



GABLES
RESIDENTIAL

*Taking Care of
the Way People Live*

November 5, 2018

Mr. Anaiah Johnson
City of Austin – Development Services Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704

Re: **Letter of Support**
SPC-2018-0031C Champion Tract 1C, Hill Country Roadway Site Plan Approval

Dear Mr. Johnson:

My firm is the operator and JV-owner of the Gables Grandview Apartments located at 6500 Champion Grandview Way. We have been a part of the community at this location since 2003 with 432 homes and over 650 residents. Gables Grandview is also the closest residential property with views of the Champion Tract 1C.

The applicant is requesting site plan approval with development bonuses and an administrative waiver in order to construct a self-storage facility on Tract 1C taking access at the City Park Road and FM 2222 intersection. A self-storage facility is the least intensive commercial use and generates the fewest daily vehicle trips, which will greatly reduce the impact of a development at this location. Further, a self-storage facility has controlled hours of operation, minimal lighting needs, and will be a quiet neighbor, while also providing a much-needed neighborhood service for our residents. For these reasons, we are in **support** of the requested site plan approval including the development bonuses and waiver request. Thank you for your consideration.

Sincerely,

Jennifer Wiebrand

Gables Residential – Vice President of Investments
Owner Representative of Gables Grandview Apartments @ 6500 Champion Grandview Way

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City of Austin – Development Services Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704

Re: **Letter of Support**
SPC-2018-0031C Champion Tract 1C, Hill Country Roadway Site Plan Approval with
density bonuses and waiver request

Dear Mr. Johnson:

Please accept this as a letter of **support** for the above-referenced site plan which includes both the Hill Country density bonuses and waiver request for the Champion Tract 1C. The Westminster Glen Estates neighborhood represents more than 200 households in District 10.

The applicant is proposing to develop a self-storage facility, which from a traffic perspective is the least intense commercial use that will generate the fewest daily vehicle trips at the City Park Road and FM 2222 lighted intersection.

The density bonus request makes for an environmentally superior project by meeting the bonus criteria, such as reduced impervious cover and constructing all buildings and parking areas on 0-15% slopes, therefore we are in **support** of the site plan with density bonuses, as well as the waiver request.

Sincerely,



Linda Salomon
Westminster Glen Estates HOA – President and Board Member

c. 512-771-9501