST**

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>PREP ROW, EARTHWORK &amp; REMOVALS</b>				
PREPARING ROW	STA	5.2	\$ 3,700.00	\$ 19,240
REMOVE STAB BASE AND ASPH PAV (6"-20")	SY	36	\$ 14.00	\$ 510
EXCAVATION ROADWAY	CY	290	\$ 9.00	\$ 2,606
<b>PAVEMENT</b>				
FL BS (CMP IN PLC)(TY A GR 5)(FNAL POS)	CY	174	\$ 42.00	\$ 7,296
PRIME COAT (MC-30)	GAL	130	\$ 5.50	\$ 717
D-GR HMA(SQ) TY-C PG64-22	TON	115	\$ 85.00	\$ 9,745
D-GR HMA(SQ) TY-D SAC-B PG70-22	TON	57	\$ 110.00	\$ 6,305
<b>DRAINAGE</b>				
RC PIPE (CL III)(24 IN)	LF	80	\$ 70.00	\$ 5,600
<b>MISCELLANEOUS CONSTRUCTION</b>				
BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	4	\$ 6,500.00	\$ 26,000
DRIVEWAYS (CONC)	SY	83	\$ 70.00	\$ 5,833
<b>TRAFFIC ITEMS</b>				
IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	1	\$ 500.00	\$ 500
TEMP EROSION CONTROL, SWPPP, AND PERM SEED/SOD	LS	1	5%	\$ 4,300
PAVEMENT MARKINGS	LS	1	10%	\$ 8,900
MOBILIZATION	LS	1	10%	\$ 9,800
<b>SUBTOTAL MATERIAL ITEMS</b>				<b>\$ 107,351</b>
<b>ENGINEERING, INSPECTION, AND CONTINGENCY</b>				
ENGINEERING			15%	\$ 16,103
INSPECTION			7%	\$ 7,515
CONTINGENCY			15%	\$ 16,103
<b>SUBTOTAL</b>				<b>\$ 147,071</b>
SMALL QUANTITY ESCALATION FACTOR				\$ -
<b>TOTAL INCLUDING MATERIALS, ENGINEERING, INSPECTION AND CONTINGENCY</b>				<b>\$ 147,071</b>

*This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects.  
 This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.*



This represents another substantial increase to the funding we've agreed to provide for roadway improvements. When we made our agreement with the Lake Austin Collective, we committed to fund \$144,000 for existing intersection improvements – and that was in addition to what we estimated would be \$1.5 million to \$2 million for the extension of Bridgepoint. Accommodating ATD and providing a 12-foot-wide multiuse trail has increased the cost of Bridgepoint to approximately \$3 million. In addition to Bridgepoint, we already agreed to increase funding from \$144,000 to \$567,000. Adding this \$147,000 for this left turn lane increases our commitment to \$714,000 - 5X the \$144,000 we agreed to provide. And that's on top of the \$1 million more than expected for Bridgepoint. We have not come back to the LAC and asked for concessions in return to help pay for these increases.

- Eliminate the construction access from City Park Road to Champion Tract 3, using only the RM2222 access for construction.

We invested a lot of time trying to figure out an alternative and couldn't find a practical solution that didn't involve going through West Courtyard.

We spoke with Endeavor and they will not agree to provide access through 1C.

We've come up with a creative solution that I'm reluctant to share because we cannot guarantee that it will work. If we can make it work with the timing of the construction at Champion and Camelback, and Bridgepoint has been finished to the point that it could at least serve as a construction road, we will agree to provide construction access to Champion through Camelback. Again, I can only offer to try to make this work. If we're asked to guarantee that we can make this work, we will have to say no.

We're also willing to commit to have improved signage to notify drivers about the Champion construction ahead on City Park Road.

Something else to consider – the senior living center will be 60% smaller than the apartment complex and will have a smaller footprint. There will be less clearing, less material delivered, and fewer construction related trips than the apartment project.

**We're leaning here to address these concerns and have said yes to everything on the list that we can say yes to – and we've acted quickly. We're doing this on the condition that this resolves all outstanding issues and that we move forward together to get this approved before time runs out. This deal needs to include:**

- An enthusiastic letter of support from the LAC, CONA (signed by Carol Lee as the president of CONA)
- Since city staff was sent a written copy of this list, city staff will need to receive clear written confirmation that this list has been resolved to your satisfaction.

- A commitment from each member of the LAC to ask city staff, commissioners, and council to expedite hearings, to support approval of this project, and to oppose any postponements.

Thanks again for investing the time to organize this list and for your time on Monday to walk through it together.

Jonathan

## Rhoades, Wendy

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**From:** Linda Bailey <li>  
**Sent:** Tuesday, September 18, 2018 1:17 PM  
**To:** Gordon, Wendy - BC; Guerrero, Linda.h - BC; Hank.Smith@austintexas.gov; Coyne, Katie - BC; Perales, Marisa - BC; Thompson, Pam - BC; Creel, Andrew - BC; Smith, Brian - BC; Neely, Mary Ann - BC; Maceo, Peggy - BC  
**Cc:** Rhoades, Wendy; Champlin, Kaela; Herrington, Chris; Cadena-Mitchell, Kurt; Alter, Alison  
**Subject:** RE: case number C814-86-023.01 Environmental Commission Sept 19, 2018 item 4B Camelback PUD

Dear Environmental Commissioners,

Please approve the Camelback PUD, which we believe respects our environmental and zoning laws. We support its plan for low density residential housing and commercial housing coupled with open green space.

The Camelback PUD owner, Jonathan Coon, has met with numerous neighbors from surrounding neighborhoods and has consistently demonstrated a commitment to open space, heritage trees, parks, shoreline, high quality design, dark skies, Three Star Green Buildings, and to the planned extension of Bridgepoint Parkway, a much-needed alternate emergency route through the surrounding neighborhoods. We look forward to having a PUD that will preserve the natural environment while providing important public benefits including two parks and a walking trail. We especially appreciate the following attributes of the PUD plan:

- Two public parks are specified; the original PUD specified none
- A walking trail is specified; the original PUD specified none
- Green water Controls are specified; the original PUD specified none
- More than 50 percent of the land is dedicated to Open Green Space; the original PUD specified only half that quantity
- Traffic mitigation is based on the Traffic Impact Assessment; the original PUD specified none
- Dark Skies designation will reduce light pollution from the offices and restaurant; the original PUD specified none
- Bridgepoint Parkway meets the City's Smart Streets and Austin Fire Department specification
- Tree mitigation that meets current code
- Trees will be protected
- Three Star Energy Rating is planned (superior to the required Two Star Rating)
- The public benefit of a nice, quiet restaurant; the original PUD specified none

In short, Mr. Coon has shown tremendous respect for neighbors' values, opinions and requests. Your vote supporting the PUD Zoning Amendment will not only contribute to protecting our environment but will restore some of the trust in the Council and City Staff that was clearly lost during the Champion Tract 3 proceedings.

We strongly encourage the City of Austin to support and approve the Camelback PUD amendment. We are grateful to Mr. Coon for his efforts to respect our values and to improve the

situation on the Champion Tract 3, and we support the incorporation of Champion Tract 3 into the PUD.

Sincerely,

*Linda Bailey* (for the neighbors who signed below, they are listed in the order their endorsement was received)

Name-First	Name-Last	Neighborhood
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Linda	Bailey	Glenlake
Edwin	Huber	Glenlake
Jody	Branson	Westminster Glen
Thomas	Petrone	Westminster Glen
Arthur	Delvesco	Glenlake
William	Buchholz	Manana
Jackie	Stewart	Westminster Glen
Sandra	Schmitt	Westminster Glen
Barry	Williams	Woods of Greenshores
Mari	Barreda	Glenlake
J. Travis	Davis	Shepard Mountain
Eric	Garcia	Colwater Canyon
Nancy G.	Davis	Shepard Mountain
Todd	Trenasty	Manana
David	Hardacker	Glen Lakes
Patricia	Axe	Austin City Park Neighborhood Association
Lance	Obermeyer	glenlake
Arthur	McLean	Glenlake
Jim	Rumbo	Westminster Glen
Linda	Salomon	Westminster Glen
Carol	Stapper	Glenlake
Eleanor	Reim	Glenlake
David	Marquardt	Shepard Mountain
Greg	Koury	River Point
Elena	Zakruteva	Greenshores
Jon-Marc	Brannon	Glenlake
David	Byrne	Westminster Glen
Gillian	McLean	Glenlake
Charles P	Baker	Glenlake
Marisa	Lipscher	Shepherd Mountain
Richard	Capozza	Westminster Glen
Vicki	Frenk	Westminster Glen
Laurie	Moore	Westminster Glen
Cindy	Smiley	Oak Shores on Lake Austin - Pearce Road
Sheila	Fitlin	Westminster Glen

Rebecca	cole	Glenlake
Robert	Reim	Glenlake
Sheri	Zornio	Westminster Glenn
Peter	Zornio	Westminster Glen
Leslie	McMaster	Long Canyon Phase I
Ravi	jhaveri	Westminster Glen
Sara	Milam	River Place
Dennis	Kosar	Glenlake
Elaina	Fowler	Two Coves
John	Grooms	River Place
Jeannette	Burger	River Point/Glenlake
Laurie	Byrne	Westminster Glen
Christina	Tung	Green shores on lake Austin
Julie	Corne	Riblin Ranch and Far View
Jacqueline	Williams	Woods of Greenshores
Sandi	Krutsinger	Greenshores on the Lake
Tracy	Dahl-Burg	Glenlake
JAMES	DOLLAR	River place
Bettye	Nowlin	Glenlake
Brandi	Stone	Glenlake
Brent	Stone	Glenlake
Bailey	Stone	Glenlake
Brooklyn	Stone	Glen lake
Kim	Obermeyer	Glenlake
Ryan	Burdeno	Greenshores Lake Austin The Landing
Vanessa	Jacob	Glenlake
Pamela	Palmer	Greeshores
John	Blewett	Shepherd mountain
George	Sandlin	Glenlake
Alex	Gabbi	Glenlake
janet	hendricks	Glenlake
kenneth	hendricks	Glenlake
Laura	Barrow	Glenlake
Susan	Gore	The Landing - Greenshores Dr
Alan	Walls	SkiShores
Melissa	Rogers	Greenshores
Dan	Przybylski	Shepherd Mountain
Marsha	Woodworth	Greenshores
John	Woodworth	Greenshores
Thomas	Perryman	Green Shores / Oak Shores
Greg	Stoll	Shepherd Mountain
Byron	Todd	Glenlake
Karen	Richards	Greenshores

Joyce	de Lisser	Lakes of Greenshores
Michael	de Lisser	Lakes of Greenshores
Keith	Youngren	Glenlake
Jim	Waite	Manana Terrace
Carol	Morgan	Ski Shores
Mark	Leaverton	Westminster Glen
Randy	Lawson	Canyon Creek
Sheri	Miller	Austin City Park Neighborhood Association
Sam	Juliano	Glenlake
Colleen	Salo	Westminster glen
Ann	Kramer	Greenshores
Ingrid	Vassen	Monte Vista
Erin	Burgess	Westminster Glen
Jamie	Carpenter	Glenlake
john	carpenter	glenlake
Mariellen	Fagan	Greenshores on Lake Austin
William	Lynch	Greenshores
Bert	Kramer	Greenshores
Gary	Imken	Glenlake
Damon	Dennett	Greenshores
Marcia	Kaylakie	Glenlake
Russ	Trowbridge	Shepherd Mountain
Janey	Trowbridge	Shepherd Mountain
Donna	Burgess	Glen lake
Sandra	Schindel	Shepherd Mountain/West Courtyard
Charles	Hoene	RiverPlace
Cassandra	Kahler	Westminster Glen
John	Palmer	Greenshores
David	Milam	River Place
Patrick	Scott	Greenshores on Lake Austin
Pedro	Barreda	Glenlake
Christina	Thiele	Green Shores
Mark	Welp	Greenshores on Lake Austin
John	Burnside	Greenshores
Richard	Biehn	Greenshores
David	Rothschild	Greenshores
Tim	Barber	Oak Shores
Christopher	Bugge	Greenshores
Dennis	Krutsinger	Greenshores on the Lake
Jared	Poplin	Greenshores
Terri	Whaley	City Park
Annie	Barrera	Glenlake

John	Largess	Greenshores
Deborah	Tompkins	Oak Shores/Greenshores
William	Campbell	Austin City Park Neighborhood Association
Tom	Connally	Glenlake
Bryce	Beasley	Shepherd Mountain
Rene	Mattoon	Greenshores on Lake Austin
Grant	Richards	Greenshores/City Park
Cristi	ullmann	ACPNA
Lorin	Ullmann	ACPNA
Edward	Katkic	Greenshores
Gregory	Ruhl	Austin City Park Neighborhood Association (ACPNA)
Barbara	Albrecht	Glenlake
Howard	Pollicoff	Glenlake
Janet	Welp	Greenshores on Lake Austin
Jo Ann	Smith	Coldwater Canyon Condos
Riyaz	Bhaiwala	Shepherd Mountain
Anisa	Bhaiwala	Shepherd Mountain
Andrew	Jones	Greenshores on the Lake
Craig	Smith	Coldwater canyon condos. (Adjacent to CamelbackPUD)
Kevin	Usleman	Greenshores on Lake Austin
Douglas	Michalsky	MonteVista Condos
Mary Catherine	Gardner	Glenlake
Francine	Webb	Coldwater Canyon
Christopher	Webb	Coldwater Canyon
Hazel	Hardacker	Glenlake
Johanne	Ibsen- Wolford	Shepherd Mountain
Amy	Morgan	Oak Shores
william	dunnigan	Coldwater Canyon
Gary	Spencer	Montevista
Brenda	Langford	River Place
Tim	Cole	Glenlake
Mary	McAllister	Glenlake
Billy	Hill	Oak Shores
Olavo	Leite	River Pointe
Irit	Umani	Monte Vista Condominium association
Carlos E	Gonzalez	Montevista
Sonya	Luechauer	Greenshores
Sally	Barber	Austin City Park Neighborhood Association
Melissa	Perryman	Oak Shores

Richard	Edmonson	Greenshores on Lake Austin
Tracie	Owens	Greenshores on Lake Austin
Russell	Elkins	Montevista Condominiums
chuck	Ege	Greenshores on Lake Austin
Phebe	Hoene	RiverPlace
Robert	Hoene	Westminster Glen
Barb	Hoene	Westminster Glen
Jeff	Hawken	Greenshores
Anthony	Howl	Greenshores On Lake Austin
Hugh	Dunleavy	Greenshores
Rita	jhaveri	Westminster Glen
Laura	Brockway	Glenlake
Lorissa	Burnside	Greenshores on Lake Austin
Lori	Petrone	Westminster Glen
Jannelle	Imken	Glenlake
Brett	MacAdam	Greenshores
Andrew	Fossum	Greenshores
Elise	Gardner	Glenlake
Debra	DOLLAR	River place
Michael	Fagan	Greenshores on Lake Austin
Scott	Gardner	Glenlake
Elizabeth	Waite	Ski Shores Terrace
Brynn	Clymrr	Greenshores
Carl	Mattoon	Greenshores
Sanford	Fitlin	Westminster Glen
Barbara	Kosar	Glenlake
Lisa	Kuehl	Greenshores
Denis	Hebert	Green Shores on Lake Austin
Catherine	Hebert	Greenshores on Lake Austin
Michael	Moossy	City Park
Ann	Bender	Glenlake
Mark	Garay	Greenshores
William	Kaylakie	Glenlake
Patricia	Pollicoff	Glenlake
Maria	Brady	Greenshores
Leslie	Biehn	Greenshores
Susan	Sandlin	Glenlake
Pamela	Grooms	River Place
John	Harris	Greenshoress
Dianne	Becker	Greenshores
Kimberly	Eastman	City Park Road



David	Eastman	City Park Rd
Linda	Conner	Glenlake
Chris	Webb	Coldwater canyon
Robin	Stagg	Glenlake
Kyle	Gardner	Glenlake
mailyn	Baker	Glen Lake
Richard	Savage	Glenlake
Del	Tesar	City Park Road/Two Coves Drive
Rogene	Tesar	City Park Road/Two Coves Drive
Steve	Wolford	Shepherd mountain
Raine	Lipscher	Shepherd Mountain
Randolph	Lipscher	Shepherd mountain
Pat	Bulla	Jester
Vicki	Chenault	Westminster Glen
Barbara	Capozza	Westminster Glen
Kerry	Patch	Shepherd Mountain
Patrick	Brady	Greenshores
Todd	Patch	Shepherd Mountain
Sharon	Francia	Shepherd Mountain
Dale	Bulla	Jester Estates
David	Baker	Westminster Glen Estates
Huyen	Cao	Pearce Rd and City Park
Sharette	Gray	Greenshores
Daniel	Oxford	Shepard Mountain
Gwynn	Carpenter	Austin City Park
Neel	Sarkar	Westminster Glen
Denise	Iglesias	Westminster Glen
Tom	Pagel	Shepherd Mountain
Elizabeth	Rutledge	Shepherd Mountain
Jack	Jacobson	Shepherd Mountain
Tony	Iglesias	Westminster Glen
Deanne	Breedlove	Phillips Ranch on Lake Austin
Patricia	Pagel	Shepherd Mountain
Bernie	Stewart	Westminster Glen
Wes	Wigginton	Glenlake
Terrence	Trainor	Greeshores
Dave	Scholes	Courtyard
Courtney	Johnson	Glenlake, Executive Director of Viper Nation Education Foundation
John	Behnke	Shepherd Mountain
Michelle	Wigginton	GlenLake
Joe	Ibanez	Steiner Ranch
Joan	Astrich	Shepherd Mountain

Edward	Astrich	Shepherd Mountain
Naomi	Moore	Westminster Glen
Susan	Todd	Glenlake
brian	dudley	Greenshores
Tad	Cole	Westminster Glen
Robert	Murkofsky	Westminster Glen

Board members from 8  
Neighborhood Associations

## Rhoades, Wendy

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**From:** Linda Bailey < |>  
**Sent:** Thursday, September 20, 2018 4:41 PM  
**To:** Neely, Mary Ann - BC; Guerrero, Linda.h - BC; Creel, Andrew - BC; Smith, Brian - BC; Smith, Hank - BC; Thompson, Pam - BC; Maceo, Peggy - BC; Coyne, Katie - BC; Perales, Marisa - BC; Gordon, Wendy - BC  
**Cc:** Rhoades, Wendy; Cadena-Mitchell, Kurt; Alter, Alison  
**Subject:** Vote for Case Number C814-86-023.01 Camelback PUD

Chair and Commissioners,

On behalf of hundreds of individual supporters and the people represented by the eight historically active neighborhood organizations, we appreciate your vote Wednesday night on the Camelback PUD Environment.

We thank you for your thoughtful investigation into the environmental issues. We trust your concerns will be addressed, as we have seen this pattern in Jonathan Coon in the past.

We especially appreciate the Chair, Linda Guerrero, who kept the discussion focused on the scope of the vote topic. It was by no means easy given the complexity of the matters in question. Thank you all for following the prescribed meeting process rules, your analysis, and keeping proper order. We especially thank both our District 10 Representative, Wendy Gordon, and Hank Smith for making the motion and for your positive recommendation.

With our sincere thanks,

*Linda Bailey for the neighbors*

## Rhoades, Wendy

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**From:** Linda Bailey <Linda.Bailey@cityofaustin.gov>  
**Sent:** Thursday, September 27, 2018 10:23 AM  
**To:** Denkler, Ann - BC; Ramirez, Nadia - BC; Breithaupt, Dustin - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Greenberg, Betsy - BC; King, David - BC; Duncan, Jim - BC; Evans, Bruce - BC; Tatkow, Abby - BC  
**Cc:** Rhoades, Wendy; Johnson, Anaiah; James, Scott  
**Subject:** Case number C814-86-023.01 Zoning and Platting Commission Oct 02, 2018  
Camelback PUD Support Letter from many Neighbors

Dear Zoning and Platting Commissioners,

Below is the **INDIVIDUAL ENDORSEMENT** letter signed by over **260 individuals**. This is in addition to the **EIGHT NEIGHBORHOOD BOARDS**, representing over 2,800 homes, that support the Camelback PUD. You should have copies of the Board letters already.

There is tremendous neighborhood support for the Camelback PUD because the owner, Mr. Coon, respects the neighbors requests, engages in productive conversations with us, improves our fire safety with through the extension of Bridgepoint Parkway for several thousand commuters, improves our traffic safety on the Champion Tract 3 City Park Road driveway, and takes action to remedy our concerns.

On behalf of the individual endorsers, I'm forwarding the following support letter signed by them.

*Linda Bailey*  
Glenlake Board Member

Please approve the Camelback PUD, which we believe respects our environmental and zoning laws. We support its plan for low density residential housing and commercial housing coupled with open green space.

The Camelback PUD owner, Jonathan Coon, has met with numerous neighbors from surrounding neighborhoods and has consistently demonstrated a commitment to open space, heritage trees, parks, shoreline, high quality design, dark skies, Three Star Green Buildings, and to the planned extension of Bridgepoint Parkway, a much-needed alternate emergency route for area neighborhoods. We look forward to having a PUD that will preserve the natural environment while providing important public benefits including two parks and a walking trail. We especially appreciate the following attributes of the PUD plan:

- Two public parks are specified; the original PUD specified none
- A walking trail is specified; the original PUD specified none
- Green water Controls are specified; the original PUD specified none
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- Traffic mitigation is based on the Traffic Impact Assessment; the original PUD specified none
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In short, Mr. Coon has shown tremendous respect for neighbors' values, opinions and requests. Your vote supporting the PUD Zoning Amendment will not only contribute to protecting our environment but will restore some of the trust in the Council and City Staff that was clearly lost during the Champion Tract 3 proceedings.

We strongly encourage the City of Austin to support and approve the Camelback PUD amendment. We are grateful to Mr. Coon for his efforts to respect our values and to improve the situation on the Champion Tract 3, and we support the incorporation of Champion Tract 3 into the PUD.

Sincerely,

Linda Bailey (for the neighbors who signed below, they are listed in the order their endorsement was received)

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Rebecca	Cole	Glenlake
Robert	Reim	Glenlake

Sheri Zornio Westminster Glenn  
 Peter Zornio Westminster Glen  
 Leslie McMaster Long Canyon Phase I  
 Ravi jhaveri Westminster Glen  
 Sara Milam River Place  
 Dennis Kosar Glenlake  
 Elaina Fowler Two Coves  
 John Grooms River Place  
 Jeannette Burger River Point/Glenlake  
 Laurie Byrne Westminster Glen  
 Christina Tung Green shores on lake Austin  
 Julie Corne Riblin Ranch and Far View  
 Jacqueline Williams Woods of Greenshores  
 Sandi Krutsinger Greenshores on the Lake  
 Tracy Dahl-Burg Glenlake  
 JAMES DOLLAR River place  
 Bettye Nowlin Glenlake  
 Brandi Stone Glenlake  
 Brent Stone Glenlake  
 Bailey Stone Glenlake  
 Brooklynn Stone Glen lake  
 Kim Obermeyer Glenlake  
 Ryan Burdeno Greenshores Lake Austin The Landing  
 Vanessa Jacob Glenlake  
 Pamela Palmer Greeshores  
 John Blewett Shepherd mountain  
 George Sandlin Glenlake  
 Alex Gabbi Glenlake  
 Janet hendricks Glenlake  
 Kenneth hendricks Glenlake  
 Laura Barrow Glenlake  
 Susan Gore The Landing - Greenshores Dr  
 Alan Walls SkiShores  
 Melissa Rogers Greenshores  
 Dan Przybylski Shepherd Mountain  
 Marsha Woodworth Greenshores  
 John Woodworth Greenshores  
 Thomas Perryman Green Shores / Oak Shores  
 Greg Stoll Shepherd Mountain  
 Byron Todd Glenlake  
 Karen Richards Greenshores  
 Joyce de Lisser Lakes of Greenshores  
 Michael de Lisser Lakes of Greenshores  
 Keith Youngren Glenlake  
 Jim Waite Manana Terrace  
 Carol Morgan Ski Shores  
 Mark Leaverton Westminster Glen  
 Randy Lawson Canyon Creek  
 Sheri Miller Austin City Park Neighborhood Association  
 Sam Juliano Glenlake  
 Colleen Salo Westminster glen

Ann	Kramer	Greenshores
Ingrid Vassen	Monte Vista	
Erin	Burgess	Westminster Glen
Jamie Carpenter	Glenlake	
John	carpenter	glenlake
Mariellen	Fagan	Greenshores on Lake Austin
William	Lynch	Greenshores
Bert	Kramer	Greenshores
Gary Imken	Glenlake	
DamonDennett	Greenshores	
Marcia Kaylakie	Glenlake	
Russ Trowbridge	Shepherd Mountain	
Janey Trowbridge	Shepherd Mountain	
Donna Burgess	Glen lake	
Sandra Schindel	Shepherd Mountain/West Courtyard	
Charles	Hoene	RiverPlace
Cassandra	Kahler	Westminster Glen
John Palmer	Greenshores	
David Milam	River Place	
Patrick Scott	Greenshores on Lake Austin	
Pedro Barreda	Glenlake	
Christina	Thiele	Green Shores
Mark Welp	Greenshores on Lake Austin	
John Burnside	Greenshores	
Richard	Biehn	Greenshores
David Rothschild	Greenshores	
Tim	Barber	Oak Shores
Christopher	Bugge	Greenshores
Dennis Krutsinger	Greenshores on the Lake	
Jared Poplin	Greenshores	
Terri	Whaley	City Park
Annie Barrera	Glenlake	
John Largess	Greenshores	
Deborah	Tompkins	Oak Shores/Greenshores
William	Campbell	Austin City Park Neighborhood Association
Tom	Connally	Glenlake
Bryce Beasley	Shepherd Mountain	
Rene Mattoon	Greenshores on Lake Austin	
Grant Richards	Greenshores/City Park	
Cristi Ullmann	ACPNA	
Lorin Ullmann	ACPNA	
Edward	Katkic	Greenshores
Gregory	Ruhl	Austin City Park Neighborhood Association (ACPNA)
Barbara	Albrecht	Glenlake
Howard	Pollicoff	Glenlake
Janet Welp	Greenshores on Lake Austin	
Jo Ann Smith	Coldwater Canyon Condos	
Riyaz Bhairwala	Shepherd Mountain	
Anisa Bhairwala	Shepherd Mountain	
Andrew	Jones	Greenshores on the Lake
Craig Smith	Coldwater canyon condos. (Adjacent to CamelbackPUD)	

Kevin Usleman Greenshores on Lake Austin  
 Douglas Michalsky MonteVista Condos  
 Mary Catherine Gardner Glenlake  
 Francine Webb Coldwater Canyon  
 ChristopherWebb Coldwater Canyon  
 Hazel Hardacker Glenlake  
 Johanne Ibsen-Wolford Shepherd Mountain  
 Amy Morgan Oak Shores  
 william dunnigan Coldwater Canyon  
 Gary Spencer Montevista  
 Brenda Langford River Place  
 Tim Cole Glenlake  
 Mary McAllister Glenlake  
 Billy Hill Oak Shores  
 Olavo Leite River Pointe  
 Irit Umani Monte Vista Condominium association  
 Carlos E Gonzalez Montevista  
 Sonya Luechauer Greenshores  
 Sally Barber Austin City Park Neighborhood Association  
 Melissa Perryman Oak Shores  
 Richard Edmonson Greenshores on Lake Austin  
 Tracie Owens Greenshores on Lake Austin  
 RussellElkins Montevista Condominiums  
 chuck Ege Greenshores on Lake Austin  
 Phebe Hoene RiverPlace  
 Robert Hoene Westminster Glen  
 Barb Hoene Westminster Glen  
 Jeff Hawken Greenshores  
 Anthony Howl Greenshores On Lake Austin  
 Hugh Dunleavy Greenshores  
 Rita jhaveri Westminster Glen  
 Laura Brockway Glenlake  
 LorissaBurnside Greenshores on Lake Austin  
 Lori Petrone Westminster Glen  
 Jannelle Imken Glenlake  
 Brett MacAdam Greenshores  
 Andrew Fossum Greenshores  
 Elise Gardner Glenlake  
 Debra DOLLAR River place  
 Michael Fagan Greenshores on Lake Austin  
 Scott Gardner Glenlake  
 Elizabeth Waite Ski Shores Terrace  
 Brynn Clymrr Greenshores  
 Carl Mattoon Greenshores  
 Sanford Fitlin Westminster Glen  
 Barbara Kosar Glenlake  
 Lisa Kuehl Greenshores  
 Denis Hebert Green Shores on Lake Austin  
 CatherineHebert Greenshores on Lake Austin  
 Michael Moossy City Park  
 Ann BenderGlenlake



Mark Garay Greenshores  
 William Kaylakie Glenlake  
 Patricia Pollicoff Glenlake  
 Maria Brady Greenshores  
 Leslie Biehn Greenshores  
 Susan Sandlin Glenlake  
 Pamela Grooms River Place  
 John Harris Greenshores  
 Dianne Becker Greenshores  
 Kimberly Eastman City Park Road  
 David Eastman City Park Rd  
 Linda Conner Glenlake  
 Chris Webb Coldwater canyon  
 Robin Stagg Glenlake  
 Kyle Gardner Glenlake  
 mailyn Baker Glen Lake  
 Richard Savage Glenlake  
 Del Tesar City Park Road/Two Coves Drive  
 Rogene Tesar City Park Road/Two Coves Drive  
 Steve Wolford Shepherd mountain  
 Raine Lipscher Shepherd Mountain  
 Randolph Lipscher Shepherd mountain  
 Pat Bulla Jester  
 Vicki Chenault Westminster Glen  
 Barbara Capozza Westminster Glen  
 Kerry Patch Shepherd Mountain  
 Patrick Brady Greenshores  
 Todd Patch Shepherd Mountain  
 Sharon Francia Shepherd Mountain  
 Dale Bulla Jester Estates  
 David Baker Westminster Glen Estates  
 Huyen Cao Pearce Rd and City Park  
 Sharette Gray Greenshores  
 Daniel Oxford Shepard Mountain  
 Gwynn Carpenter Austin City Park  
 Neel Sarkar Westminster Glen  
 Denise Iglesias Westminster Glen  
 Tom Pagel Shepherd Mountain  
 Elizabeth Rutledge Shepherd Mountain  
 Jack Jacobson Shepherd Mountain  
 Tony Iglesias Westminster Glen  
 Deanne Breedlove Phillips Ranch on Lake Austin  
 Patricia Pagel Shepherd Mountain  
 Bernie Stewart Westminster Glen  
 Wes Wigginton Glenlake  
 Terrence Trainor Greshshores  
 Dave Scholes Courtyard  
 Courtney Johnson Glenlake, Executive Director of Viper Nation Education Foundation  
 John Behnke Shepherd Mountain  
 Michelle Wigginton GlenLake  
 Joe Ibanez Steiner Ranch

Joan Astrich Shepherd Mountain  
Edward Astrich Shepherd Mountain  
Naomi Moore Westminster Glen  
Susan Todd Glenlake  
brian dudley Greenshores  
Tad Cole Westminster Glen  
Robert Murkofsky Westminster Glen  
Board members from 8 Neighborhood Associations

## PUBLIC HEARING INFORMATION

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**Case Number: C814-86-023.01**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council**

Stere Wolford

Your Name (please print)

6609 W. Courtyard Dr

Your address(es) affected by this application

[Signature]

Signature

9-20-18

Date

Daytime Telephone: 512 736 9853

Comments:

Jonathan Coon has been  
very transparent w/ his  
plans and intents regarding this  
development. Our household  
Fully supports this development.

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

City of Austin

Planning & Zoning Department

**Wendy Rhoades**

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-86-023.01

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council

Eric + Martha Garcia  
Your Name (please print)

7358 Coldwater Canyon Dr.  
Your address(es) affected by this application

☒ I am in favor  
☐ I object

Signature

Martha Garcia

Date

9-21-18

Daytime Telephone:

512-466-9118

Comments:

We are in favor of + support  
Jonathan Cook + his Camelback  
land use plan

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

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

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**Case Number: C814-86-023.01**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council**

*FRANCINE WEBB*  
Your Name (please print)

*5525 City Park Rd #6*  
Your address(es) affected by this application

*Austin TX 78730*  
City

*[Signature]*  
Signature

*(512) 569-3757*  
Daytime Telephone

*08/20/2018*  
Date

☒ I am in favor  
☐ I object

Comments:

*Best idea by far to improve  
the area!*

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

City of Austin  
Planning & Zoning Department  
**Wendy Rhoades**  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number: C814-86-023.01**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council**

*FRANCINE WEBB*  
Your Name (please print)

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

*5525 City Park Rd #116  
Austin, TX 78743*  
Your address(es) affected by this application

*[Signature]*  
Signature

*09/20/2018*  
Date

Daytime Telephone: *(512) 569-3757*

Comments: *Best idea for our area!*

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

City of Austin  
Planning & Zoning Department  
**Wendy Rhoades**  
P. O. Box 1088  
Austin, TX 78767-8810



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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council**

FRANCINE WEBB  
Your Name (please print)

5525 City Park Rd #6  
Your address(es) affected by this application

Austin TX 78730  
Signature

09/20/2018  
Date

Daytime Telephone: (512) 569 3757

Comments:

Best development idea for  
our neighborhood -  
it will be upgrading it & helping  
not to have too much traffic  
on City Park Road which  
is already congested and  
dangerously wide & narrow!  
Thank you very much!

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

City of Austin  
Planning & Zoning Department  
**Wendy Rhoades**  
P. O. Box 1088  
Austin, TX 78767-8810

☒ I am in favor  
☐ I object

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Case Number: C814-86-023.01

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council

DAVID LAPIN  
Your Name (please print)

6608 WBS CAMINO DR  
Your address(es) affected by this application

AUSTIN, TX 78730

9/22/2018

Date

Signature

Daytime Telephone: 512-396-1168

Comments:

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

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



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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council**

*ERIN DUNN*

Your Name (please print)

*5525 CITY PARK RD #3*

Your address(es) affected by this application

*9/25/18*

Date

Signature

Daytime Telephone: *512-919-0653*

Comments: *1 AM IN FAVOR AS LONG AS THEY*

*PLANT TREES TO BLOCK HEADLIGHTS*

*FROM GOING INTO OUR BACK YARD*

*BACK OF HOUSE.*

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

City of Austin

Planning & Zoning Department

**Wendy Rhoades**

P. O. Box 1088

Austin, TX 78767-8810

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**Contact: Wendy Rhoades, 512-974-7719**  
**Public Hearings: October 2, 2018, Zoning and Platting Commission**  
**October 18, 2018, City Council**

*WILLIAM DUNNIGAN*

Your Name (please print)

*5525 CITY PARK RD #3*

Your address(es) affected by this application

*William Dunnigan*

Signature

Date

*9/25/18*

Daytime Telephone: *512-484-6568*

Comments:

*I AM IN FAVOR AS LONG AS THEY  
 PLANT TREES/SHRUBS TO BUCK  
 HEADLIGHTS FROM GOING INTO OUR  
 BACKYARD/BACK OF HOUSE.*

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

City of Austin  
 Planning & Zoning Department  
**Wendy Rhoades**  
 P. O. Box 1088  
 Austin, TX 78767-8810

Correspondence

Opposition

**Bill & Christie Nalle**  
**4615 Bunny Run**  
**Austin, Texas 78746**  
**(512) 327-2666**

May 2, 2018

Mr. Jerry Rusthoven, Deputy Director  
Ms. Wendy Rhoades, Case Manager  
Planning and Development Review Dept.  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

RE: Permit #2018-074352 ZC; Ref. #C814-86-023.01; Camelback Planned Unit Development

Dear Mr. Rusthoven and Ms. Rhoades:

Reference is made to the above permit case number and reference file number. The applicant proposes a substantial "amendment" to the previously approved PUD plan. As a neighbor immediately across the lake from the subject property and as members of the BRNA Association, Inc., my wife and I wish to register our objections to this application as it has been currently filed.

The plan seeks to amend the entire lot configuration, number of lots in the subdivision/PUD and convert the uses of some of the single family lots to include commercial development and then claim there has not been a change of project and that the property is still entitled to vested property rights which predate the Comprehensive Watershed Ordinance. We respectfully submit that a major change in lot configuration and land use is a fundamental change of project which subjects the new project to current ordinance requirements.

The new project proposes a major marina approximately 624 feet long on the lake, accessible only by a 200 foot high (20 stories) elevator. The elevator will be built along the face of the rim rock CEF of the property in order to provide access to the party pavilion, swim beach and marina they propose below the bluff. All these structures are planned within the publically dedicated drainage easement which includes all land between the 492.8MSL contour line (normal pool elevation of the lake) and the 504.9MSL contour line. This drainage easement dedication was the vehicle used by the PUD to prohibit boat docks, stairs, trams and other forms of shoreline access which would otherwise construct structures across the rim rock to the lake. It was a vehicle to dedicate "no development" of the shoreline in the pre-CWO era. Current code will not allow development of the shoreline under this plan either because of the bluff and rim rock CEF's.


We have serious concerns about noise pollution, light pollution and water pollution. We are also concerned about the lack of Fire Department and EMS access to the property since there won't be a road to the marina complex. Habitat destruction needs to be examined as well as the overall project compatibility with the surrounding area.

From a practical standpoint, the swim beach, party pavilion and marina cannot possibly be adequately policed and secured from after-hour unauthorized activity once the proposed elevator shuts down for the night. The attractive nuisance of a beach, party pavilion, marina and piers below the bluff will create a vandalism/trespass crime zone to which the police will not have the resources to respond after the last evening patrol.

There are elements of the plan which the neighborhoods on both sides of the lake could support. Make no mistake that the project must comply with current code for such a radical new use. All negotiations should start from the standpoint that the project comply with code provisions for protecting the shoreline and bluffs of our beautiful Lake Austin basin.

Please put both of us on the list to receive all notices regarding this project. My email is [williambnalle@gmail.com](mailto:williambnalle@gmail.com). Christie's email is [christienalle@gmail.com](mailto:christienalle@gmail.com).

Sincerely,



Bill and Christie Nalle

cc: Greg Guernsey, Director  
Planning and Development Review Dept

Lloyd and Lyra Bemis  
4508 Aqua Verde Drive  
Austin, Texas 78746

May 10, 2018

Mr. Jerry Rusthoven, Deputy Director  
Ms. Wendy Rhoades, Case Manager  
Planning and Development Review Dept.  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

RE: Permit #2018-074352 ZC; Ref. #C814-86-023.01; Camelback  
Planned Unit Development

Dear Mr. Rusthoven and Ms. Rhoades,

We apologize for not having registered our concerns/objections to the proposed development case referenced above sooner, having not been made aware of the project in detail until a few weeks before it was filed. It has taken us quite a bit of time to get a grasp of what the applicant specifically intended to do. We live on and across the lake within eye and ear shot of the Camelback property and are members of the BRNA Association Inc.

It is appalling to us that the applicant would consider only the downstream "Iconic View" from the Pennybacker Bridge and not the upstream view in his proposed development. The specific development contemplated on the shoreline of Lake Austin not only ignores the 180 degree view, but more significantly goes AGAINST the spirit, intent and purpose so stated in the Lake Austin Zoning Overlay District Codes to protect Lake Austin. We, as many of our neighbors, have substantial objections to the proposed application.

With all due respect my wife and I contend that the proposed plan as filed is NOT a PUD Amendment to a previously approved PUD plan, but an entirely NEW PUD application based on the contemplated land use changes requested and as follows:

- change in the entire lot configuration
- change in number of lots in the subdivision/PUD
- conversion of SF Lots to include commercial use/development
- inclusion of improvements/development based on "vested property right" entitlements predating the Comprehensive Watershed Ordinance/Lake Austin District Regulations

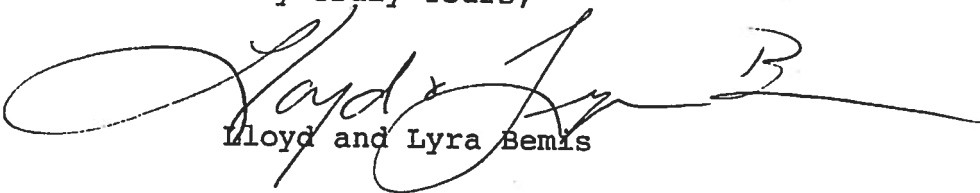
We contend, that because of these major fundamental changes the project should be considered as a new application

and strictly held subject to current ordinance requirements.

We have attached a letter submitted to you by Mr. and Mrs. Bill Nalle dated May 2, 2018. Which we concur with and adopt and as part of this letter and our objections.

Please place us on the mailing list to receive all notices regarding this project at the street address above and/or email at [lyrambemis@mac.com](mailto:lyrambemis@mac.com)

Very Truly Yours,



Lloyd and Lyra Bemis

cc: Greg Guernsey. Director  
Planning and Development Review Department

Juan & Cecilia Penelas  
4722 Bunny Run  
Austin, TX 78746  
512-263-5459

May 16, 2018

Mr. Jerry Rusthoven Deputy Director  
Ms. Wendy Rhoades, Case Manager  
Planning and Development Review Dept.  
City of Austin  
505 Barton Springs Rd  
Austin, TX 78704

RE: Permit#2018-0742352 ZC; Ref. #C814-86-023.01; Camelback Planned Unit Development

Dr Mr Rusthoven and Ms. Rhoades:

We want to express our concern and objection to the reference case above.

The applicant is proposing an amendment to a previously approved PUD plan. His plans are seeking to amend the entire configuration of the lot, number of lots in the subdivision/PUD and convert the use of single family home lot to commercial development, while claiming that the property is entitled to vested property rights from before the time the Comprehensive Watershed Ordinance went into effect. We believe that a change of this magnitude constitutes a new project and therefore it needs to be subject to the current ordinance.

The most controversial aspects of this project include a 630 feet marina for 24 boats with no road access. The access would be only possible via a 200 feet (20 stories) tall elevator on the face of the cliff, together with a bridge to gain access to it. The marina would include a swim beach, a covered party pavilion, a kitchen and restrooms. These structures are in conflict with the publically dedicated drainage easement. This vehicle was used by the PUD to prohibit boat docks, stairs, trams and diverse forms of shore access that would otherwise build structures on the rim rock of the lake. Also, current code would not allow such development on the shoreline due to the Critical Environmental Feature (CEF) concerning the bluff and the rim rock.

We have serious concerns about this project that go even beyond the **environmental** impact of the Lake Austin pristine bluffs and its **habitat destruction**. There are **safety** issues: there will not be Fire Department or EMS access to the marina due to the absence of an access road. The presence of fuel, combustible materials and a party pavilion with a kitchen do not seem to ease any of these concerns. IT would present a **navigational hazard** right at the bend of the river and across the public ramps. There are **security** issues: there will not be access to land based law enforcement. There will also be noise and

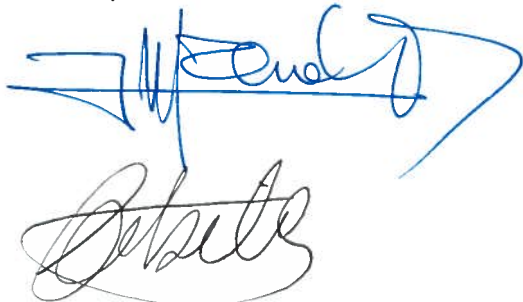


light **pollution**, especially from the restaurant. There will be significant **sewer** and **trash** management challenges at the no-street-access marina and party pavilion as well. There will also be a consequential **traffic** impact at the virtually collapsed intersection of Courtyard Dr. and Loop 360, which already produces miles of congestion in both directions at rush hour.

To sum it up, in our opinion, such a radical deviation from the original intent for this PUD plan requires that the new project be in compliance with the current code. The developer cannot pick and choose the elements of the old dormant plan that are convenient to him, while ignoring old or new restrictions. I support new development and the establishment of businesses in our City, but this project would present irreparable damage to our City, its natural habitats, its safety and its beauty.

I would appreciate that you include us in the distributions of all notices regarding this matter. You can reach us at [juan\\_penelas@hotmail.com](mailto:juan_penelas@hotmail.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Juan & Cecilia Penelas', with a large, stylized flourish extending to the right.

Juan & Cecilia Penelas

Cc: Greg Guernsey, Director  
Planning and Development Review Dept.

## Rhoades, Wendy

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**From:** Juan Penelas <juan\_penelas@hotmail.com>  
**Sent:** Sunday, May 20, 2018 10:28 PM  
**To:** Rhoades, Wendy  
**Subject:** PUD Amendment Application #2018-074352 ZC

Dear Wendy Rhoades:

I am writing concerning the development plans at the Camelback and Champions tracts, across the lake from where we are currently building our house. Mr. Jonathan Coon has shared his plans through conversations with members of our neighborhood and through public presentations. These plans include:

- A 630 feet **commercial/private marina**, with 24 boat slips and no access roads. It would also include a beach and a covered party pavilion with a kitchen and bathrooms on the water.
- A 20 story **elevator**/tram on the face of the currently unmolested cliffs together with a bridge to access the above mentioned marina. This would be the only access to the marina.
- A large public **restaurant** and **boutique hotel** at the top of the cliff overlooking the 360 bridge

His plans also include other aspects that I would consider beneficial for the area, as it is the case with the public park. However, there appears to be a 300' gap not owned by him that would call into question his ability to build such park all the way to the current Scenic Overlook.

I have serious concerns about this project that go even beyond the **environmental** impact of the Lake Austin pristine bluffs and its **habitat destruction**. There are **safety** issues, as there will not be Fire Department or EMS access to the marina due to the absence of an access road. The presence of fuel, combustible materials and a party pavilion with a kitchen do not seem to ease any of these concerns. It also presents a **navigational hazard**, as a dock requesting permission to extend 100 ft off the face of the cliff (or roughly 20% of the river's width) right at the river's bend would be dangerous to boats. It should be noticed that several public ramps are in close proximity and that not long ago someone died in this section of the lake. There are **security** issues, as there will not be access to land based law enforcement. There will also be noise and light **pollution**, especially from the restaurant. There will be significant **sewer** and **trash** management challenges at the no-street-access marina and party pavilion as well. There will also be a consequential **traffic** impact at the virtually collapsed intersection of Courtyard Dr. and Loop 360, which already produces miles of congestion in both directions at rush hour.

Mr Coon's strategy seems to cherry-pick some elements from a long dormant 1986 PUD, conveniently forgetting the fact that such document stated single family use. Alternatively, if this is a new PUD, and we sure believe it is, we can only expect it to be in compliance with the rightfully strict regulations that govern all of us that live in our beautiful city, and particularly those with access to Lake Austin. It is awfully frustrating for us that comply and care to see projects like this take form.

To this date there has been very limited public disclosure of these plans and virtually no debate among all stakeholders, in particular about the most questionable aspects: the 20 story elevator on the face of the

cliffs, the bridge, the 630' wide marina, the party pavilion and the restaurant/hotel. If this project were to be approved, we ask that these controversial items are **excluded** from it.

I would like to be notified of all matters regarding this project. I sincerely appreciate your hard work for the City of Austin. Best,

Juan M. Penelas

Email:

Cell: 614.596.8707

## Rhoades, Wendy

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**From:** John Horton <  
**Sent:** Monday, June 04, 2018 5:39 PM  
**To:** Rhoades, Wendy; Rusthoven, Jerry  
**Subject:** Fwd: Camelback PUD  
**Attachments:** Concerns on Camelback PUD.docx

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

**From:** John Horton <  
**Date:** Mon, Jun 4, 2018 at 5:36 PM  
**Subject:** Camelback PUD  
**To:** [steve.adler@austintexas.gov](mailto:steve.adler@austintexas.gov), [mayor@austintexas.gov](mailto:mayor@austintexas.gov), [ora.houston@austintexas.gov](mailto:ora.houston@austintexas.gov),  
[district1@austintexas.gov](mailto:district1@austintexas.gov), [delia.garza@austintexas.gov](mailto:delia.garza@austintexas.gov), [district2@austintexas.gov](mailto:district2@austintexas.gov),  
[sabino.renteria@austintexas.gov](mailto:sabino.renteria@austintexas.gov), [district3@austintexas.gov](mailto:district3@austintexas.gov), [district4@austin.texas.gov](mailto:district4@austin.texas.gov),  
[ann.kitchen@austintexas.gov](mailto:ann.kitchen@austintexas.gov), [district5@austintexas.gov](mailto:district5@austintexas.gov), [jimmy.flannigan@austintexas.gov](mailto:jimmy.flannigan@austintexas.gov),  
[district6@austintexas.gov](mailto:district6@austintexas.gov), [leslie.pool@austintexas.gov](mailto:leslie.pool@austintexas.gov), [district7@austintexas.gov](mailto:district7@austintexas.gov),  
[ellen.troxclair@austintexas.gov](mailto:ellen.troxclair@austintexas.gov), [district8@austin.texas.gov](mailto:district8@austin.texas.gov), [Kathie.Tovo@austintexas.gov](mailto:Kathie.Tovo@austintexas.gov),  
[district9@austin.texas.gov](mailto:district9@austin.texas.gov), [alison.alter@austintexas.gov](mailto:alison.alter@austintexas.gov), [gregorio.casar@austintexas.gov](mailto:gregorio.casar@austintexas.gov),  
[district10@austintexas.gov](mailto:district10@austintexas.gov)

Dear Mayor and Council Members,

I am a longtime Austinite and I have lived on Lake Austin for 36 years.

The Camelback PUD is proposing major changes to the property they are planning to develop at Loop 360 and Lake Austin. Some of the development elements they are proposing are nothing short of outrageous especially on the waterfront. This intersection of our precious Lake Austin and the iconic "A" bridge over the lake are as symbolic to our city as the Capitol and the UT Tower. Please don't let Austin be harmed by this development.

Please see my attachment with my (and many others) concerns about the Camelback development.

Thank you for your leadership.

Sincerely,

John C. Horton III

--

John C. Horton III  
903 Nueces Street  
Austin, TX 78701  
512-477-9966 office

## **CONCERNS ON THE CAMELBACK PUD**

**NOISE POLLUTION**—Loud music and parties at the cliff top restaurant and the lake side party pavilion--- Noise from intoxicated persons at the marina and on the elevator

**LIGHT POLLUTION**—From the cliff top restaurant, elevator, lake side party pavilion and marina—Proposed “dark sky compliance” does nothing for those below the restaurant

**LAKE POLLUTION**—Trash from the marina—Sewage spills from a high pressure (90+ psi) lift station next to the water—Discharge from 24 (or 54?) more boats—Construction debris

**COMPATIBILITY**—At 624 feet wide this would be the widest marina ever built on Lake Austin. **A twenty story high elevator** is totally incompatible.

**HABITAT DESTRUCTION**—All of the above negatively affect wildlife habitat

**DIRT FILL INTO LAKE AUSTIN**—Fill will be required for the party pavilion and elevator; certain to exceed the 1 cubic yard per linear foot currently allowed

**FIRE / POLICE / EMS—EMERGENCY ACCESS—THE ONLY ACCESS IS ELEVATOR, BOAT OR HELICOPTER**— there will not be a road to access the site

**PUBLIC NUISANCE**—A marina and lake side party pavilion with no access for security personnel will be a magnet for unauthorized, late night, boating parties. This will be impossible to control

**NAVIGATION HAZARD**—Boats, especially with intoxicated drivers, frequently go straight when the river turns.... In this case right into this dock. Even at 30 feet this is a hazard and there is a variance sought to extend into the lake 100 feet.

**LOOP 360 TRAFFIC at COURTYARD**— Concerns about the additional traffic on an already overloaded Loop 360. Additional turn lanes on 360 should be completed BEFORE any construction at Camelback.

**VARIANCES DEVELOPER SEEKS**—Eighteen separate variances / code exemptions are sought. This proposal is that virtually none of the rules will apply to this development.

### **CONCLUSION—**

- This is NOT an amendment to the 1986 PUD, but a completely new project
- The old PUD did NOT have any inherent waterfront construction rights
- The marina site is totally unsuited for development
- ALL Lake Austin protective regulations should apply to this project
- A restaurant on the edge of a **Critical Environmental Feature** over Lake Austin is a radical and unacceptable change from the current Single Family Zoning.

**This project should have the marina, party pavilion, elevator and restaurant eliminated**

## Rhoades, Wendy

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**From:** Christie Nalle <christienalle@gmail.com>  
**Sent:** Wednesday, June 06, 2018 7:38 PM  
**To:** Guerrero, Linda.h - BC; Neely, Mary Ann - BC; Smith, Brian - BC; Creel, Andrew - BC; Smith, Hank - BC; Thompson, Pam - BC; Perales, Marisa - BC; Gordon, Wendy - BC; Coyne, Katie - BC; Maceo, Peggy - BC; Istvan, Alesha - BC  
**Cc:** Rhoades, Wendy  
**Subject:** Camelback PUD

Dear Environmental Commission Members,

Thank you for allowing me to speak briefly this evening on the concerns my husband and I share about the proposed amendments to the 1986 Camelback PUD. I only spoke about the environmental concerns and apologize for not being able to finish my comments before running out of time. The packet I gave you has more information.

I would like to clear up one of the inaccuracies that was presented by a subsequent speaker who is a proponent of the amended PUD.

The Nalle family has never had any financial or ownership interests in the Nalle Woods Apartments on Loop 360. The comments connecting us to traffic congestion and the complex are inaccurate.

If you have an interest in seeing the proposed project from across the lake, please feel free to contact either one of us. We are always available to answer your questions as this project works its way through the City.

Thank you again for allowing me to speak this evening.

Christie B Nalle

Juan M. Penelas  
4722 Bunny Run  
Austin, TX 78733

June 19, 2018

Zoning and Platting Commission  
City of Austin, TX

Re: PUD Amendment #2018-074352 ZC

Dear Zoning and Platting Commission Members:

As a member of the Bunny Run neighborhood, I am a very concerned party in regards to the development that Mr. Coon has proposed. As such, I wanted to thank Ms. Wendy Rhodes for keeping us informed of the developments around this case. I also wanted to show my appreciation to her and all other members of this commission and the other City of Austin commissions and boards for the work done in generating the comments issued on June 13, 2018.

It is impossible for me to comprehend how Mr. Coon's proposal could be considered a PUD amendment when the land use is planned to go from Single Family use to a much higher density Commercial Mixed Use with offices, retail space, restaurant, a boutique hotel building, recreational areas, a park and a marina, among many other potential uses.

I also cannot see what would be **superior** about a proposition that presents the following features:

- It would negatively affect **traffic** by bringing much more people to the area. Moving traffic from City Park Rd and 2222 to Courtyard Dr. and Loop 360 is an inferior solution, since it is precisely this intersection the one producing miles of congestion on 360 on both directions every day. Furthermore, the illegal parking situation along the ROW on 360 from people accessing the Scenic Overlook would not be solved, since Mr. Coon's property does not currently have access to that point.
- What can be superior to an unmolested **rock rim** where Ospreys and Bald Eagles have been seen nesting? People are attracted to the sight of this postcard perfect corner of Austin every day. If Mr. Coon were to be granted his wishes, he could have a 624' long marina that could extend 100' into the lake and with a permission to be up to 5 stories (60') tall! The proposed elevator structure would be a massive building capable of moving people, water, trash and sewer waste standing 180'ft tall on the face of the cliff. How can this be superior to our unmolested rock rim?
- The **environmental damage** and **habitat destruction** does not stop at the rock rim. Our urban forest mutilation would be massive. The proposal calls for a permission to remove up to 50% of protected trees in the vast residential and commercial areas of the project, while reducing the mitigation to virtually nothing, as he expects to receive credit for the trees that he spares under a 1":1" mitigation rule.
- The current **building heights** being requested go up to 150' in some areas. In other words, that is a 15 story building on the hills. This is significantly higher than anything else in the area. Mr.

Coon would be affecting the look of our ridgeline while blocking neighbors' views. How's that superior?

- Other concerns include **navigational hazard, Fire and EMS** access to the marina, **light and noise pollution** from the commercial units, etc.

My family and I believe this is very clearly an inferior solution to the 1986 PUD and as such it should be denied. Thanks for your attention and for your efforts to preserve Austin as one of the best cities to live in. Best wishes,

Juan M Penelas

614.596.8707



## Rhoades, Wendy

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**From:** Larry Black <lblack@larryblacklaw.com>  
**Sent:** Monday, June 11, 2018 12:15 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Application for proposed Planned Unit Development Amendment (#2018-074352 ZC)

Thanks for your interest. The Lake Patrol officers certainly have the safety of the lake users in mind as they do their job. We certainly don't want to make their job any harder than it already is.

Larry

Larry Black

On Jun 11, 2018, at 11:13 AM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Dear Mr. Black,

Thank you for your correspondence which we will forward to the Boards and Commissions and also the City Council. Please be assured that City staff is working with Lake Austin Patrol and others as it pertains to proposed access to the shoreline.

Wendy Rhoades

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**From:** Larry Black [<mailto:lblack@larryblacklaw.com>]  
**Sent:** Sunday, June 10, 2018 2:49 PM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>; Rusthoven, Jerry <[Jerry.Rusthoven@austintexas.gov](mailto:Jerry.Rusthoven@austintexas.gov)>; Alter, Alison <[Alison.Alter@austintexas.gov](mailto:Alison.Alter@austintexas.gov)>; Gordon, Wendy - BC <[BC-Wendy.Gordon@austintexas.gov](mailto:BC-Wendy.Gordon@austintexas.gov)>; Seeger, Patricia - BC <[bc-Patricia.Seeger@austintexas.gov](mailto:bc-Patricia.Seeger@austintexas.gov)>  
**Subject:** Application for proposed Planned Unit Development Amendment (#2018-074352 ZC)

Ladies and Gentlemen,

For over 40 years I have been a frequent user of Lakes Austin, Travis and LBJ. For many reasons I oppose the application for proposed Planned Unit Development Amendment (#2018-074352 ZC). My primary concern is that of the extreme hazard created by the marina portion of the proposed development. As a mariner, I have encountered dangerous environments for boaters similar to this. I also litigated a double fatality that occurred on Lake Austin on October 11, 2015. In that nighttime accident an intoxicated boater hit a lighted work barge about 30' from the shore immediately opposite City Park. Austin Lake Patrol Officers are well acquainted with this accident and can verify the facts.

The boater in this accident, Sean Hurwitz, was proceeding downriver on the right side of the lake as the course of the lake turned to the left. There is a very large dark bluff at this location and the boater did not recognize the turn and struck the moored barge. This is precisely the environment that boaters going upstream will encounter with the proposed marina that is a left turning lake with a dark bluff to the right. The barge struck in the accident was lighted consistent with City requirements, therefore lighting is not a guarantee that collisions will not occur. Further complicating matters is the boat launch under the bridge. This creates two problems; one congestion during the day and distracting light during the night. If a boater launches at night under the bridge where it is well lighted and

proceeds on the right side of the lake upstream toward the proposed marina where it is not well lighted his eyes will not adjust to the low light at the bluff quickly enough to give him an adequate view of the marina. This will cause severe accidents.

I strongly recommend speaking with Austin Lake Patrol Officers who spend their work life on the lake. They know the dangers that a marina like this creates. If you would like further information on the October 2015 accident I have numerous photographs, deposition testimony and other expert analysis which I am happy to share. Please feel free to contact me.

LARRY

Larry G. Black - [lblack@larrygblack.com](mailto:lblack@larrygblack.com)

Larry Black  
Attorney at Law  
P.O. Box 1889  
Kingsland, TX 78639

512-402-1745 - Direct Dial  
512-857-0556 - Fax  
512-658-7801 - Cell

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## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Wednesday, June 27, 2018 1:19 PM  
**To:** 'Lyra bemis'  
**Subject:** RE: C814-86-023.01 Camelback PUD Update 0 Master Report  
**Attachments:** PUD reqts, amdmts, regs and variances prior to June 29, 2008.pdf

Dear Lyra,

Please see our responses below.

Wendy

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**From:** Lyra bemis [mailto:|  
**Sent:** Thursday, June 21, 2018 11:19 AM  
**To:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**Subject:** Re: C814-86-023.01 Camelback PUD Update 0 Master Report

Dear Wendy,

Just going to list a few questions here and thank you in advance for your responses.

1. Upal Barua, P. Eng., P.E. MEMORANDUM, 6-11-18. Can we assume that there was a typo in the report in the first paragraph, "high turnover (sit down)k restaurant." Did the engineer mean to type the word restaurant with an "s". Mr. Coon has represented to BRNA that he planned a " 200 seat fine dining restaurant" near the bluff's edge. **Note from the case manager: The Applicant has confirmed that there is one stand-alone restaurant near the bluff's edge. However, the office building will include a deli or lunch counter for its employees which may have resulted in the confusion. The Applicant will address this issue in their next submittal.**
2. Is there any official PUD "Tier 1 or Tier 2" designation placed on the Amended Application as per ORDINANCE NO. 20080618-098 ? **No, the 1986 PUD pre-dates the ordinance number referenced above and amendments are allowed under a different set of standards (see attached). Thus, the PUD amendment is not subject to the Tier 1 or Tier 2 requirements established by the 2008 PUD ordinance and subsequent amendments to that ordinance. We have requested a table that identifies requirements by the 1987 PUD approval, the proposed PUD Amendment and as part of the Staff review, we will continue to look for opportunities to bring this PUD closer to the current standards.**
3. PARD Plan & Design Review by J. Chuter, Clarify what areas of acreage in the Land Use Plan are the subject of the PR'S other than the 13.7 acres specifically designated "P" Park. There are two or three Preserve(OS) areas. Will the P(OS) areas referred to in PR5, be subject to dedicated parkland dedication procedures if public access is allowed other than an easement. **Response from Jackie Chuter, PARD: The original submittal showed only one tract of land proposed for public parkland. PR5 is asking the applicant whether or not he is willing to provide public access to any of the P-OS areas.**
4. Environmental Reviews by C. Lesniak and A. Phillips Will they include comments on how would public access to P(OS) areas impact environmental concerns, ie. environmental pollution, impervious

cover, effect on CEF's and last but not least trash and garbage pollution as contemplated in PARD, J. Chuter's PR comments now or when the developer comes responds to J. Chuter? *Response from Atha Phillips: The Environmental review group is currently in the process of reviewing the proposal and is still receiving information from the Applicant. In response to your specific questions, the Parks and Recreation Department can respond to the question regarding maintenance and garbage collection. The impervious cover and any proposed development within a CEF buffer are issues that are considered in our environmental review. Response from Jackie Chuter, PARD: Currently, the applicant proposes to develop and maintain parkland and provide trash cans. Maintenance of the parkland would include emptying trash bins and picking up litter. The original submittal did not propose any public access to the P(OS) areas.*

If you recommend talking with individual reviewers please let me know.

Sincerely,  
Lyra

On Jun 18, 2018, at 11:40 AM, Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Hi Lyra,

Thank you so much for pointing out the issue with the incomplete Master Report. I am unsure what happened during the original upload process, but I removed the early 2 page draft version of the report from the website and re-uploaded the completed 19 page Master Report. All pages are now viewable online.

Yes, I will upload any new PUD amendment submittals to the website.

The phrase "100 ft dock with multiple berths" was based on information presented in the Applicant's submittal (the Case Info posted online - more specifically see Attachment 1 - Proposed Code Differences Summary). Pages 14 of the submittal (see entry 6 in the table) indicates there is a "...common dock / marina, such as slips, clubhouse, and recreational facilities,..." and page 16 of the submittal (entry 18 in the table) states "...the Applicant proposes that the Code be modified to allow for the dock to extend up to 100 feet from the shoreline."

Please let me know if you have additional questions.

Wendy

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

From: Lyra bemis [<mailto:lyra.bemis@cityofaustin.org>]

Sent: Sunday, June 17, 2018 2:37 PM

To: Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

Subject: Re: C814-86-023.01 Camelback PUD Update 0 Master Report

Hello Wendy,

We noticed the upload of the report to your website only contains 2 pages.

Will all new submittals submitted by the developer in response to requests by reviewers be uploaded to the website as received? For example Scott Hiers, Hydro Geologist, requested an ERI Report and Liz Johnson, Chuck Lesniak and others are asking for clarification and or statements as to how the developer deems the Amendment Superior to the 1986 PUD. If not how would be obtain all of what the developer submits in response to the current report.

Also we would like Kathleen Fox, Comprehensive Plan Review, explain what she meant by, "100 ft dock with multiple berths". If we need to ask this question directly.

Thank you,  
Lyra

On Jun 14, 2018, at 8:59 AM, Rhoades, Wendy  
<[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Bill / Lyra,

Attached is the completed comment report for the Camelback PUD case. I have also uploaded this report to the Austin Build + Connect (AB + C) website which can be accessed through this link.

<https://abc.austintexas.gov/web/permit/public-search-other>

Enter the case number (C814-86-023.01) in the "Search by Case Number" box and scroll to the bottom, to the section labeled "Folder Attachment".

Sincerely,  
Wendy Rhoades  
<Scanned from a Xerox Multifunction Printer.pdf>

## **Rhoades, Wendy**

---

**From:** Juan Penelas <juan\_penelas  
**Sent:** Wednesday, June 27, 2018 1:10 PM  
**To:** Rhoades, Wendy  
**Subject:** Fw: Camelback concerns on fire safety

Hi, Wendy. I just realized that it is most probably right for you to have a copy of the exchange bellow from a few days back. Thanks.

### **Juan M. Penelas**

9505 Tavia Cove  
Austin, TX 78733  
m. 614.596.8707  
h. 512.263.5459

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**From:** Juan Penelas <juan\_penelas@hotmail.com>  
**Sent:** Friday, June 22, 2018 1:46 PM  
**To:** Urgena, Cora  
**Subject:** Re: Camelback concerns on fire safety

Cora, thanks for the clarification. I appreciate your work on this matter. Cheers,

### **Juan M. Penelas**

9505 Tavia Cove  
Austin, TX 78733  
m. 614.596.8707  
h. 512.263.5459

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**From:** Urgena, Cora <Cora.Urgena@austintexas.gov>  
**Sent:** Friday, June 22, 2018 11:05 AM  
**To:** Juan Penelas  
**Subject:** RE: Camelback concerns on fire safety

Hi Juan,

Thank you for the information. The resubmittal for this project has been submitted to the City. I will be providing additional comments/questions on the proposed dock/marina to the applicant.

I have answered your specific questions in red below.

Cora Urgena, P.E.  
Engineering Services Section  
Austin Fire Department/Emergency Prevention Division  
505 Barton Springs RD, Suite 200  
Austin, Texas 78704  
Telephone (512) 974-0184  
Facsimile (512) 974-0162  
[cora.urgena@austintexas.gov](mailto:cora.urgena@austintexas.gov)

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**From:** Juan Penelas <juan.  
**Sent:** Thursday, June 21, 2018 11:21 AM  
**To:** Urgena, Cora <Cora.Urgena@austintexas.gov>  
**Subject:** Camelback concerns on fire safety

Hi Cora, thank you for your interest in this case. In my opinion there is a long list of things that are very wrong with the Camelback (#2018-074352 ZC) proposal, but let's concentrate on those aspects that relate to Fire.

As it relates to Mr. Coon's presentation from 4/23/2018, he is neither being very thorough nor very explicit. In fact, I am happy the City responded with 19 pages of questions and observations requesting further details. This is really an exercise of understanding what is that he could get away with, while complementing it with information from his public presentations where he clearly has stated some of his intentions.

Mr. Coon is intending to build a 624' long marina on Lake Austin, the longest there would be. He is asking also for the possibility to extend it 100' into the lake, which is roughly 20% of the width of the lake! There will be no roads going into this marina, as the topography makes it impossible. The only access would be through a mechanical elevator that would be roughly 180' tall (~15 stories), that would connect to the top of the cliff with a bridge. The marina is planned to be good for 24 boats and would include: bathrooms, a swimming area, a kitchen, and 7,500 square feet of recreational space for "people to hang out".

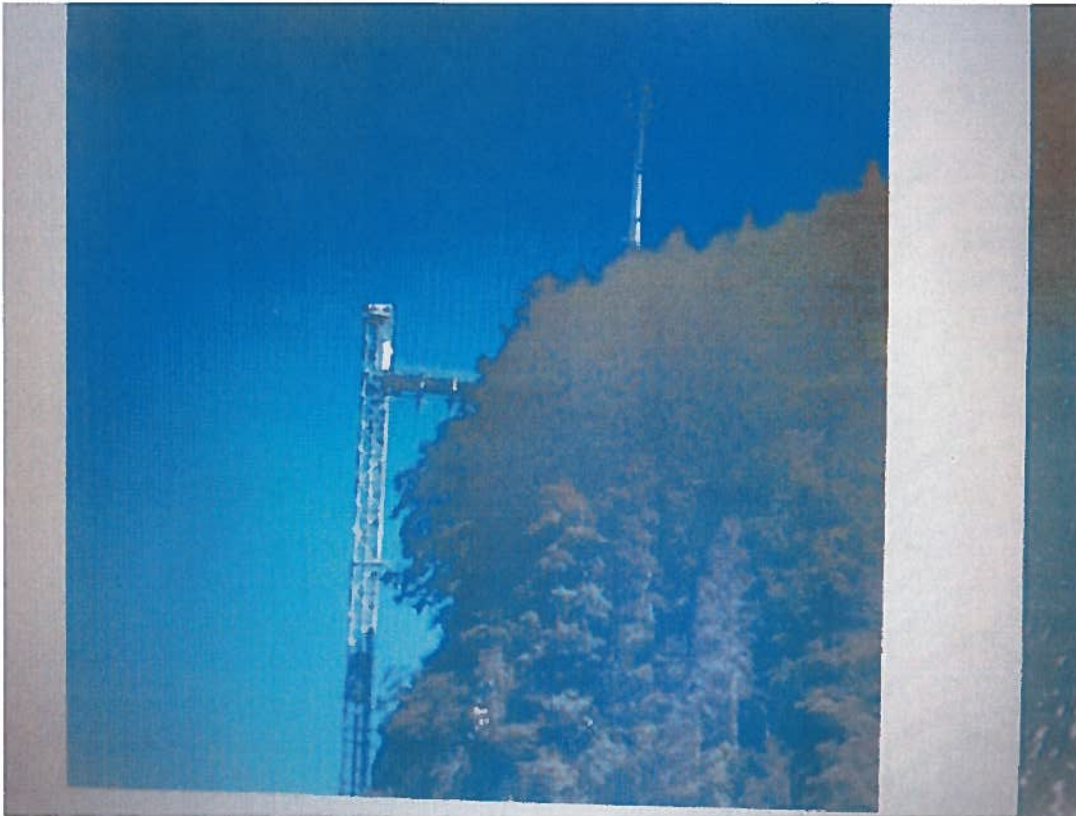
I do not see how this monstrosity would address FIRE or EMS emergencies. No roads can be built on the vertical face of the rock rim. This place would be a fire trap next to acres of our urban forest, with no possible way to get to it, or out of it.

In any case, here are the sections that indicate what his plans are as it relates to building this marina, as well as some fire comments. All of this is from him or his materials dated 4/23/2018:

- Under 1. Property Characteristics: "... provide, multi-slip community docks with one point of mechanized access from the development to the docks instead of many."
- Under 3. Proposed Conceptual Land Use Plan. 2. Commercial /Mixed Use he proposes to have a "common dock with elevator"
- Attachment 1, point 6 says: "The applicant proposes that the Code that uses associated with the common dock/marina, such as slips, clubhouse, and recreational facilities, are not included in the overall cap on square feet for commercial use"
- Note 11 in the PUD (attached) reads: "Section 25-2-554 (B)(3)(Lake Austin (LA) District Regulations) of the Code is modified to allow additional improvements within the shoreline recreation area as shown on the Land Use Plan. These improvements may include 7,500 square feet of impervious cover for buildings and related facilities, including, but not limited to, clubhouse with private kitchen, decks, trails, walks, boardwalk, terraces, utilities (which need not take the most direct route), restroom, weir system, swimming area, and related improvements and appurtenances."
- Note 17 in the PUD (attached) reads: "Notwithstanding any provision of the City Code, Transportation Criteria Manual, and Fire Protection Criteria Manual, the applicable cross sections for private drives and the extension of Bridge Pont Parkway may comply with the cross section illustrated on Page 3."

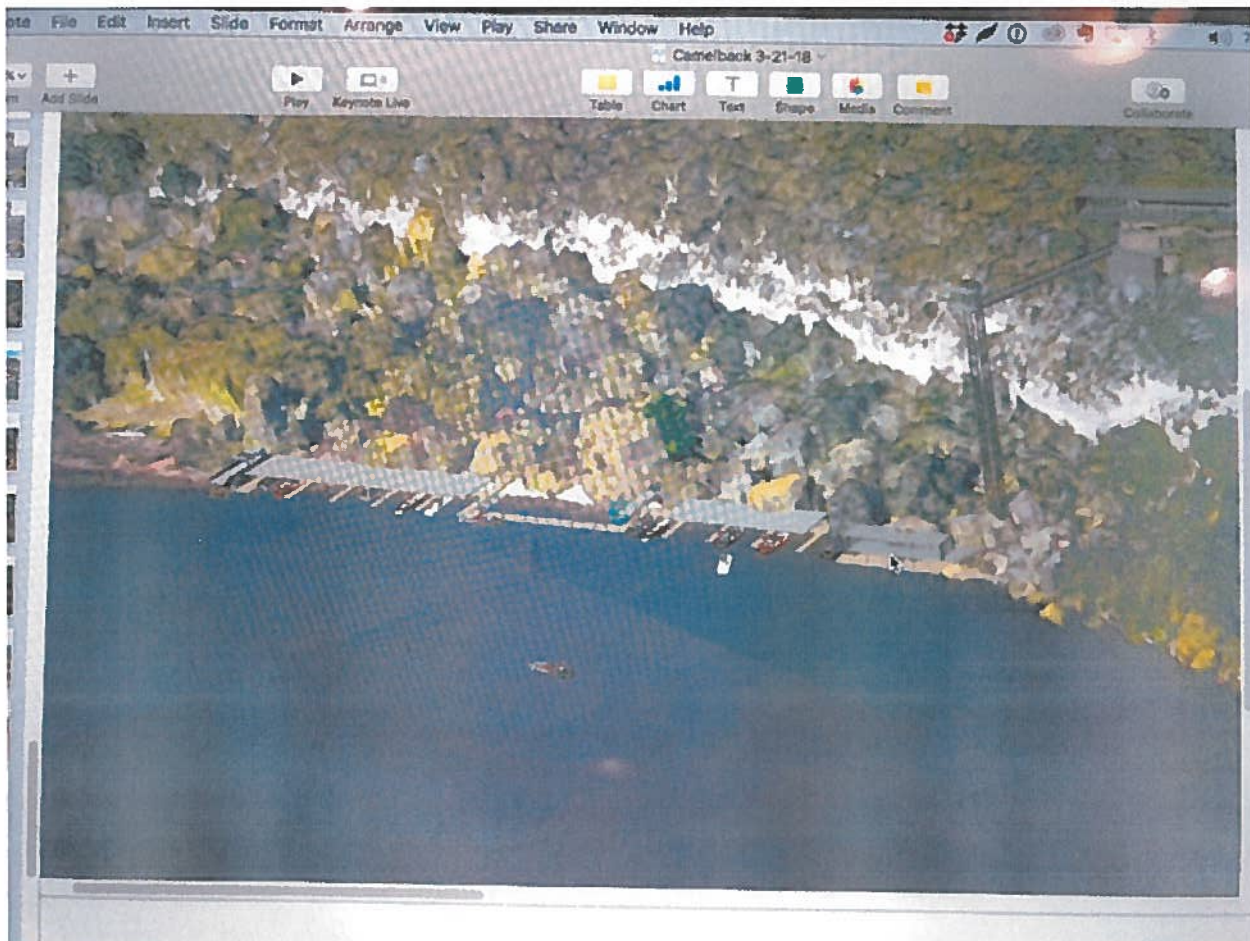


As I mentioned, Mr. Coon has been making public presentations of his project to a number of individuals. Some of his materials are available online on sites and pages that he created. I realize this is not in his presentation to the City, but this is straight from him and in my opinion should be used to construct an accurate representation of what we would be facing. You will find below some of his very own pictures. The first one is an actual elevator that he is using as an example of what he would build. I would add that water, trash, and sewer waste management would also need to be included, so in all likelihood his elevator is larger than this one.



The next picture is also Mr. Coon's. It is a computer generated rendering of his vision of this fire trap he intends to build. The elevator, the bridge to access it and the massive commercial marina with its party pavilion, kitchen and swimming area can be seen in it.





Can people cook and grill here? What happens if there is a fire? How quickly would that heavily vegetated vertical forest on the cliff go? Where are the mechanical rooms that move the elevator and pump the sewer waste up the hill? Are they electrical; can they catch fire? Are we facing biological hazards (bathroom on the lake)? Can people swim at this facility? How do you rescue someone in the event of a drowning accident, a choking incident, or any other emergency? Will the AFD engineering prevention department review the specifications of the elevator as to its suitability to carry emergency crews and equipment? How do you evacuate a stuck elevator? Who evaluates the elevator as a reliable and safe access to the boat docks (if functionality is compromised by either fire or mechanical problems during an emergency situation there would be no access or escape from the marina)? Are there fire lanes and an access road to the elevator including a turnaround area?

My concerns extend beyond the marina and include what happens on land as well. I would imagine we are dealing with a more standard set of circumstances in those areas. However, my concerns are: Are there fire lanes and access roads to the Preserve Open Space (POS)? Are there fire lanes and access roads to the shoreline recreational area of 2.37 acres on the cliff side and bluff? Are there fire lanes and access road to the lots along the SE shoreline that the developer is also contemplating to keep as a private park with public access, if the city doesn't accept them? Are there fire lanes, public ROW and/or access road to any of the private parkland with public access? All these sections can be easily identifiable by looking at the Land Use Plan that is part of his presentation.

I hope this gives you enough material to dig in deeper, ask the right questions and help us preserve our city from lucrative, selfish intentions that put our general safety in danger.

Last, I have a couple of questions for you, so I can also understand things a little better:

- What jurisdiction would this tract be under as it relates to Fire? Would a marina in the water be in the same jurisdiction as the rest of the property? Would your review limited to what goes on land?

Based on the City GIS maps, the area is within the Full Purpose Annex which is within AFDs jurisdiction. Yes, the marina is within the same jurisdiction based on the map. The IFC applies to structures on land and water.

- What Fire Code applies to the marina? Which one applies to the rest? Can I have copies of them?

The City of Austin is under 2015 International Fire Code (IFC) which would apply to construction on land and on water. However, there are many additional codes/standards (IBC, NEC, Mechanical and Plumbing codes, NFPA 13, etc.) that have been adopted by the COA and are applicable. Please see the link to the IFC codes and the Local Amendments.

The URL for the amendments is:

<http://www.austintexas.gov/department/building-technical-codes>

One can review the 2015 IBC and IFC on-line at no cost at: <https://codes.iccsafe.org/public/>

Cora, thanks a lot for you attention to this sensitive matter. If you would like to meet in person to discuss, I would be more than happy to. Best,

**Juan M. Penelas**

9505 Tavia Cove  
Austin, TX 78733  
m. 614.596.8707  
h. 512.263.5459

BRNA ASSOCIATION INC.  
A TEXAS NON-PROFIT ORGANIZATION

July 4, 2018

Greg Guernsey, Director  
Planning and Zoning  
City of Austin  
505 Barton Springs Rd.  
Austin, TX

RE: PUD Zoning Amendment Application -Camelback  
Permit Case: 2018-074352 ZC  
COA File: C814-86-023.01

Dear Mr. Guernsey:

BRNA Association Inc. ("Association") is a registered interested party with Planning and Zoning regarding the above referenced PUD Zoning Amendment Application. Our Association consists of approximately 300 household/residential neighborhood residences.

We wish to inform you that our Association is currently in the process of developing a response to the legal issues addressed by Jeffrey S. Howard, of the Law Firm of McLean & Howard LLP, dated June 15, 2018 in connection with the referenced Application. We do have concerns regarding Mr. Howard's reasoning and supporting documents either provided and/or referenced in his letter.

We request that you withhold any consideration with regard to Mr. Howard's letter until we provide you with the Association's response.

Sincerely,  
BRNA Association Inc.



Lyra Bemis  
President

Cc: Mitzi Cotton, City of Austin Law Department  
Chuck Lesniack, Environmental Officer  
Wendy Rhoades, Facilitator, Planning & Zoning

## Rhoades, Wendy

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**From:** Perry Horton <[REDACTED]>  
**Sent:** Monday, July 30, 2018 9:49 AM  
**To:** Rhoades, Wendy  
**Subject:** Lake Austin Proposed PUD

Staff Member Rhoades,

I write you as a concerned citizen and long time Lake Austin resident. I was born and raised on Lake Austin. Many of the memories I have as a young boy involve the water and Lake Austin in some capacity. To me, Lake Austin is the most special place on Earth. Over the years, we have seen the Lake become overpopulated with boats, loud/disruptive music, invasive trams cascading down lakeside cliffs, and development of certain tracts that should never have happened. Our lakes, especially, Lake Austin, need to be better protected from this type of activity or these precious natural resources and recreational escape as we all know will soon be lost.

The proposed Camelback PUD on Lake Austin is extremely concerning and should never take place. Below, I have outlined my comments and concerns regarding the proposed PUD along the banks of Lake Austin adjacent to the 360 Bridge.

- Every square foot of a project is NOT developable. The vertical cliff is not a suitable site to develop.
- Compatibility: a 624 foot wide marina or a 20 story high elevator is not compatible with the site and setting
- Destruction of wildlife habitat
- Increase in noise pollution, Debris/Trash pollution
- Bottleneck: The boat ramp at 360 Bridge and Bull Creek already create a bottleneck and major congestion at this point in the river. The proposed development / marina will substantially add to this creating a public safety issue
- Speaking of public safety, how will emergency services access the Marina if there's an emergency?
- THE DEVELOPER IS SEEKING 18 SEPARATE VARIANCES / EXEMPTIONS. THIS PROPOSAL ESSENTIALLY IGNORES ANY OF THE EXISTING RULES AND REGULATIONS THAT ARE IN PLACE TO PROTECT THE LAKE AND IT'S RESIDENTS / VISITORS
- The old PUD did not have any waterfront construction rights – why should this be granted to the developer?
- How can a restaurant / party pavilion / marina sit along the edge of a critical environmental feature over Lake Austin? THERE ARE RULES IN PLACE TO PROHIBIT AND PROTECT AGAINST THIS TYPE OF ACTIVITY.
- The 2018 PUD Amendment is **far inferior to the 1986 PUD with 64 single family houses on 144 ac. The applicant must show his amendment is Superior to the original to pass muster.**
- It is not about how much money a developer can wring out of a tract..... but what is best for Austin as a whole.
- Finally, IF the PUD Amendment is approved---It should be done WITHOUT the marina, sky ride elevator and 7,000 + sq foot lakeside party pavilion.
- Alternatively, the 1986 PUD should be left alone and stay whole 144 ac remain a single family tract.

This project should not be anywhere close to being considered with a marina, elevator, restaurant and party pavilion. There is absolutely zero gain to the Austin community and Lake Austin as a whole.

Thank you for your time and consideration of my concerns.

Perry

Perry Horton, CCIM • Lead Commercial • (m) 512-415-4565

[perry@leadcommercial.com](mailto:perry@leadcommercial.com) • [www.leadcommercial.com](http://www.leadcommercial.com)

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RE: C814-86-023.01- Camelback PUD

Dear Wendy,

As part of our continuing due diligence, we submit this partial list of questions to assist us in understanding this project; the intent of the Applicant; and determinations by the reviewers. We would like to come to some sort of an understanding which in turn will help us to reach a mutual beneficial resolve.

Your continued courteous assistance is deeply appreciated.

#### PUD SPECIFIC QUESTIONS

1) If applicant is amending the Hidden Valley PUD and current code indicates that PUD's approved before Dec. 15, 1988 are governed by the previous regulations. Why is a preliminary plan not required for the amendment as required by ordinance at time of original approval?

Response: The Applicant is proposing an amendment to the PUD to change the Land Use Plan. A revised Preliminary Plan will be examined with subsequent development applications.

2) The 15 acres (formerly Coldwater Tract) being added to the Hidden Valley PUD is indicated by City records to have been removed from the Coldwater PUD at time of de-annexation from the City. How is the 15 acres now being included as an amendment when it is not part of any PUD? Why are current ordinance requirements and a separate application not required for the 15 acres?

Response: Acreage can be added to a PUD as part of a PUD amendment application. Additional acreage has occurred with other PUD amendments in the City including a 2004 amendment to the Pioneer Crossing PUD which added 113.692 acres, and an amendment currently in process for the Goodnight Ranch PUD which is adding 6.653 acres.

3) The City ordinance (881215-U) establishing substantial amendments for PUD's states, "A substantial amendment to an adopted Land Use Plan is deemed to be a **rezoning** of the affected portion of the PUD and shall be approved by the Council." Rezoning establishes a new project, why is the submitted entire project not being reviewed as a new project?

Response: A rezoning application may be filed for proposed land development or to propose changes to zoning conditions established for existing developments or planned projects. The Camelback PUD amendment currently under review is a type of rezoning application.

4) Does the CWO Waiver Ordinance referenced in the June 15, Howard letter have any applicability if the project being waived changes to new and more intense uses?

Response: The existing PUD and entitlements provide a point of comparison for the proposed amendment.

5) Why does applicant believe that the Hidden Valley PUD did not limit impervious cover as set out in the Lake Austin Ordinance for residential development? EO1 comment

Response: Staff disagrees with the Applicant's assertion that the existing PUD does not limit impervious cover on residential development. The Lake Austin Ordinance and the Lake Austin zoning overlay limits residential impervious cover by slope category and we will provide that response to the Applicant.

6) What staff members represented and what ordinance authority allows for blanket 8 foot cut and fill increments as appropriate for review of this application? EO2 comment.

Response: Staff has not represented that applicable regulations allow for 8 feet of cut or fill. The Lake Austin Ordinance limits cut and fill to 4 feet, except for structural excavation. The Applicant has proposed more than 4 feet of cut/fill and we are asking for an exhibit that shows the extent and depth of the cut/fill.

7) Is the increased impervious cover discussed in EO6 for Bridge Point Parkway a direct result of the new project and development intensity being proposed? Should such increase in impervious cover be considered

as preserving the natural environment and being superior to conventional zoning and subdivision or existing PUD?

Response: In EO 6, we are asking that all proposed impervious cover be included so that we can compare to what was allowed with the previously approved PUD where they did include the impervious cover for the parkway. This request is making sure that we are using accurate data for our comparison.

8) What variances and review process will be required to make a recommendation for the construction of a marina (owners description to interested parties) and shoreline recreation area on property associated with Critical Environmental Features and Critical Water Quality Zones?

Response: The proposed boat docks and/or marina is being considered as part of the PUD review. Current regulations and 1987 regulations allowed boat docks as an accessory to a residential use, Any necessary variances for the docks, dock access, critical environmental feature buffer encroachment or construction within the critical water quality zone will likely be included in the PUD.

9) When will interested parties be made aware of proposed staff reductions to Critical Environmental Feature setbacks?

Response: The Update 1 Master Report has been forwarded to the Interested Party list as well as uploaded to the Austin Build + Connect website. At this time, Staff have not agreed to any specific reductions in critical environmental feature buffers.

10) What graphics demonstrate proposed variances for CEF's in the application?

Response: Staff has not received the final critical environmental feature location and buffer exhibit or locations of all proposed development. Once that information is received from the Applicant, we will evaluate what variances might be necessary for the proposed project.

#### BOAT DOCK/MARINA QUESTIONS

1. Is there an approved permit (past or present) on file with the City of Austin for a boat dock and more generally modification of the shoreline on the subject property?

Response: There are no permits of record for a boat dock or other shoreline modification for this property. The Lake Austin Watershed ordinance and current code would prohibit access down the bluff to access boat docks.

2. If the approved 1987 PUD Land Use Plan does not disallow docks, or marinas, does that allow the Applicant to assume he has allowed rights to a dock without applying for and obtaining an approved permit?

Response: A permit would be required to construct a boat dock or boat dock access.

3. Are there any perpetual use rights in the 1987 PUD that denotes a common area that fronts the lake?

Response: On the original PUD there are no common area lots that front the lake.

4. Not denying that the Applicant can file an application for dock permits on the existing 12 residential lots abutting Lake Austin, is not the boat dock and shoreline access to boat docks a site development issue rather than a zoning issue?

Response: It is a site development issue, but while a PUD is a zoning document, it typically includes consideration of site development regulations and any necessary modification of those regulations.

5. If an application for permit for a boat dock is received by the City of Austin, will current land codes requiring a 150-foot setback for a wetland fringe, including CEF buffers, be applied?

Response: Determinations of code that will apply are currently being evaluated.

6. Has the Director of planning and development review made a determination whether the part of the PUD amendment concerning proposed dock/shoreline modifications is exempt from site plan requirements of section 25-5-1, 25-2-893 (H) or other codes?

Response: Determinations of code that will apply are currently being researched.

7. Can we agree that without an approved dock/marina nor a pending application with accompanying detailed site plans (including sealed engineer report), that there are too many unanswered questions to approve this component of the PUD amendment at this time? Should this not be listed as unapproved at this time?

Response: No aspect of the PUD amendment has been approved and Council action is required for approval. Review of a PUD usually includes all aspects of development so that the Applicant, Council, and the public understand what can be constructed under the PUD ordinance. Staff will require sufficient information to review all aspects of the proposed development.

#### "PUD NOTE" QUESTIONS (re: June 20, 2018)

8. Please provide the details of the approved Parkland Maintenance and Improvement Agreement and Park Access Easement stated in the current June 20<sup>th</sup> PUD Note 1.

Response: The Applicant is proposing to enter into an agreement, but to our knowledge the Applicant has not provided a draft agreement.

9. Applicant's proposed PUD notes (1, 4, 11, 12, 26 and 28) seek to modify current code for unpermitted uses and elements not necessary to the function of a dock (25-2-893). Everyone up and down the lake has to comply to current codes. What makes the Applicant exempt and should not these modifications be proposed during the site plan review process and not planning and zoning?

Response: An Applicant may request many things as part of their PUD application and those often include modification of site development regulations to provide certainty to the project and the public on what may or may not be built as part of the project. Unlike site plan variances approved by the Land Use Commission (or Board of Adjustment), PUD applications require approval by Austin City Council.

10. In reference to PUD Notes 4, 7 and 28: Response to Comment WB 8, submitted June 20<sup>th</sup>, Applicant proposes that two boat slips on the "cluster" dock be used for access by zoning C-MU for the restaurant and non-principal residential use. Does the proposed use change redefine the shoreline improvement from a cluster dock to a commercial marina?

Response: Determinations of code that will apply are currently being researched. According to current code, any commercial use of a dock could constitute a marina.

11. Current code 25-2-893(G3)(i) only permits non-mechanized access. In PUD Note 12, Applicant proposes a mechanized access (elevator) of unspecified load and size to access the water. Would approval of this not set a precedence for elevator use on the highland lakes? If a private stairway access is somehow allowed, would ADA requirements be applicable or is the Act just for commercial use? Is there enough shoreline for water access without land fill and damage to other environmental factors including rim rock?

Response: Determinations of code that will apply are currently being researched. If a public stairway was built it would also have to meet ADA requirements.

12. (PUD Note 29) Lighting is listed as an environmental benefit in EXHIBIT 5 dated 6/15/18. The Applicant presumes a non-permitted and code defying structure(s) is going to be allowed under city codes 25-1, 25-2, 25-5, 25-7 and 25-8. Would not light from any mechanical device or stairway interfere with nautical navigation as well? Should not any future approved access/stair lighting be restated for reflective and navigational safety?

Response: Determinations of code that will apply are currently being researched. Any lighting that is needed for health and safety such as navigational lighting will be current code.

13. With this many requested modifications to code, how is this better or superior to the original PUD?

Response: Staff is currently reviewing that question and a Staff determination of superiority will be made at the conclusion of our review.

#### OTHER QUESTIONS



14. Do current regulations regarding impervious cover supersede those in effect in 1986?

Response: Determinations of code that will apply are currently being researched.

15. It appears there is conflicting acreage data: does the City of Austin fully developed floodplain, shoreline or property line (under water) apply for all calculations for acreage in zoning areas? Is there a current survey and engineering notes that clarify this matter?

Response: Conflicts may be occurring due to the addition of the Coldwater Tract but all acreage will be verified during staff review.

16. It appears the Applicant is applying grandfathered standards for commercial impervious cover (PUD Notes 2 and 8). Will the Applicant be strictly held to current more restrictive impervious cover standards for commercial over residential?

Response: Consideration of proposed impervious cover is a key component of environmental staff's review of the project and comparison to the current PUD.

17. In the June Master Review Report, Comment ZN 13, Applicant was instructed to remove Outdoor Entertainment from District Permitted Land Uses. However, in Exhibit 5, dated 6-15-2018, Camelback PUD- Environmental Benefits, page 3, Section entitled "Noise", subparts (a) and (b), Applicant states that 30 days per calendar year of sound and sound beyond the property be prohibited between 10 pm and 10 am. would be an "environmental benefit". How are the statements made in Exhibit 5 more beneficial than being not a Permitted Land Use?

Response: To confirm, outdoor entertainment would not be a permitted use on the property. However, the Applicant proposes the ability to use sound equipment to amplify sound on the Property not to exceed 30 days per calendar year, between 10 a.m. and 10 p.m. This would allow a proposed restaurant and / or office to host special gatherings, such as holiday parties.

#### ENVIRONMENTAL – HERITAGE TREES

18. Does the City agree with the response to EV 9 claiming that the PUD is not subject to the Heritage Tree Ordinance? In broader ways, what is the legality of stripping the 1986 PUD of any valuable element it might contain, while heavily altering the spirit of its residential use to the point of making it unrecognizable? How could the current Heritage Tree Ordinance not apply to what is in essence a new PUD? In any case the request made on Comment EV 9 has not been addressed; is the City requesting this again? What current Tree Ordinance and Codes are applicable to the Application for Amended PUD?

Response: There was a tree protection ordinance that protected trees 19" and greater at the time of the original PUD. Except for heritage tree protection, the ordinance was essentially the same as current code. Protection of heritage trees is a key consideration in the staff review.

19. Is Applicant being required to submit a numbered tree survey as requested in HT1, EV8, EV9, EV10 and EV11?

Response: The Applicant has provided a tree survey for some areas of the PUD with Update 1. The tree survey consist of seven transects and is dated 2/14/2014. The location of transects along with a tree table have been provided on an exhibit.

20. In lieu of the alternative method for providing tree information, an available Tree Transect Zone exhibit, that appears to be over 30 years old because the exhibit states its effective date was at the time of 1986 PUD approval. Trees tend to cluster in zones, how do we know the applicant is not "cherry picking" poor zones to sample as the basis of his projections? Are the estimations and projections that arise from this work consistent with the City understanding of our urban forest composition? Has the Applicant provided current information?

Response: The Applicant has provided a tree survey for some areas of the PUD with Update 1. The tree survey consist of seven transects and is dated 2/14/2014. The location of transects

along with a tree table have been provided on an exhibit. Staff has been to the site several times and have a sense of the character and quality of the trees. Staff may request additional information on trees as the review moves forward.

21. Has the Applicant provided a tree survey for the 15-acre Coldwater PUD?

Response: No tree survey for the Coldwater Tract has been provide at this time and this may be requested as the review progresses.

22. Is the City prepared to allow 25% of the Heritage Trees removed from the mixed residential use area?

Response: No decision has been made at this time.

23. What is the Applicants proposed plan for Heritage Trees in the commercial areas and other areas in the site?

Response: Staff is currently gathering that information.

24. PUD Notes 5 and 6 have been noted by the reviewer as not being environmentally superior. Why has the Applicant not removed either of the Notes?

Response: The application is still under review and appropriate modifications will be made as needed.

25. Since it is still unclear as to whether the 15-acre Coldwater tract has any regulations being added to the proposed Land Use Plan. Why?

Response: The 15.3214 acre Coldwater Tract (also known as the Eagle Ridge Court portion) is proposed to become part of the Camelback PUD. The 1986 Restrictive Covenant that applies to the Coldwater Tract establishes a specific amount of impervious cover (0.964 acres for non-roadway; 0.3268 acres for roadway). The PUD amendment and all requirements would apply to the Coldwater tract.

26. How is the amended PUD meeting the current code for Protected Trees and only 75% of Heritage trees superior to original PUD requirements as indicated in City Ordinance 830324-N, which indicates "when site plan approval by planning commission and/or City Council is required by this Code for any development, the actual or schematic locations of such existing trees shall be submitted to the arborist for evaluation and recommendation before submission to the planning commission and/or Council" for all trees larger than 19 inches?

Response: The proposed PUD does not meet current code for heritage trees. Whether or not it meets current code for protected trees is being reviewed. However, a PUD may modify any site development regulation.

**BRNA Association Inc.**

4508 Aqua Verde Drive  
Austin, TX 78746

August 10, 2018

Re: C814-86-023.01 Camelback PUD

Wendy Rhoades, Liz Johnston, Chris Herrington, Kathleen Fox, Joydeep Goswami, Mike McDougal, Cora Urgena, Hanh Thai, Jim Dymkowski, Scott Hiers, Randy Scott, Anaiah Johnson, Katie Wettick, Randi Jenkins, Neil Kepple, and Liz Johnson

Dear Ladies and Gentlemen:

We are greatly encouraged as a whole, on the efforts being made to bring developments along the Lake Austin watershed in compliance with administrative criteria, current codes and regulations. Codes and ordinances have been developed over time by the city to protect our lakes, streams, environment and citizens. We support the decision of the city to give further consideration to environmental concerns, density, impervious cover, shoreline modification, rim rock protection and compliance to Current Dock regulations in the Lake Austin Water shed (LA district).

When one owns property in a city, one enters into an agreement with other citizens regarding what can and can't be done with one's own property. This is the very nature of cities far and wide, including Austin.

We are grateful for efforts made to bring clarity to the Camelback Developer's submissions; removing ambiguities, conflicting information as well as enforcing adherence to current City codes and regulations.

Our Association has always been determined to do as much as we can to protect the scenic, recreational and environmental benefits of Lake Austin. We believe it is a privilege to be stewards of the Lake and, as residents, our duty to protect the waters and shoreline of Lake Austin for ALL the citizens of this City.

Kindest Regards,  
BRNA Association Inc.



Lyra Bemis  
President

cc/ Greg Guernsey, Director  
Jerry Rusthoven, Deputy Director

BRNA Association Inc.  
A Texas Non-profit Corporation  
4508 Aqua Verde Dr.  
Austin, TX 78746

August 20, 2018

Mitzi Cotton, Assistant City Attorney  
Land Use and Real Estate Division Chief  
City of Austin Law Department  
PO Box 1088  
Austin, TX 78767

RE: PUD Zoning Amendment Application No. C814-86-023.01, Camelback PUD

Dear Ms. Cotton,

On July 4, 2018, Mr. Lloyd Bemis copied you on a letter addressed to Greg Guernsey, Director of Planning and Zoning, expressing his concerns regarding Jeff Howard's letter to Mr. Guernsey dated June 15, 2018. This is regarding PUD Zoning Amendment Application No. C814-86-023.01 (the "Project").

In his letter (attached) Mr. Bemis expressed his concerns relating to the Loop 360 Land, LP's ("Applicant") legal analysis of the review process applicable to a project that adds additional property to a PUD, changes its boundaries and map, as well as the Applicant's contentions with regard to its vested rights in the development of this property.

Mr. Bemis is a resident within and a member of the BRNA Association ("BRNA"). BRNA shares Mr. Bemis' concerns and adopts his letter dated July 4, 2018.

The Project is currently under review in the Planning and Zoning Department. It appears from the Applicant's responses and submissions to Planning and Zoning's Comment Responses, that the legal reasoning proposed in Mr. Howard's letter is being used to argue, support and justify the applicant's responses in opposition to the Review Comments. Planning and Zoning is attempting to apply current City codes and regulations while the Applicant is arguing that it has vested rights and entitlements from a 15-acre tract ("Eagle Ridge Court") and an approved 1987 Hidden Valley PUD. To further complicate matters, the Applicant appears to be "cherry picking" from current codes and regulations and those that were in effect in 1987. In addition, the Applicant is also claiming alleged entitlements from both properties. Without guidance and clarification on the issues, we do not believe that Planning and Zoning can make an appropriate review, nor can BRNA be assured that the review process is being fairly accomplished on the project.

BRNA feels that in all fairness to the parties involved and Planning and Zoning in its review process, that the issues presented in both position letters be resolved. We respectfully request a legal opinion be issued by the City of Austin Law Department on the issues set forth in the letters.

If you have any question please do not hesitate to contact me. Thank you.

BRNA Association Inc.

Lyra Bemis, President  
512-970-4504

cc/ Greg Guernsey, Director Planning & Zoning  
Wendy Rhoades, Planning and Zoning

Bill and Christie Nalle  
4615 Bunny Run  
Austin, Texas 78746

REC'D 8-21-2018

21 July 2018

Re: PUD Amendment # 2018-074352 ZC (Case No. C814-86-023.01 Update U2)  
Camelback Planned Unit Development

Dear Commission Members:

We would like to give you another update on one important facet of this "amendment" that was contained in the 13 August 2018 filing. As we have said to you before, this project is flawed on so many different levels we could speak to you every month into 2019 or 2020 and hardly repeat ourselves.

As to the "private clubhouse" or "party pavilion" the developer proposed next to or out over Lake Austin (as shown on his artist's drawings) there are several loop holes worthy of your inquiry and hopefully your ultimate rejection.

FIRST: PUD Note #12 asks that the sole access to the private clubhouse / dock be a mechanized elevator type system. With no other access, it seems foolish to us to place citizens in a place where a mechanical or electrical failure would require City Emergency Service evacuation.

SECOND: PUD Notes #11 and 4 seem to indicate there could be more than 7,500 square feet of impervious cover, in that any building over the water does not count. There is simply no precedent for a private clubhouse on or next to the water (without any setbacks-- Note #26). The only superior purpose we see in this proposal is to enhance the developer's profits and clearly offers no superiority to the citizens of Austin over the currently approved 1986 PUD that contains no marina, clubhouse, restaurant or hotel.

THIRD: PUD Note #28 asks that any C-MU "private use" be allowed in the Dock Area. The attached C-MU uses do not define "private use". Thus, it appears the developer is asking for a literal blank check for the shoreline party house.

FINALLY: PUD Note #29 asks that the uses shall **"...comply with Environmental Benefits items listed on Ex. 6"**. Page 3 of Exhibit 6 titled "Environmental Benefits" is attached. The developer calls **30 DAYS OF AMPLIFIED NOISE AN ENVIRONMENTAL BENEFIT!!** Please note that Auditorium Shores is limited to 20 days of events (including music). Despite his public claims of a quiet project, he clearly seeks a very noisy, private party venue on the shores of Lake Austin next to a residential area and three surrounding nature preserves.

We urge you to look carefully at the loopholes and reject the entire dock area zoning sought by the developer. Simple stated, not every square foot of a project can be developed and this cliff area is obviously not suited for his proposed uses. It should be preserved for the Citizens of Austin in a natural state.

Sincerely yours,



Bill and Christie Nalle

## CAMELBACK PUD

AUGUST 13, 2018 FILING

## PUD NOTES

1	Parks and Open Space are allowed land uses within all Districts. A 9.53 acre dedicated park and a 16.58 acre dedicated park shall be provided, subject to a parkland dedication improvement agreement.
2	Overall project impervious cover is capped at 18.86 acres. Impervious cover shall be handled through a "bucket" system and tracked on an individual tract and/or site plan basis, so long as the total project impervious cover does not exceed 18.86 acres. Applicants shall add a tabulation table (as adopted per this PUD Ordinance) to each site plan and subdivision applications submittal which will show the current standing of the overall site development regulations. City staff shall review the table provided with each application and verify that it is in accordance with the site development regulations outlined in the PUD Land Use Plan.
3	The impervious cover associated with the extension of Bridge Point Parkway is assumed to be 3.0 acres but may be increased or decreased based on a final design approved by the City. Impervious cover associated with Bridge Point Parkway shall not count against the impervious cover cap in Note 2 above.
4	Any portion the cluster dock located in the permanent pool of Lake Austin shall not count against the overall project impervious cover stated in Note 2.
5	Except as provided in this Note 6, Chapter 25-8, Subchapter B, Article 1, Division 3 (Heritage Trees) shall not apply to the Property. Notwithstanding the foregoing, a minimum of 75% of all Heritage Tree caliper inches shall be protected on the property as a whole. Mitigation for any permitted Heritage Tree removal shall be mitigated on site at a rate of 3"=1". Relocation of a Heritage Tree on site shall not require mitigation and will not count against the 75% site protection requirement.
6	Notwithstanding any provision of the City Code or Environmental Criteria Manual, trees preserved in the Preserve Open Space and Recreational Open Space Districts shall be credited as mitigation against any trees removed on site at rate of 1"=1".
7	The total square footage of Commercial Uses that may be located on the Property are capped at 325,000 gross square feet.
8	Total residential dwelling units for the Property shall not exceed 200 residential units including hotel. Commercial square footage must be reduced in order for additional units, over 64 units, on a 1:1 basis.
9	Driveway, road, and trail locations shown on the Land Use Plan are schematic and will be determined at the time of site plan or subdivision.
10	Except for Bridge Point Parkway and associated trails, as shown on the Land Use Plan, a 100' no build/ no trail zone is established along the west and north boundaries of the Property.
11	Section 25-2-551(B)(3) (Lake Austin (LA) District Regulations) of the Code is modified to allow additional improvements within the Shoreline Recreation Area and Dock District as shown on the Land Use Plan. These improvements may include 7,500 square feet of impervious cover for buildings and related facilities, including but not limited to, clubhouse with private kitchen, decks, trails, walks, boardwalk, terraces, utilities (which need not take the most direct route), restroom, weir system, berms, swimming area, and related improvements and appurtenances.
12	A single access point via a tram, elevator, funicular, or similar mechanized system shall be allowed to access the cluster dock.
13	Except as provided herein, Chapter 25-8, Subchapter A, Article 6 (Water Quality Controls), Article 7 (Requirements in All Watersheds) and Article 11 (Water Quality Requirements in Rural Watersheds) shall not apply to the Property. Notwithstanding the foregoing, (i) cut and fill may not exceed 40' and shall comply with the Cut and Fill Variance Table on this Exhibit "3", except in connection with a building foundation or parking garage, (ii) a CWQZ as shown on the Land Use Plan shall be provided, and (iii) CEF buffers as shown on the Environmental Resource Exhibit shall be provided, (iv) Section 25-8-368(C) and (D) (Restrictions on Development Impacting Lake Austin) shall apply, and (v) water quality controls shall be provided as shown on the Environmental Benefits Items attached as Exhibit "5".
14	Construction phase erosion controls on the Property shall comply with current ECM requirements of Section 1.4.0.
15	Section 25-5-81 (B) (Site Plan Expiration) is amended to provide that, except as provided in subsection C, D, and E of that section, a site plan expires 10 years after the date of its approval.
16	Except for Sections 2.5 and 2.6, Chapter 25-2, Subchapter E (Design Standards and Mixed Use) does not apply.
17	Notwithstanding any provision of the City Code, Transportation Criteria Manual, and Fire Protection Criteria Manual, the applicable cross sections for private drive and the extension of Bridge Point Parkway may comply with the cross section illustrated on Exhibit 5.
18	Section 25-4-171 (A) (Access to Lots) shall not apply to the Property, and each lot in a subdivision may abut a private drive or access easement.
19	Section 25-4-153 (Block Length) shall not apply to the Property.
20	Notwithstanding any provision of the City Code or the Transportation Criteria Manual, any public or private street other than Bridge Point Parkway may be gated for private access.
21	Any hotel use shall be limited to a maximum of 80 rooms for the entire Project and shall count against the allowable commercial square footage for the Project.
22	Notwithstanding any provision of Chapter 25-2, Subchapter C, Article 10 (Compatibility Standards), compatibility standards along the northern boundary of the property are as shown on the Compatibility Height and Setback Map.



# CAMELBACK PUD NOTES AUG. 13, 2018

PAGE 2 OF 2

23	Sections 25-6-442 (Access Standards), 25-6-351 (Sidewalk Installation in Subdivision) and 25-6-352 (Sidewalk Installations with Site Plans) shall not apply to the Property.
24	The District boundaries may be adjusted so long as the total acreage within the Preserve Open Space, Recreational Open Space and Park Districts each equals the acreage shown on the Land Use Plan.
25	Except as provided herein, building height for all individual buildings shall follow the definition of building height in Section 25-1-21 (49) (Definitions - Height). Notwithstanding the foregoing, for a stepped or terraced building, the building height of each segment is determined individually. A stepped or terraced building may have any building where the floors are offset.
26	With respect to Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses), the Applicant proposes that the Code be modified to allow a permanent structure to be constructed on the water's edge without a setback from the shoreline in the Dock (D) District. The Code shall be modified to allow for the dock to extend up to 75 feet from the shoreline.
27	Notwithstanding anything in this PUD Land Use Plan to the contrary, in the event that one or more restrictive covenant(s) and/or conservation easement(s) restricting development of the property described as Lot 1, Block A of the Champion City Park East Subdivision recorded in Document No. 200300122 of the Official Public Records of Travis County, Texas, approved and enforceable by the City, is not recorded within thirty (30) days of the effective date of the ordinance adopting this PUD Land Use Plan (the "Champion Tract Restrictions"), then the total amount of impervious cover allowed in Note 2 above shall be reduced by 2 acres. The Champion Tract Restrictions shall (1) reduce allowable vehicle trips per day by 75%, (2) shall reduce gross floor area (excluding parking facilities) to 120,000 square feet, and (3) limit the use of that property to senior living, including without limitation Congregate Living, Convalescent Services, and Retirement Housing or other low-intensity use allowed by the Champion Tract Restrictions.
28	The Cluster Dock permitted in the Dock (D) District is permitted to allow access for guests to the private uses permitted in the C-MU District. No more than two (2) boat slips will be dedicated to such access. No other public uses are allowed for the Cluster Dock other than the limited C-MU access.
29	Development of the property subject to this PUD Land Use Plan shall comply with Environmental Benefits items listed on Exhibit 6.
30	Pedestrian connections within developed O-MU / C-MU and MR / R-OS districts shall be provided at intervals not to exceed 800 and 1,200 linear feet, respectively. Pathways can follow existing topography and may pass through buildings and utilize internal stairways or elevators to connect site components.

## DISTRICT PERMITTED LAND USES

### RECREATION OPEN SPACE R-OS

### MIXED RESIDENTIAL MR

### COMMERCIAL MIXED USE C-MU

	<b>CIVIC USES</b>	<b>CIVIC USES</b>	<b>CIVIC USES</b>
Quality	Drainage, Detention, Water Quality	Drainage, Detention, Water Quality	Drainage, Detention, Water Quality
	Camp	Multi-Use Paths	Multi-Use Paths
)	Club or Lodge	Nature Trails	Nature Trails
	Community Recreation (Private)	Shade Structures	Shade Structures
(General)	Cultural Services	Pedestrian and Bicycle Bridges	Pedestrian and Bicycle Bridges
(Special)	Maintenance and Service Facilities	Amenity Center	Hard Surface Trail
	Park and Recreation Services (General)	Club or Lodge	<b>RESIDENTIAL USES</b>
	Park and Recreation Services (Special)	Hard Surface Trail	Bed & Breakfast (Group 1)
	Golf Practice Area	<b>RESIDENTIAL USES</b>	Bed & Breakfast (Group 2)
	Indoor or Covered Court	Bed & Breakfast (Group 1)	Condominium Residential
	Multi-Use Paths	Bed & Breakfast (Group 2)	Conservation Single Family Residential
	Nature Trails	Condominium Residential	Duplex Residential
	Shade Structures	Conservation Single Family Residential	Multifamily Residential
	Pedestrian and Bicycle Bridges	Duplex Residential	Single-Family Attached Residential
	Hard Surface Trail	Single-Family Attached Residential	Single-Family Residential
		Single-Family Residential	Small Lot Single-Family Residential
		Small Lot Single-Family Residential	Townhouse Residential
		Townhouse Residential	Two-Family Residential
		Two-Family Residential	Short -Term Rental <sup>15</sup>
		Short -Term Rental <sup>15</sup>	Retirement Housing (Large Site)
	<b>COMMERCIAL USES</b>	<b>COMMERCIAL USES</b>	<b>COMMERCIAL USES</b>
	Indoor Sports and Recreation (Private)	Live/ Work	Administrative and Business Offices
	Restaurant (General)	Mobile Food	Art Gallery
	Off-Site Accessory Parking		Art Workshop
	Outdoor Sports and Recreation		Business Support Services
	Mobile Food		Commercial Off-Street Parking
	<b>AGRICULTURAL USES</b>		Communications Services
	Community Garden		Consumer Convenience Services
			Financial Services
			Food Sales
			General Retail Sales (Convenience)
			General Retail Sales (General)
			Hotel (maximum 80 rooms)
			Indoor Entertainment
			Indoor Sports and Recreation
			Medical Office
			Mobile Food Establishment
			Off-Site Accessory Parking
			Outdoor Sports and Recreation
			Personal Improvement Services
			Personal Services
			Professional Office
			Restaurant (General)
			Restaurant (Limited)
			Software Development
			<b>AGRICULTURAL USES</b>
			Community Garden
			Urban Farm



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**THE FOLLOWING IS AN EXACT QUOTE FROM THE DEVELOPER'S RESPONSE TO THE CITY**

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**Case No. C814-86-023.01 Update U2**  
**CAMELBACK PLANNED UNIT DEVELOPMENT**  
**6507 Bridge Point Parkway**  
**August 13, 2018**

**Exhibit 6 (Pg. 3) Camelback PUD—Environmental Benefits**

**Noise**

- a. The use of sound equipment to amplify sound in an area that is not fully enclosed by permanent, solid walls and a roof may not exceed 30 days per calendar year.**
  
- b. The use of sound equipment that produces sound audible beyond the property line is prohibited between- 10 p. m. and 10 a. m.**

August 27, 2018

VIA EMAIL

Parks and Recreation Board

To: Frank Ward, Rick Cofer, Tom Donovan, Michael Casias, Richard DePalma, Jane Rivera, Francoise Luca, Romteen Farasat, Dawn Lewis, Randy Mann and Fred Morgan

Re: PUD Zoning Amendment Application C814-86-023.01

Dear Board Members,

BRNA Association respectfully requests that after the Board holds this public hearing that it **DELAY** its vote scheduled Tuesday, August 28, 2018 on PUD Zoning Amendment Application C814-86-023.01-Camelback, until input is received from the Environmental Board, ZAP and Planning & Zoning.

The Cliff side park is a significant component to the proposed development which will enable the City of Austin to protect the environmentally sensitive area the cliff edge and the shoreline including the wetland features below the cliff. It will provide the public at large access to this scenic location.

**BRNA supports dedication of parkland**, it has never expressed opposition, however, it does not support confirmation of superiority at this time since such a decision directly impacts "superiority" determinations with regard to other components of the development as well as for the following reasons:

1. Planning and Zoning has not completed its review of the entire project so a vote on superiority is premature.
2. Allow Planning and Zoning and Environmental to decide upon current nine (9) outstanding "rejections and/or open" reviews, which include PARD Planning & Design, Heritage Tree conservation, Hydrogeologist, Wetland Biologist, Transportation Planning, Environmental, Fire and Water Quality.
3. Applicant seeks 20 significant modifications from requirements of code or regulation which are not minimal departures (Exh. 7 attached), including lack of variances submitted, significant change of use, limits of grandfathering, current code precedence such as "THE LA ZONING DISTRICT, AND THE REGULATION OF BOAT DOCKS, BULKHEADS AND SHORELINE ACCESS" (Ordinance # 20140626-113), lack of a boat dock application, zoning changes on the original lake line single family lots, etc. We do not want to "trade in" the parkland for code and regulation exemptions, many of which will set unfavorable precedents.
4. Allow the Environmental Board the opportunity to make recommendations to PARB, review or approve the development in its entirety. Camelback is an extremely environmentally sensitive area due to its proximity and shared boundary to Lake Austin.
5. No survey or legal description is available to show the boundaries of the proposed unconditionally dedicated Cliff parkland.
6. Any petition survey, or flood of emails presented/received, referenced to or offered to the Board of public support for the Camelback project parkland cannot be given weight unless it can be verified that the "sender" is actually supporting the Applicant's proposed dedicated parkland as opposed to saving the scenic outlook on TxDOT right of way.

We would like the Board to be aware that Camelback has not secured access to the 300 feet between its property and TxDOT's right of way to the east which currently being described as the "scenic overlook". Simply, the park hiking trail cannot be extended beyond the Camelback property.

**PLEASE DELAY THE VOTE --- CODE & REGULATION EQUALITY FOR ALL ON LAKE AUSTIN**

Respectfully Submitted,  
BRNA Association  
By Lyra Bemis, President

**EXHIBIT 7**  
**CAMELBACK PUD**  
**PROPOSED CODE DIFFERENCES SUMMARY**

<b>1. Permitted, Conditional, and Prohibited Uses, 25-2-491</b>	The Applicant proposes that the list of permitted, conditional, and prohibited uses applicable to the Property be as shown on the Land Use Plan.
<b>2. Site Development Regulations, 25-2-492</b>	The Applicant proposes that the site development regulations applicable to the Property be as shown on the Land Use Plan.
<b>3. Compatibility Standards, Chapter 25-2, Subchapter E</b>	The Applicant proposes that Subchapter E shall not apply except for Sections 2.5 and 2.6 of Subchapter E.
<b>4. Compatibility Standards, Chapter 25-2, Subchapter C, Article 10</b>	Due to topography sloping away from single family homes to the north, the Applicant proposes that Subchapter C, Article 10 be modified along the north boundary of the Property as shown on the Land Use Plan.
<b>5. Lake Austin (LA) District Regulations, 252-551 (B)(3), (C)(2), (D)(J), (E)(2) and (F)(I)</b>	The Applicant proposes that the Code is modified to allow additional improvements within the Shoreline Recreation Area as shown on the Land Use Plan, and to remove impervious cover and development limitations on slopes and restrictions on the ability to transfer impervious cover credits.
<b>6. Commercial Uses Described, 25-2-4</b>	The Applicant proposes that uses associated with the common dock, such as slips, clubhouse, and recreational facilities, are not included in the overall cap on square feet for commercial use.
<b>7. Street Cross-Section Design, 25-6-203</b>	The Applicant proposes that cross-section for the extension of Bridge Point Parkway comply with the illustration provided as an attachment to the Land Use Plan.
<b>8. Water Quality Control Requirement, 25-8211</b>	Because the Property is not currently subject to current environmental regulations, the Applicant proposes that water quality controls are provided in accordance with the Exhibit attached to the Land Use Plan.

<b>9. <i>Site Plan Expiration, 25-5-81 and Preliminary Plan Expiration, 25-4'-62</i></b>	The Applicant proposes that the Code be modified to provide that site plans, preliminary plans and other site development related permits expire 10 years after approval.
<b>10. <i>Access to Lots, 25-4-171(A)</i></b>	The Applicant proposes that the Code be modified to allow lots to abut a private drive within an access easement.
<b>11. <i>Sidewalk Installation in Subdivisions, 256-351 and Sidewalk Installation with Site Plans, 25-6-352</i></b>	The Applicant proposes that the Code be modified to remove regulations related to the installation of sidewalks.
<b>12. <i>Access Standards, 25-6-442</i></b>	The Applicant proposes that the Code be modified to not restrict or regulate access and driveway grades.
<b>13. <i>Heritage Trees, Chapter 25-8, Subchapter B, Article 1, Division 3</i></b>	The Applicant proposes that the Code Division does not apply to the Property, except for the restrictions and regulations applicable only to the Mixed Residential District regarding removal and calculation of mitigation credit as set forth in the Land Use Plan.
<b>14. <i>Block Length, 25-4-153</i></b>	The Applicant proposes that the Code be modified to remove any restriction or regulations on block length as it pertains to the Property.
<b>15. <i>Impervious Cover Measurement, 25-1-23</i></b>	The Applicant proposes that the Code be modified to allow impervious cover on a given site within a particular Tract to exceed the amount provided in the Site Development Regulations Table as long as the total amount of impervious cover allowed on the Property on an overall basis is not exceeded. The impervious cover calculation will not include any portion of the cluster dock located in the permanent pool of Lake Austin. Allowable impervious cover is subject to an overall reduction as outlined in the Land Use Plan.
<b>16. <i>Water Quality Controls, Requirements in All Watersheds, and Water Supply Rural, Chapter 25-8, Subchapter A, Articles 6, 7, and 11</i></b>	Because the Property is not currently subject to current environmental regulations, the Applicant proposes that the environmental regulations and water quality controls are provided in accordance with the and Use Plan.

<b>17. Substantial Amendment to Land Use Plan.</b> <i>Chapter 25-2, Subchapter B, Article 2,</i> <i>Division 5, Section 3.1.2</i>	To the extent the City determines a modification is necessary, the applicant proposes to modify the Code so that the inclusion of 15.321 acres of land adjacent to the Existing PUD be allowed to be included in this PUD Amendment.
<b>18. Site Development Regulations for Docks, Marinas, and Other Lakefront Uses, 25-21176 (a)(1) and (b)(1)</b>	The Applicant proposes that the Code be modified to allow a permanent structure to be constructed on the water's edge without a setback from the shoreline. If the City requests that the length of the dock along the shoreline be reduced, the Applicant proposes that the Code be modified to allow for the dock to extend up to 75 feet from the shoreline.
<b>19. Docks, Bulkheads, and Shoreline Access.</b> <i>Chapter 25-2, Subchapter C, Article 13</i>	The Applicant proposes that the Code is modified as necessary to permit the cluster dock to provide access for guests to nonresidential uses. No other public uses are allowed for the cluster dock. The access shall be limited to two (2) dedicated slips for such use.
<b>20. Definitions, 25-1-21(49)</b>	The Applicant proposes that the definition of building height shall apply, except that the building height of each segment of a stepped or terraced building be individually determined.

*Christie B. Nalle*  
4615 Bunny Run  
Austin, Texas 78746  
(512) 327-2666

September 5, 2018

RE: C814-86-023.01 Camelback PUD Amendment Application

Dear Environmental Commission Members:

This Friday, the Joint Development, Urban Growth Policy & Water Quality Protection committee will meet to hear a request from the developer to vote to endorse environmental superiority elements of his project. If a vote of superiority takes place, this application will be heard by the full Commission on September 19<sup>th</sup> for a vote. Only the applicant and his paid staff will be allowed to address the committee. Differing opinions will not be heard.


I believe the applicant's request for a superiority vote on Friday is premature. Staff has not finished reviewing and responding to the applicant's responses (8-13-18). Interested parties have not seen the answers and numerous responses by the applicant were only a request for a private meeting with the reviewer.

The following are items that still need to be addressed by the applicant so that you can make a fully informed decision on his project:

- \* Mike McDougal requested a Q2 table. It is needed to assess superiority. It has not been provided. The applicant claims to be using the 1987 requirements and dismisses the need for the Q2 table.
- \* Applicant has not responded to questions on how he proposes to build roads over tributaries and requested a private meeting to respond. What environmental damage might be involved?
- \* A tree survey has been requested numerous times. It has yet to be provided. How can EC access superiority if this has not been done? Will the 1987 rules apply or will current codes rule? What does EC think about the developer's claim that the Heritage Tree rules do not apply to him? See PUD response #5.
- \* Does EC accept the developer's concept of "preserved trees" being used as a mitigation credit against trees removed on site? PUD response #6.
- \* The developer proposes a marina with time share boats, a private dining club over the water and public dock spaces for the cliff side restaurant. The developer claims this is a cluster dock and offered to remove the public access portion for the restaurant. A private club with time share boats is not a cluster dock. How does EC elect to guarantee the commercial aspects do not take place once superiority has been granted?

I encourage the Commission and subcommittee to wait until staff has completed their research and sent you a completed report before voting on superiority of this project.

Thank you,

  
Christie B Nalle

## CAMELBACK PUD

AUGUST 13, 2018 FILING

## PUD NOTES

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12	A single access point via a tram, elevator, funicular, or similar mechanized system shall be allowed to access the cluster dock.
13	Except as provided herein, Chapter 25-8, Subchapter A, Article 6 (Water Quality Controls), Article 7 (Requirements in All Watersheds) and Article 11 (Water Supply Rural Watersheds Requirements) shall not apply to the Property. Notwithstanding the foregoing, (i) cut and fill may not exceed 40' and shall comply with the Cut and Fill Variance Table on this Exhibit "3", except in connection with a building foundation or parking garage, (ii) a CWQZ as shown on the Land Use Plan shall be provided, and (iii) CEF buffers as shown on the Environmental Resource Exhibit shall be provided, (iv) Section 25-8-368(C) and (D) (Restrictions on Development Impacting Lake Austin) shall apply, and (v) water quality controls shall be provided as shown on the Environmental Benefits Items attached as Exhibit "5".
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# CAMELBACK PUD NOTES AUG. 13, 2018

PAGE 20

23	Sections 25-6-442 (Access Standards), 25-6-351 (Sidewalk Installation in Subdivision) and 25-6-352 (Sidewalk Installations with Site Plans) shall not apply to the Property.
24	The District boundaries may be adjusted so long as the total acreage within the Preserve Open Space, Recreational Open Space and Park Districts each equal acreage shown on the Land Use Plan.
25	Except as provided herein, building height for all individual buildings shall follow the definition of building height in Section 25-1-21 (49) (Definitions, Height). Notwithstanding the foregoing, for a stepped or terraced building, the building height of each segment is determined individually. A stepped or terraced building any building where the floors are offset.
26	With respect to Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses), the Applicant proposes that the Code be modified to allow a permanent structure to be constructed on the water's edge without a setback from the shoreline in the Dock (D) District. The Code shall be modified to allow for the dock to extend up to 75 feet from the shoreline.
27	Notwithstanding anything in this PUD Land Use Plan to the contrary, in the event that one or more restrictive covenant(s) and/or conservation easement(s) restricting development of the property described as Lot 1, Block A of the Champion City Park East Subdivision recorded in Document No. 200300122 of the Official Public Records of Travis County, Texas, approved and enforceable by the City, is not recorded within thirty (30) days of the effective date of the ordinance adopting this PUD Land Use Plan (the "Champion Tract Restrictions"), then the total amount of impervious cover allowed in Note 2 above shall be reduced by 2 (2) acres. The Champion Tract Restrictions shall (1) reduce allowable vehicle trips per day by 75%, (2) shall reduce gross floor area (excluding parking facilities) to 120,000 square feet, and (3) limit the use of that property to senior living, including without limitation Congregate Living, Convalescent Services and Retirement Housing or other low-intensity use allowed by the Champion Tract Restrictions.
28	The Cluster Dock permitted in the Dock (D) District is permitted to allow access for guests to the private uses permitted in the C-MU District. No more than two (2) boat slips will be dedicated to such access. <u>No other public uses are allowed for the Cluster Dock other than the limited C-MU access.</u>
29	Development of the property subject to this PUD Land Use Plan shall comply with Environmental Benefits items listed on Exhibit 6.
30	Pedestrian connections within developed O-MU / C-MU and MR / R-OS districts shall be provided at intervals not to exceed 800 and 1,200 linear feet, respectively. Pathways can follow existing topography and may pass through buildings and utilize internal stairways or elevators to connect site components.



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- ii) The Camelback PUD shall use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1.6.7 (Green Storm Water Quality Infrastructure), or a combination of the two to treat at least 50% of the total water quality volume required by City Code. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. This requirement applies to the PUD as a whole and not on an individual subdivision or site plan basis. Each subdivision and site plan application shall document the portion of the required water quality volume treated by a wet pond or green water quality controls for both the application and the PUD as a whole.
- iii) Runoff from the 95th percentile rainfall event shall be retained and beneficially used on site through practices that infiltrate, evapotranspire, or harvest and use rainwater.

**a) Tree Preservation**

- i) The PUD shall preserve 75 percent of the heritage trees on site, as shown in Exhibit F: Heritage Trees, unless a tree is dead, diseased, or an imminent hazard to life or property and removal is approved by the City pursuant to Section 25-8-642(A) (*Administrative Variance*).
- ii) The PUD shall preserve a minimum of 50 percent of the caliper inches associated with native protected trees and a minimum of 50 percent of all native caliper inches, including trees 6 inches or larger in diameter at breast height. Each subdivision, site plan, and building permit application that includes a tree removal request shall demonstrate that the PUD is in compliance with this requirement.

**NOISE**

- a) The use of sound equipment to amplify sound in an area that is not fully enclosed by permanent, solid walls and a roof may not exceed 30 days per calendar year.
- b) The use of sound equipment that produces sound audible beyond the property line is prohibited between -10 p.m. and 10 a.m.

**TRANSPORTATION**

- a) A 12' Multi-Use Trail shall be constructed along Bridgepoint Pkwy and if a reduced pavement section is approved by the City of Austin.

**OTHER ENVIRONMENTAL BENEFITS**

- a) The PUD will include at least one 1 acre of riparian restoration within the critical water quality zone along Lake Austin. Restoration shall include removing invasive species, planting native species, and creating a new wetland area along Lake Austin for 100 LF as described in Exhibit X. A final mitigation plan approved by the Watershed Protection Department shall be submitted and implemented with the first site plan application.

**EXHIBIT 7  
CAMELBACK PUD  
PROPOSED CODE DIFFERENCES SUMMARY**

1. <i>Permitted, Conditional, and Prohibited Uses, 25-2-491</i>	The Applicant proposes that the list of permitted, conditional, and prohibited uses applicable to the Property be as shown on the Land Use Plan.
2. <i>Site Development Regulations, 25-2-492</i>	The Applicant proposes that the site development regulations applicable to the Property be as shown on the Land Use Plan.
3. <i>Compatibility Standards, Chapter 25-2, Subchapter E</i>	The Applicant proposes that Subchapter E shall not apply except for Sections 2.5 and 2.6 of Subchapter E.
4. <i>Compatibility Standards, Chapter 25-2, Subchapter C, Article 10</i>	Due to topography sloping away from single family homes to the north, the Applicant proposes that Subchapter C, Article 10 be modified along the north boundary of the Property as shown on the Land Use Plan.
5. <i>Lake Austin (LA) District Regulations, 252-551 (B)(3), (C)(2), (D)(1), (E)(2) and (F)(1)</i>	The Applicant proposes that the Code is modified to allow additional improvements within the Shoreline Recreation Area as shown on the Land Use Plan, and to remove impervious cover and development limitations on slopes and restrictions on the ability to transfer impervious cover credits.
6. <i>Commercial Uses Described, 25-2-4</i>	The Applicant proposes that uses associated with the common dock, such as slips, clubhouse, and recreational facilities, are not included in the overall cap on square feet for commercial use.
7. <i>Street Cross-Section Design, 25-6-203</i>	The Applicant proposes that cross-section for the extension of Bridge Point Parkway comply with the illustration provided as an attachment to the Land Use Plan.
8. <i>Water Quality Control Requirement, 25-8211</i>	Because the Property is not currently subject to current environmental regulations, the Applicant proposes that water quality controls are provided in accordance with the Exhibit attached to the Land Use Plan.



9. <i>Site Plan Expiration, 25-5-81 and Preliminary Plan Expiration, 25-4-62</i>	The Applicant proposes that the Code be modified to provide that site plans, preliminary plans and other site development related permits expire 10 years after approval.
10. <i>Access to Lots, 25-4-171(A)</i>	The Applicant proposes that the Code be modified to allow lots to abut a private drive within an access easement.
11. <i>Sidewalk Installation in Subdivisions, 256-351 and Sidewalk Installation with Site Plans, 25-6-352</i>	The Applicant proposes that the Code be modified to remove regulations related to the installation of sidewalks.
12. <i>Access Standards, 25-6-442</i>	The Applicant proposes that the Code be modified to not restrict or regulate access and driveway grades.
13. <i>Heritage Trees, Chapter 25-8, Subchapter B, Article 1, Division 3</i>	The Applicant proposes that the Code <u>Division does not apply to the Property,</u> except for the restrictions and regulations applicable only to the Mixed Residential District regarding removal and calculation of mitigation credit as set forth in the Land Use Plan.
14. <i>Block Length, 25-4-153</i>	The Applicant proposes that the Code be modified to remove any restriction or regulations on block length as it pertains to the Property.
15. <i>Impervious Cover Measurement, 25-1-23</i>	The Applicant proposes that the Code be modified to allow impervious cover on a given site within a particular Tract to exceed the amount provided in the Site Development Regulations Table as long as the total amount of impervious cover allowed on the Property on an overall basis is not exceeded. <u>The impervious cover calculation will not include any portion of the cluster dock located in the permanent pool of Lake Austin.</u> Allowable impervious cover is subject to an overall reduction as outlined in the Land Use Plan.
16. <i>Water Quality Controls, Requirements in All Watersheds, and Water Supply Rural, Chapter 25-8, Subchapter A, Articles 6, 7, and 11</i>	<u>Because the Property is not currently subject to current environmental regulations, the</u> Applicant proposes that the environmental regulations and water quality controls are provided in accordance with the Land Use Plan.

<p><b>17. Substantial Amendment to Land Use Plan, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 3.1.2</b></p>	<p>To the extent the City determines a modification is necessary, the applicant proposes to modify the Code so that the inclusion of 15.321 acres of land adjacent to the Existing PUD be allowed to be included in this PUD Amendment.</p>
<p><b>18. Site Development Regulations for Docks, Marinas, and Other Lakefront Uses, 25-21176 (a)(1) and (b)(1)</b></p>	<p>The Applicant proposes that the Code be modified to allow a permanent structure to be constructed on the water's edge without a setback from the shoreline. If the City requests that the length of the dock along the shoreline be reduced, the Applicant proposes that the Code be modified to allow for the dock to extend up to 75 feet from the shoreline.</p>
<p><b>19. Docks, Bulkheads, and Shoreline Access, Chapter 25-2, Subchapter C, Article 13</b></p>	<p>The Applicant proposes that the Code is modified as necessary to permit the cluster dock to provide access for guests to nonresidential uses. No other public uses are allowed for the cluster dock. The access shall be limited to two (2) dedicated slips for such use.</p>
<p><b>20. Definitions, 25-1-21(49)</b></p>	<p>The Applicant proposes that the definition of building height shall apply, except that the building height of each segment of a stepped or terraced building be individually determined.</p>



**Bill Nalle**  
**4615 Bunny Run**  
**Austin, Texas 78746**

Re: PUD "Amendment" #2018-074352-ZC (Camelback PUD)

Date: September 5, 2018

Dear Environmental Commission Members:

I have visited with you on several occasions and I appreciate your hearing from me again.

Tonight's topic is twofold. The first is timing. Last month the developer got on the Parks agenda on what I felt was on a very premature date. Wendy Rhoades had not completed her analysis and recommendations, yet the item was on the agenda. My friends and I asked that the vote be delayed pending the staff and your Board weighing in with recommendations. Parks Board Member Randy Mann asked, "Why do I get the feeling this is being shoved down our throats?". I think he was correct, but he was voted down. Now we have the same issue here before your Commission. Why would you deprive yourself of the full staff analysis? This is set on your agenda for September 19. To date, the staff has not completed their work. This should be pulled pending staff finishing their work.

The next topic is more rhetorical. Why is this developer so special that he is somehow entitled to numerous variances, code modifications and exemptions from regulations that other Austinites would have to comply with? For example:

1. Why should he have restrooms and a lift station on the shores of Lake Austin?
2. Why should he be allowed a tram or elevator right up the face of a CEF?
3. Why should he be allowed 30 days of amplified sound? (Auditorium Shores has 20 days)
4. Why should he be allowed 7,500 sq. feet of impervious cover on the shores of Lake Austin for a private clubhouse, kitchen, etc?
5. Why should he be exempt from shoreline setbacks as provided by the Code?
6. Why should he be allowed up to 200 residential units and/or 325,000 sq. feet of commercial space when the original PUD had 64 single family units and no commercial use? How can this be considered superior?
7. Why should he not comply with the entirety of the Heritage Tree rules?
8. Why should the entire Water Quality Controls and the other watershed protections not apply to his project?
9. Why should he be entitled to a cluster dock (or marina) with no fire or EMS access?
10. Why should he be entitled to build the clubhouse on top of a Drainage Easement?
11. Why should the sidewalk, block lengths, lot access and private driveway cross sections not apply to his project?

The list goes on and on. There may be some justification for "bending of the rules" in the less environmentally sensitive areas in consideration of the linear park donation, but to spoil Lake Austin with his marina, clubhouse, kitchen, elevator and lift station is out of the question.

In my opinion, this project can only be considered "Superior" if the dock, elevator, kitchen, restrooms, amplified sound at the restaurant, etc. are taken completely out of the plan.

Sincerely yours,

  
Bill Nalle

## Rhoades, Wendy

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**From:** Lyra bemis <lyrambemis@me.com>  
**Sent:** Friday, September 07, 2018 7:49 PM  
**To:** Rhoades, Wendy; Johnston, Liz; Herrington, Chris  
**Subject:** Fwd: Camelback PUD Zoning Amendment Application C814-86-023.01  
**Attachments:** LMB Enviro Presentation Notes 9-7.pdf; Exh 2 Enviro Resources Exh W-6.pdf; BRNA EXH 9-7 ENVIRO mtg.pdf; #6 Enviro Benefits 8-9-18.pdf; Exh 2 Enviro Resource.pdf

Ladies and Gentlemen,  
For your information.

Begin forwarded message:

**From:** Lyra bemis <[lyrambemis@mac.com](mailto:lyrambemis@mac.com)>  
**Subject: Re: Camelback PUD Zoning Amendment Application C814-86-023.01**  
**Date:** September 7, 2018 at 4:37:38 PM CDT  
**To:** [bc-linda.h.guerrero@austintexas.gov](mailto:bc-linda.h.guerrero@austintexas.gov)  
**Cc:** [bc-hank.smith@austintexas.gov](mailto:bc-hank.smith@austintexas.gov), [bc-marisa.perales@austintexas.gov](mailto:bc-marisa.perales@austintexas.gov), [bc-wendy.gordon@austintexas.gov](mailto:bc-wendy.gordon@austintexas.gov), [bc-brian.smith@austintexas.gov](mailto:bc-brian.smith@austintexas.gov), [bc-peggy.maceo@austintexas.gov](mailto:bc-peggy.maceo@austintexas.gov), [bc-pam.thompson@austintexas.gov](mailto:bc-pam.thompson@austintexas.gov), [bc-andrew.creel@austintexas.gov](mailto:bc-andrew.creel@austintexas.gov), [bc-Maryann.neely@austintexas.gov](mailto:bc-Maryann.neely@austintexas.gov), [bc-katie.coyne@austintexas.gov](mailto:bc-katie.coyne@austintexas.gov)

Dear Ms. Guerrero,

Thank you for your close attention to this project.

It is equally important to us (BRNA Association). We are NOT NIMBY's! We deeply care about the environment and Lake Austin.

I am leaving for Europe tomorrow for three weeks. I wish it was at another time. If you have any questions please contact Hilton Puckett at [keypal@austin.rr.com](mailto:keypal@austin.rr.com).

Because I am leaving so soon, I have attached my meeting presentation notes which covers most of what I was able to speak upon, In the body of my notes you will find a "Color Key" to my exhibit (BRNA Exhibit) which you have requested.

I have attached the following:

- LMB Meeting Presentation
- BRNA Exhibit
- Exhibit #6 Environmental Benefits Report
- Exhibit #2 Environmental Resources location of W-6
- Exhibit #2 Environmental Resources showing insert

Thanks again and I hope this helps.

Kindest Regards,

Lyra Bemis

## **Lyra Bemis – Presentation- 9-7 Enviro Comm.**

**Environmental Superiority:** superiority should not be a comparison between the 1987 Approved PUD and the proposed Camelback (PUD C814-86-023 Hidden Valley Phase C PUD vs. C814-86-023.01 Camelback.) **Camelback should stand alone and be decided upon based on current City Codes and Regulations** which would be in best interests of Lake Austin and the City of Austin.

**Applicant continues to push back on full compliance** with current codes and regulations by requesting major modifications and/or asserting that 1987 codes and regulations apply. **Most, if not all are Substantial Amendments** to the proposed Land Use Plan and appear to require Council Approval pursuant to the City Code on PUD's. They are **NOT MINIMAL DEPARTURES to CURRENT Codes and REGS.**

### **Key to BRNA Exhibit:**

Light Green Dashed Lines – W-6 CEF

Orange Ball – Bathrooms for dock

Dark Green Dashed Lines- area requested to have no CEF setback

Red Line – current shoreline

Solid Blue Area – suspected 100LF New Wetlands

Yellow Dashed Lines – 624 ft dock 75 ft from the shoreline (requested modification to Code -no setback)

I am also providing the insert referred to below to Exhibit #2,  
Environmental Resource.

**New components to this PUD** and should not be addressed at this time. It should be **done when an application** for a permit for a Boat Dock and access is made. Then you will see an **architectural plan and sealed survey to make your decision upon.**

**- REQUIRE APPLICANT TO APPLY FOR A DOCK PERMIT AS ANY OTHER LAND OWNER WOULD BE REQUIRED TO DO.**

**Equality** up and down the river for everyone in applying Codes and Regs.

PARB Bd Member-Randy Mann "How come I feel like this is shoved down my throat."

## SHORELINE DEVELOPMENT

**Applicant's reasoning for entitlement to a dock and shoreline improvements** is that the **1987 approved PUD** C814-86-023 Hidden Valley Phase C PUD **did not disallow this among other things**. Applicant seeks to modify, amend and in some instances remove by modification or variance, certain **Lake Austin Zoning District Regulations and Boat Docks, Bulkheads and Shoreline Access**, to build a proposed **18,600 Sq. Ft. dock and shoreline improvements**, along with a **prohibited mechanical access, in the wetlands and rim rock cliff area**. (Exh. 7). [(8-31-18 Planning & Zoning Response Comment Report, Environmental Officer EO (1)(1)(10) and (11)].

Our concern positions:

- Erosion and damage to the rim rock cliff and wetlands.
- Construction and placement will endanger rim rock (mechanical access)
- Pollution from a 624 ft long dock, 18,600 sq. ft. cluster dock/shoreline development. (8-31-18 Planning & Zoning Response Comment Report, WB 6). How does Developer get these figures. They are gifting lots to the City as a dedicated parkland. One of the legal criteria of a donation/gift is that the donor not receive any compensation in return. However, Developer wants to strip the rights from the donated lots and use the linear shoreline footage of those lots to support 624 foot dock and 18,600 sq ft o development. (LA Zoning Reg. 25-2-1176(A)(4) and (5)(b))
- sedimentation build up and Navigational safety issues inherent in a 40 to 75 foot extension of the dock out into Lake Austin (8-31-18 Planning & Zoning Response Comment Report, WB 5). They are gifting lots to the City as a dedicated parkland. One of the legal criteria of a donation/gift is that the donor does not anticipate any compensation in return. Is the Developer stripping the rights from the donated lots and use the allowed amount of fill per lot to create a 100 foot NEW wetland.
- "...creating a new wetland area along Lake Austin for 100 LF as described in Exhibit X." Wendy Rhodes P&Z case manager clarified Exh. X is really Exh. 2 (Applicant's Exhibit 6, page 3, "Other Environmental Benefits and Exhibit 2, Environmental Resource Exhibit). In my Exhibit, which is a copy of the Land Use Plan insert, "Dock Area Enlargement", I highlight the area in blue depicting the area described as "Wetland Restoration Area" from an insert on Exhibit 2 entitled "Wetland Restoration and Enhancement Areas. Mr. Howard, developer's attorney responded that the blue hatched area on Exhibit 2 was just showing water. If not then where is the "New wetland"? I contend, based on Wendy



Rhoades clarification and Exhibit 6, that this represents the 100 LF NEW wetlands and a new shoreline. Nowhere else do the Applicant's maps show water in blue hatch. What is the basis for the fill that is needed to create new wetland? Is the Applicant again stripping rights from the lots dedicated to parkland for the fill needed? Gift with no consideration anticipated. They are gifting lots to the City as a dedicated parkland. One of the legal criteria of a donation/gift is that the donor does not anticipate any compensation in return. Is the Developer stripping the rights from the donated lots and use the allowed amount of fill per lot to create a 100 foot NEW wetland.

- **Modifications reducing wetland and Bluff Critical Environmental buffer setback allowances. Specifically, CEF W-6.** (See Applicant's Map #2, "Environmental Resource Exhibit and 8-31-18 Planning & Zoning Response Comment Report, WB 11)

- **Construction will endanger rim rock – mechanical access to dock (elevator and/or Tram**

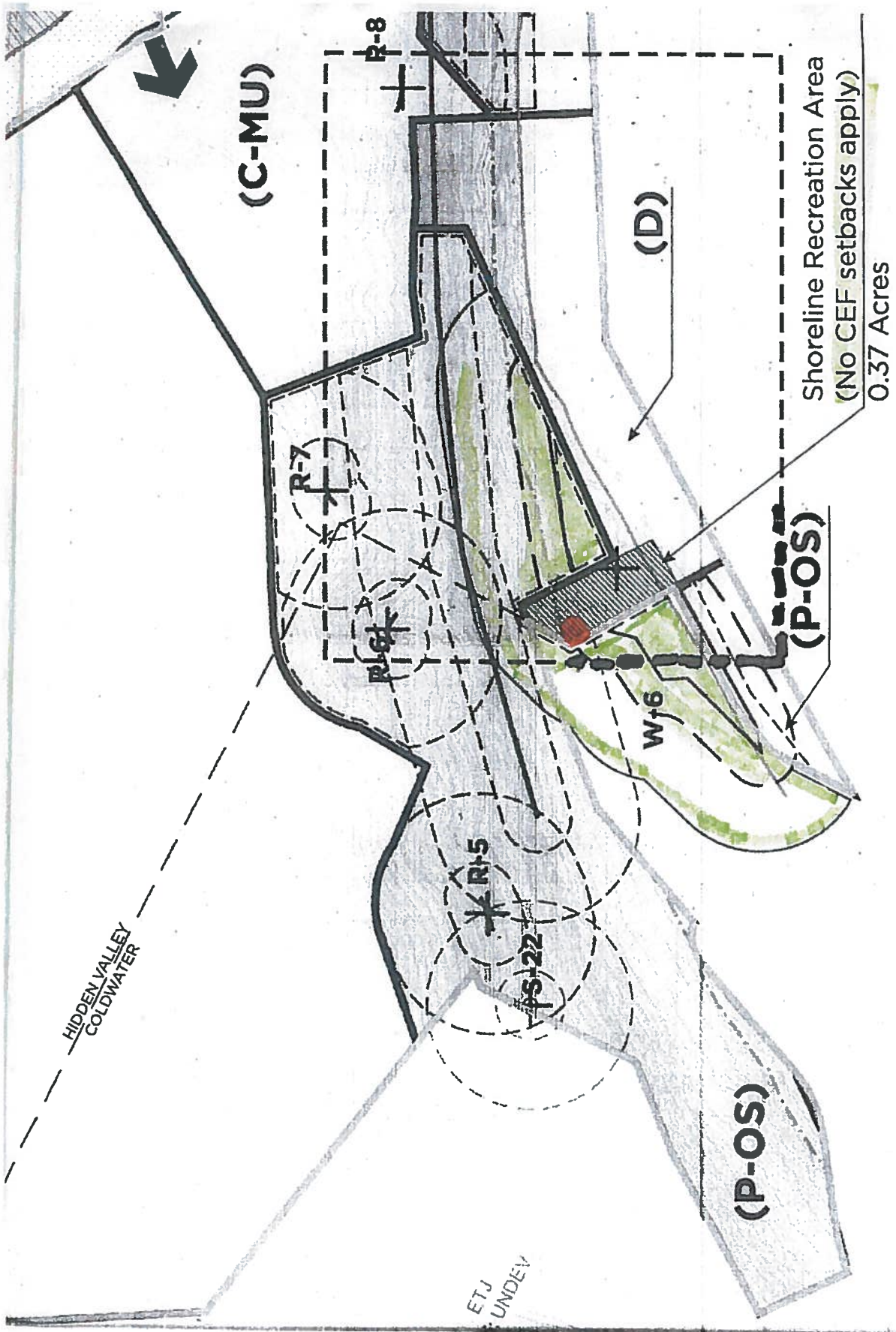
- **In PUD Notes 11 and 12, requesting improvements/ elements not necessary to the function of a dock, such as private kitchen, sinks, potable water line connections and mechanized access to the dock (25-2-551(g)). Are these Necessary components or necessary to use of a dock. (25-2-551 3,(G)(A)(2). Details of private pavilion not shown on Land Use Plan insert. superior????**

- **New Amendments to Lake Austin Zoning District Regulations and Boat Docks, Bulkheads for new construction prohibits enclosure of dock structure. Is the pavilion with private kitchen, potable water lines, Air conditioning a part of the dock or a separate shoreline improvement from the 624 ft dock that Developer has not provided information for.**

- **Commercial use of a dock for time share boats is a marina and not a cluster dock.**

**New components to this PUD and should not be addressed at this time. It should be done when an application for a permit for a Boat Dock and access is made. Then you will see an architectural plan and sealed survey to make your decision upon.**

Exh 2  
Enviromental  
Review

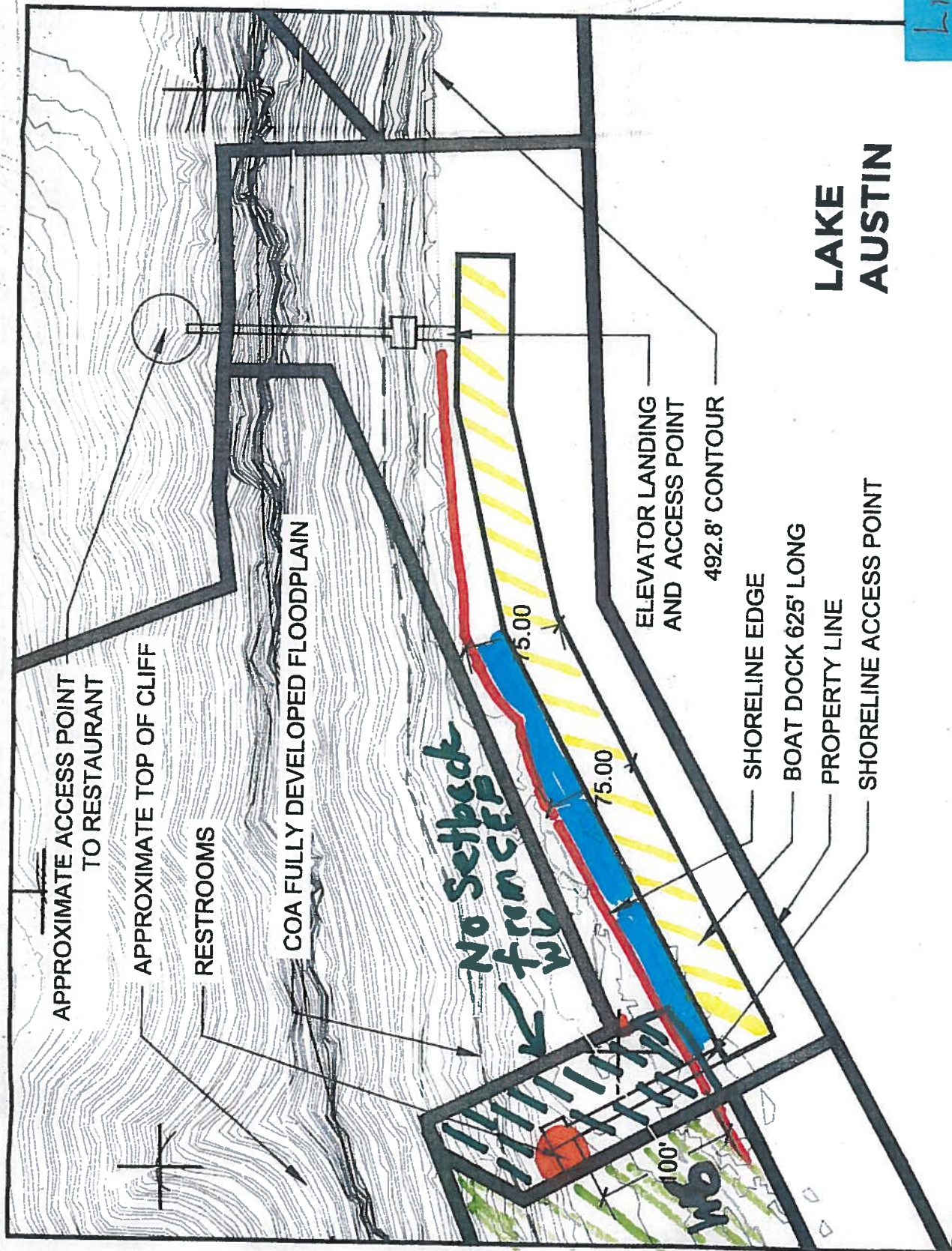


USE SF



E7  
USE UN

Land Use  
Plan  
BRNA EXH



LAKE  
AUSTIN

DOCK AREA ENLARGEMENT

08/09/18

EXHIBIT 6  
CAMELBACK PUD –ENVIRONMENTAL BENEFITS

**LAND USE**

- a) Today, Bridgepoint and the surrounding areas are dominated by a monoculture of uses, based on a silo approach to land use and zoning. The direct area around our site is a food and amenity desert. We are providing a mixture of complimentary and compatible land uses that include restaurants, parks, office, and residential, clustered in close proximity to each to each other. As a result, we are providing opportunities for and encouraging guests and residents to utilize multi-modal options when coming to and getting around our project.
- b) The density of the project is limited to 325,000 SF of commercial and 64 residential units or approximately 200 residential units if no commercial is developed, and any combination thereof.
- c) Hotel use is capped at a maximum of 80 rooms, and counts against the commercial square footage.

**PARKS AND OPEN SPACE**

- d) The PUD shall include at a minimum 50% (72.41 Acres) of land as open space as illustrated on the PUD Land Use Plan. Areas designated as open space may include, but are not limited to:
  - i) Natural and undeveloped areas, landscaped areas, plazas, patios, open air gathering places, multi-use trails, and detention or water quality facilities designed and maintained as an amenity;
  - ii) Vegetative roofs and other landscaped areas on roofs, if accessible to building occupants and designed as an amenity; and
  - iii) All courtyards and other areas located within any building that are open and unobstructed from the surface to the sky and that are covered by grass ground cover, or other landscaping.
- a) 27.07 Acres of parkland will be provided through two parks (18% of our project). A 16.57 Acres premier cliffside park, with 1,500 LF of frontage on Lake Austin and a 10.50 Acres preserve park located along a multi use-trail, with a prominent high point. Both parks will be designed, constructed, operated and maintained by the owner/ HOA. Drinking fountains, shade structures, trash cans and interpretive/ directional signage will be provided at both parks.

**LIGHTING**

- a) The PUD shall implement an outdoor lighting plan to minimize light pollution using "dark sky" design guidelines and techniques. When operated, light fixtures must not produce an intense glare or direct illumination across the property line, except for the boat dock lighting, which may be installed across property lines where authorized by applicable City regulations. All lights shall be a LED source and a height beam shall be controlled to direct the light downward. All exterior light fixtures must be fully shielded. All luminaries shall be directed down, diffused, and/or indirectly off an opaque surface. The maximum intensity

**PHARIS DESIGN**  
PLANNING LANDSCAPE ARCHITECTURE

measured at the property line shall be .5 foot candles. This excludes dock navigation and safety lighting required by the city.

- b) The Property HOA shall establish curfew time(s) after which total outdoor lighting lumens shall be reduced by at least 30% or extinguished. Exceptions to include lighting reductions that are not required for any of the following:
  - i) With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.
  - ii) When the outdoor lighting consists of only one luminaire.
  - iii) Code required lighting for steps, stairs, walkways, and building entrances.
  - iv) When in the opinion of the City, lighting levels must be maintained.
  - v) Dock navigation lighting
  - vi) Motion activated lighting.
  - vii) Lighting governed by special use permit in which times of operation are specifically identified.

**ENVIRONMENTAL**

**b) Green Building**

- i) All buildings in the PUD will achieve a 3 star or greater rating under the Austin Energy Green Building Program using the applicable rating version in effect at the time a rating registration application is submitted for a building.
- ii) All commercial buildings shall utilize non-potable water sources for irrigation of the building grounds.
- iii) Site plans and building permits for commercial buildings shall demonstrate that air conditioner condensate shall be directed to cisterns on site for beneficial reuse. Alternative water sources may only be used for make-up water during buildout of the project.

**c) Landscaping**

- i) All required tree plantings shall use native tree species selected from Appendix F (*Descriptive Categories of Tree Species*) of the Environmental Criteria Manual (the "ECM")
- ii) All required tree plantings shall use Central Texas native seed stock.
- iii) At least 90% of all non-turf plant materials shall be selected from the ECM Appendix N (*City of Austin Preferred Plant List*) or the "Grow Green Native and Adapted Landscape Plants Guide".
- iv) Street Trees generally 30' on center shall be provided along Bridgepoint Pkwy if a reduced pavement cross section is approved.

**d) Water Quality and Drainage**

- i) The drainage system within the PUD shall be designed to intercept, contain, and transport all runoff from the 100-year frequency storm.



**PHARIS DESIGN**  
PLANNING | LANDSCAPE ARCHITECTURE

- ii) The Camelback PUD shall use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1.6.7 (Green Storm Water Quality Infrastructure), or a combination of the two to treat at least 50% of the total water quality volume required by City Code. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. This requirement applies to the PUD as a whole and not on an individual subdivision or site plan basis. Each subdivision and site plan application shall document the portion of the required water quality volume treated by a wet pond or green water quality controls for both the application and the PUD as a whole.
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- a) The use of sound equipment to amplify sound in an area that is not fully enclosed by permanent, solid walls and a roof may not exceed 30 days per calendar year.
- b) The use of sound equipment that produces sound audible beyond the property line is prohibited between -10 p.m. and 10 a.m.

**TRANSPORTATION**

- a) A 12' Multi-Use Trail shall be constructed along Bridgepoint Pkwy and if a reduced pavement section is approved by the City of Austin.

**OTHER ENVIRONMENTAL BENEFITS**

- a) The PUD will include at least one 1 acre of riparian restoration within the critical water quality zone along Lake Austin. Restoration shall include removing invasive species, planting native species, and creating a new wetland area along Lake Austin for 100 LF as described in Exhibit X. A final mitigation plan approved by the Watershed Protection Department shall be submitted and implemented with the first site plan application.

**PHARIS DESIGN**  
PLANNING | LANDSCAPE ARCHITECTURE

- b) An integrated pest management plan (the "*IPM*") plan that complies with ECM Section I.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.





## Rhoades, Wendy

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**From:** Hilton <keypal@austin.rr.com>  
**Sent:** Sunday, September 09, 2018 2:12 PM  
**To:** Rhoades, Wendy  
**Cc:** Herrington, Chris; Johnston, Liz  
**Subject:** RE: Camelback PUD at Development Committee meeting of the Environmental Commission this Friday, Sept 7th - Item 4

My name is Hilton Puckett and I have lived on Bunny Run for 34 years. Chris and Liz know me from working on the Boat Dock ordinances for Aqua Verde Subdivision. I served as president of BRNA for 17 years and am still a board member. Lyra has asked me to steer the ship while she is away in Europe.

I think the meeting Friday was a welcome break in the ice from the applicant and thankfully they seems more willing to adhere to current city codes. Chris opened the meeting with a summary that the Applicant has a new set of responses that we have not received as of yet. Of major importance is the item that was posted on the display but not clarified. It said the boat dock was approved by DSD determination! I had to google DSD determination when I got back home. We need to know the date this happened and details as this is a complete shock to us. And the appeal process!

There is so many interrelated parts, we were hoping to get the Trees survey and issues resolved, cut and fill, boat dock, boat dock access, definition of cluster dock/dock vs marina settled and wetland/CEF protection issues resolved. The self-imposed deadlines by the applicant don't give time for notices, research and talking things through. One of the board members said Friday " she thought this was being crammed down our throat".

We worked on the boat dock ordinances for almost 2 years and my area took the brunt of discrimination for a city authorized subdivision in 1965. The city took the position that any structure with more than one wall ( excluding only storage) was to be phased out. Yet now we see a reversal for the applicants enclosed buildings, a kitchen, sinks, wastewater and a bathroom that's to be built on dedicated wetlands! Per code: these elements are" not necessary functions of a dock". There seems to be an equality and enforceable issue between what is being allowed for the applicants vs the thousands of property owners along Lake Austin.

It is our position of concern that **all Codes and Regulations be applied to all citizens equally** and without deferential and/or preferential treatment. The Aqua Verde subdivision was approved June 1965, with 52 recreational dock lots and since the passing of the LA Overlay Zoning Regulations and Boat Dock regulations effective July 2014, it has had to comply with those Regulations.

Mechanized access is prohibited as well and I see recently a tram was denied on Lake Austin for that reason, as well as the aesthetics involved. This would form a dangerous precedence for Mt. Bonnell and other cliff side areas along the entire lake. Building below a falling rock cliff, disturbing wet land features, on a shoreline, on the outside of a bend of the lake, in constantly moving water has clear safety and environmental drawbacks for the Austin community.

In my three minutes allotted I did not have the time to point out that the Applicant has repeatedly represented that he has rights from a .211 acre access easement on the shoreline. In 1994 the rights to an exclusive and perpetual easement for ingress and egress, boat dock construction, and use and purposes and

water vehicle use purposes over and across the .211 acres was sold - conveyed. (Special Warranty Deed August 18, 1994.) It's part of his neighbors conservatory.

I am shocked that you have not asked the applicant to strike many of the items in their PUD notes. City asked applicant to remove outside music from the verbiage and the applicant responded by filing a permit for 30 nights per year of amplified sound. Auditorium Shores has 20 nights. I hope everyone understands the ampotheater sounds that will resonate off the cliff and water.

I was also disappointed that they displayed a modified map of the original PUD adding Boat Docks and lot 12 Saying it was common area for the HOA. That is false information and should not be allowed. The 1987 C814-86-023 Hidden Valley Phase C PUD did not have that and the common areas were identified in different area entirely.

We hope that you will see fit as stewards of Austin's environment to simply say the marina/dock is **not approved nor is it disapproved from the PUD**. (Which is what the original PUD interpretation currently is) He has the rights to apply for a Dock. Its only logical that this dock/marina and access be addressed when the developers submits a full Boat Dock site plan application so we can see design, structure, engineer reports and EFs. Which would be required from any entity wanting to modify the shoreline along Lake Austin. At a minimum we respectfully request that you take NO action until staff has submitted their final report and you have a full understanding of the PRECEDENT being set.

Hilton L. Puckett  
President Aqua Verde Association Inc. and Director BRNA

## Rhoades, Wendy

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**From:** Juan Penelas [REDACTED]  
**Sent:** Thursday, September 20, 2018 10:34 AM  
**To:** Perales, Marisa - BC; Smith, Hank - BC; Maceo, Peggy - BC; Coyne, Katie - BC; Creel, Andrew - BC; Gordon, Wendy - BC; Guerrero, Linda.h - BC; Smith, Brian - BC; Thompson, Pam - BC; Neely, Mary Ann - BC  
**Cc:** Rhoades, Wendy  
**Subject:** An ugly scar on the Camel's back

Chair and members of the Environmental Commission, I am one of the citizens that shared the long evening with you at the City Hall on 9/19/2018. I would like to thank you for the long hours of work. I also want to recognize Ms. Peggy Maceo for her honest concerns on our heritage trees, Ms. Mary Ann Neely for trying to have a future that is "better than awful" and Ms. Pam Thompson for her safety concerns and paused reasoning regarding the Camelback tract.

I also wanted to say that I am appalled at what I saw. To sum it up, we all heard:

- Pro-neighbors saying that Mr. Coon is a good person. Perhaps the rest of us are not good people. I did not hear a single environmental comment from them.
- Against-neighbors offer specific environmental and safety concerns: CEFs, buffers, trees, filling, precedent, floodplain constructions, falling rock, and a 42 boat dock that is 75' inside the lake with a sewage pump station and a 200' elevator.
- Staff presenting you only a week ago a memo showing 7 positive elements against 37 bad or missing features. Even last night, I counted more red X's than green ticks. You also heard Mr. Harrington (is he under pressure!) semantic constructions bent over backwards to try to say that the gap is nearly closed. It was not.
- Mr. Coon and his team pitching his business idea under the "we can't afford to live here by ourselves" disguise.

A false dilemma between 12 trams or an aggregated one was thrown at you all night, and none of you was able to say that those 12 trams would never happen. The actual comparison on the table was 12 denied tram applications vs a monstrous marina with 42 boats, inside a CEF buffer, under falling rock, sticking 75' into the water, with bathrooms and sewage pumping, and an ugly elevator on the rim rock. You chose the latter. What a disgrace.

You spent nearly an hour considering the cut and fill swap in a small lot in a man-made island, but rushed to endorse a massive development with missing documentation and negotiations that are not finished. Mr. Coon compressed timetable is his problem. You didn't have to rush this. Our environment deserves so much more.

The end of the night was inexcusable: surprised by a negative vote, you voted to re-vote, bullying and confusing a tired Ms. Neely into changing her honorable viewpoint. I can now believe those neighbors that keep telling us Mr. Coon does not lie. He has represented from the beginning of this process that the Mayor and the Council want this development to happen. I can sure believe him today. Perhaps, I should have started this email recognizing Ms. Wendy Gordon as well for suggesting that at the end none of what happened last night was going to matter.

I always liked the park idea at the top of the hill. That is indeed an asset. After yesterday, I like it even more. Generations will have a prime spot to observe and be reminded of what bad government can do a beautiful environment: an open scar in the face of Austin's beautiful bluffs. What a shame.

Sincerely,

Juan M. Penelas

9505 Tavia Cv

Austin, TX 78733

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

**Case Number: C814-86-023.01**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council**

*Re: Bent Demo T16*

Your Name (please print)

*Letos w County Rd Austin*

Your address(es) affected by this application

*78730*

☐ I am in favor  
☒ I object

Signature

*254-681-7355*

Date

Daytime Telephone:

Comments: *I believe this will create traffic problems,*

*destroy one of the most beautiful areas of lake*

*Austin. It will affect the property values of*

*the homes that will overlook the project.*

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

City of Austin

Planning & Zoning Department

**Wendy Rhoades**

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-86-023.01

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 2, 2018, Zoning and Platting Commission  
October 18, 2018, City Council

Marilyn & John Blewett  
Your Name (please print)

6401 W. Courtyard Dr.

Your address(es) affected by this application

Austin - Marilyn & John Blewett

Signature

Date

Daytime Telephone: 512-258-0424

Comments:

I pay \$32,000 a year in taxes of hope this development doesn't destroy our view. Low density development was what he promised & I hope we can trust him. Some development is inevitable but I hope he & you preserve the suburban environment of the area.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Thanks,

Marilyn & John