

**From:** [Vincent Lambiase](#)  
**To:** [Graham, Mark](#)  
**Cc:**  
**Subject:** RE: Villas at Davenport - Zoning Opposition  
**Date:** Wednesday, September 25, 2019 5:09:15 PM  
**Attachments:** [2019-09-25 Letter protesting Dell Foundation Expansion.docx](#)

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\*\*\* External Email - Exercise Caution \*\*\*

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**From:** [VDPmanager@goodwintx.com](mailto:VDPmanager@goodwintx.com) <[VDPmanager@goodwintx.com](mailto:VDPmanager@goodwintx.com)>  
**Sent:** Wednesday, September 25, 2019 4:22 PM  
**To:**  
**Subject:** Villas at Davenport - Zoning Opposition

*Professionally Managed by Goodwin & Company*

## Villas at Davenport

Villas at Davenport Owners,  
Everyone should have received the official notice from the City of Austin that the Dell Foundation (adjacent to the Villas) is requesting a zoning change in order to build a second office building. Your Board has been working for several months to understand the proposal and its impact on the Villas.

There are many reasons why we feel this would be a detriment to our community with the most obvious being the potential negative impact on our property values.

It is **imperative** that each of us notifies the city of our position and urges them to reject the application. Attached is the original notice for your reference and a suggested template for you to use to draft your own letter. It can be sent via email or USPS.  
In addition to your personal reasons for requesting denial of the application, we suggest some of the following; the Foundation was aware of the zoning/restrictions when they purchased the property and now want a change which will adversely affect us; we purchased our homes at a high price point with the understanding that this property was "built out"; another building with a larger and taller profile will dramatically change the neighborhood from residential to commercial; the sky bridge connecting the buildings is on the Villas side; there would be a dramatic increase in traffic and density, which the small streets cannot handle; the environment will be compromised i.e. traffic, noise, lighting, water quality, aesthetics; and this zoning change does not serve the public, only the



[www.goodwintx.com](http://www.goodwintx.com)  
[info@goodwintx.com](mailto:info@goodwintx.com)



Foundation.  
Your board welcomes any feedback, suggestions, or  
offers of assistance as we move forward. Please feel  
free to contact any of us for further information.  
Debbie Novelli  
Greg Hooser  
Dean Truitt

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9/25/19

Mr. Mark Graham  
City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, TX 78704

Via email: Mark.Graham@austintexas.gov

RE: Case Number C814-88-0001.12

NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT

Dear Mr. Graham,

I have received the attached notice of Case Number C814-88-0001.12 as the owner of property located within 500' of the proposed rezoning.

I urge the Planning and Zoning Commission to reject and deny the request of Applicant for the above referenced amendment.

1. Traffic at the intersection of 360 and Westlake Drive is beyond gridlock between the hours of 8:00 – 9:00am and 4:00 – 6:00pm Monday thru Friday
2. Traffic on Westlake Drive (east of Hwy 360) reaching over capacity during these same hours.
3. The noise and pollution caused by this traffic has severely impacted our community
4. The addition of this building will place our community of 31 homes in the middle of an industrial park

Sincerely

Vincent Lambiase

4501 Westlake Drive #19

Austin, TX 78746







September 22, 2019

Mr. Mark Graham  
City of Austin Planning and Zoning Department

Via email: [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)  
and US Mail  
City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: Case Number: C814-88-0001.12

NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT  
[the "Notice"]

Dear Mr. Graham:

I have received the attached notice of Case Number: C814-88-0001.12 as the Applicant is required to notify all property owners within 500 feet. My residence is within this range, and most likely the closest to Applicant's subject property of any impacted residence.

**I urge the Planning and Zoning Commission to reject and deny** the request of Applicant for the above referenced Amendment.

First, I'd like to express concern as to the accuracy and transparency of the Notice on two critical aspects.

(i) - The "Nature of Amendment" listed on the Notice has such brevity that it is inaccurate and potentially drafted in a manner that will confuse or impair understanding of this request to impacted residents and schools. Applicant states "the Applicant is proposing to amend a previously approved land use plan, **to allow for additional office square footage.**" This is materially inaccurate and misleading to the uninformed. The request of Applicant is to allow construction of an entire new office building and parking garage. **Construction of a new standalone office building and garage is clearly not merely adding square footage.**

(ii) - Page 2 of the Notice shows land neighboring directly to the south and west of the Applicant's property. The Notice plat appears to reflect the land as one, single, visibly undivided lot. That subject lot however includes 32 single lot line residences, including my residence. This subtle nuance seems to be Applicant's attempt to make it visibly appear that there are no impacted residences next door to the Applicant's property. This is troubling, but particularly troubling when taken with the item listed above in (i).

I assume that bare minimum wording such as Applicant uses is conceptually allowed in this type of filing, however to have Applicant and its legal advisors so materially mis-state (or perhaps understate) these items and facts is troubling. Accordingly, **I would urge the Planning and Zoning Commission to require Applicant to file a re-submission of all required notices to impacted residences or land owners to reflect the issues noted above.** The notice should be clear to the reader.

Outside of the issues above, **I urge the Planning and Zoning Commission to reject and deny** the request of Applicant for the above referenced Amendment.

The Applicant has not in any way or manner improved the PUD and has only sought to use a subtle slight-of-hand process to push this through the City process and argue "adding square footage" is not a material change... Applicant purchased the property years ago full well knowing and understanding the PUD and



zoning approved and in place as well as the reasons density on their tract was limited in the first place. Now Applicant has changed its mind asking to Amend and without any enhancement to the PUD.

Outside of providing no enhancements to the PUD, the Applicant has failed to consider and address many issues, including the impact of massive traffic logjams to our City and County 1<sup>st</sup> Responders and to the surrounding community. Constructing another building – that is not currently approved or zoned for such – is just unsafe to the environment, surrounding residences and our school children. Where it is now difficult for 1st responders to access Westlake Drive this will add dire new congestion. We have families and hundreds of youth at St. Stephens School and Bridge Point Elementary.

A similar concern surrounds the very severe impacts of water quality and runoff. Residences located behind the Applicant's premises are already in a flood related zone and with each storm, resident fingers stay crossed as water rises along Royal Approach Lane.

Interestingly, Applicant has told area residents that no additional water detention or retention improvements are needed, or will be included in their plans. Similarly, they do not plan any new or updated traffic impact studies. Again, this seems to be Applicant's consistent approach of trying to minimize this as merely "adding office space square footage" versus being factual with stating the plans are to construct a new multistory building with garage [including excavation for underground parking].

**Thank you for your review of this letter and my urging of declining Case Number: C814-88-0001.12**

Respectfully,



Michael B. Perrine

4501 Westlake Drive #1, Austin, TX 78746

512-496-0526

cc:

Mr. Greg Guernsey, Director [US mail]

Mr. Jerry Rusthoven, Assistant Director [US mail]





## **NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT**

**Mailing Date: September 13, 2019**

**Case Number: C814-88-0001.12**

**Este aviso le informa de una audiencia publica tratando de un cambio de zonificacion dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.**

You are being notified because City Ordinance requires that all property owners within 500 feet, those who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when an application has been received.

The rezoning of a property requires approval by a Land Use Commission and final approval by the City Council. When scheduled, you will receive a notice for each public hearing that will provide the date, time, and location of the public hearing. You are encouraged to participate in this process.

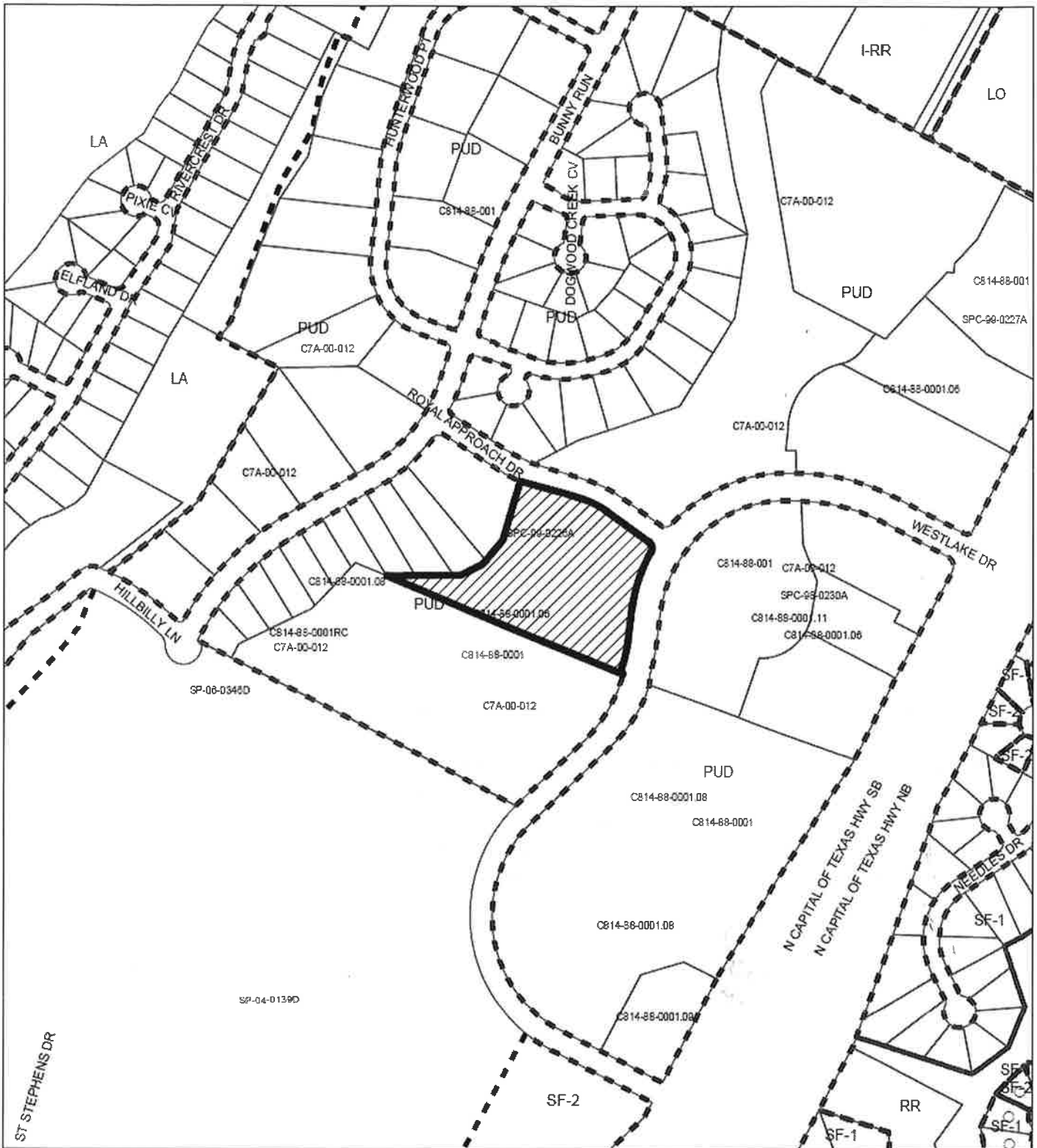
If you have any questions concerning this application, please contact Mark Graham of the Planning and Zoning Department at 512-974-3574 or at [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov) and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site:

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

<b>Applicant:</b>	<b>Metcalf, Wolff, Stuart &amp; Williams, LLP, Michele Rogerson Lynch, (512) 404-2251</b>
<b>Owner:</b>	<b>Michael &amp; Susan Dell Foundation, (512) 600-5525</b>
<b>Location:</b>	<b>4417 Westlake Drive (see attached map)</b>
<b>Name of Planned Unit Development:</b>	<b>Davenport West PUD Amendment #12 (Michael &amp; Susan Dell Foundation)</b>
<b>Nature of Amendment:</b>	<b>The Applicant is proposing to amend a previously approved land use plan, to allow for additional office square footage.</b>

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





ST STEPHENS DR



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C814-88-0001.12

1" = 400'

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

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



Created: 9/11/2019



September 23, 2019

Mr. Mark Graham  
City of Austin Planning and Zoning Department

Via email: [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)  
City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: **Case Number: C814-88-0001.12**

NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT  
[the "Notice"]

Dear Mr. Graham:

I have received the attached notice of Case Number: C814-88-0001.12. My residence is within 500 feet.

This entire process has been so incredibly frustrating and the Applicant is just using their weight to try to totally minimize the impact of this request.

But, it is not a simple deal. They want to throw out existing zoning, tear up earth and build an entirely new building of 3 or 4 stories. Oh, and add a luxury sky bridge... Never mind they already leave their water ponds unkept and often broken. Never mind that school busses and children have to use the very thin 1 lane Westlake Drive. Never mind they don't need the space and "are planning for the next 10 years". Never mind that they don't seem to have a care about traffic worries or water quality issues.

I'm not a land expert – but would be very curious to see where Applicant has shown any benefit to anything of what they are requesting? Have they submitted any plans showing where they plan to pay for or improve roads or access? Have they offered to re-do and add to water filtration systems that already don't seem to work. I've had to call Code Compliance on them several times [records available].

Please do the right things for our environment, safety and our children. **I urge the Planning and Zoning Commission to reject and deny the request of Applicant for the above and declining Case Number: C814-88-0001.12**

Thank you,



Alyson Perrine

4501 Westlake Drive #1, Austin, TX 78746

cc:

Mr. Greg Guernsey, Director [US mail]

Mr. Jerry Rusthoven, Assistant Director [US mail]



**CITY OF AUSTIN**  
PLANNING & ZONING DEPARTMENT  
P.O. BOX 1088  
AUSTIN, TEXAS 78767 - 1088



U.S. POSTAGE PITNEY BOWES  
ZIP 78754 \$ 000.50<sup>0</sup>  
02 4W  
0000351566 SEP 13 2019

PERRINE, ALYSON  
OR CURRENT RESIDENT  
4501 WESTLAKE DR APT 1  
AUSTIN TX 78746-1511



## NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT

**Mailing Date: September 13, 2019**

**Case Number: C814-88-0001.12**

Este aviso le informa de una audiencia publica tratando de un cambio de zonificacion dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

You are being notified because City Ordinance requires that all property owners within 500 feet, those who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when an application has been received.

The rezoning of a property requires approval by a Land Use Commission and final approval by the City Council. When scheduled, you will receive a notice for each public hearing that will provide the date, time, and location of the public hearing. You are encouraged to participate in this process.

If you have any questions concerning this application, please contact Mark Graham of the Planning and Zoning Department at 512-974-3574 or at [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov) and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site:

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

<b>Applicant:</b>	<b>Metcalf, Wolff, Stuart &amp; Williams, LLP, Michele Rogerson Lynch, (512) 404-2251</b>
<b>Owner:</b>	<b>Michael &amp; Susan Dell Foundation, (512) 600-5525</b>
<b>Location:</b>	<b>4417 Westlake Drive (see attached map)</b>
<b>Name of Planned Unit Development:</b>	<b>Davenport West PUD Amendment #12 (Michael &amp; Susan Dell Foundation)</b>
<b>Nature of Amendment:</b>	<b>The Applicant is proposing to amend a previously approved land use plan, to allow for additional office square footage.</b>

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



September 30, 2019

Mr. Mark Graham  
City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, TX 78704

Via email: [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)

RE: Case Number C814-88-0001.12

NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT

Dear Mr. Graham,

I have received the attached notice of Case Number C814-88-0001.12 as the owner of property located within 500' of the proposed rezoning.

As President of the Villas at Davenport HOA, I am submitting our unanimous request that the **Planning and Zoning Commission reject and deny** the request of Applicant for the above referenced amendment for the following reasons:

- The adjacent Villas at Davenport is a 32 home community of \$1m+ homes. This community was developed based on the knowledge that the property at 4417 Westlake Drive was 'built out', and no additional structures were allowed. The map sent with the notice is misleading as it does not show these homes and presents the tract as one large property.
- The proposed office building and garage are much larger profile than the existing structure and will basically be in our backyards. (the parking lot is now at the property line). There is no doubt this construction will have a significant negative impact on our property values and ability to enjoy our homes.
- When the subject property was purchased, the owners were aware of the existing PUD agreement and its limitations. Now they want to modify the zoning "so the foundation can continue to operate in Westlake close to their home".
- The surrounding area is primarily residential and only accessed by the two small roads of Royal Approach and Westlake Drive. Additional traffic will have an extremely negative impact on our environment and create safety issues with the ability of 1<sup>st</sup> responders to timely service us.
- Primary points of access to the two neighborhood schools (Bridgepoint Elementary and St Stephens) are off Royal Approach and Westlake Drive. We cannot afford to further congest these roads.
- The creek behind the property is becoming compromised and has flooded homes in recent years as more and more construction has occurred.
- Changing zoning WILL hurt our environment—traffic density, air quality, nuisance lighting, water quality, noise, and aesthetics
- A change in zoning will NOT result in a condition superior to the status quo.
- A change in zoning WILL detrimentally impact the neighborhood character.

While we all appreciate and applaud all the good work the Dell Foundation does for our community, we recognize they have the resources to relocate if their current facility does not meet their needs.

The concerns noted above are long term and do not begin to address the nightmare that construction of an office building would create in an environment so close to residences.

Thank you for this consideration of **declining Case Number C814-88-0001.12**

Sincerely,

Deborah Novelli  
4501 Westlake Drive #17, 78746



**From:** [Tom Traweck](#)  
**To:** [Graham, Mark](#)  
**Subject:** proposed zoning changes by Dell Foundation  
**Date:** Thursday, October 03, 2019 12:41:18 PM

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\*\*\* External Email - Exercise Caution \*\*\*

October 3, 2019

Mr. Mark Graham

City of Austin Planning and Zoning Department

505 Barton Springs Road

Austin, TX 78704

Via email: [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)

RE: Case Number C814-88-0001.12

**NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED  
UNIT DEVELOPMENT**

Mr. Graham,

We have received the notice of Case Number C814-88-0001.12, and as owners of a property located within 500' of the proposed rezoning, we urge the Planning and Zoning Commission to reject and deny the request for the above referenced amendment, as written.

When we purchased our home five years ago, we were specifically informed that the Dell Foundation property was "built out", and any expansion was specifically restricted by zoning regulations. This was important to us, as Westlake Drive in our area already serves as an access and egress point for St. Stephen's School, numerous homes in the Aqua Verde, Lakeside and Rivercrest communities, as well as the commercial buildings at the corner of Loop 360 and Westlake Drive. Without a concurrent expansion in capacity for Westlake Drive, the traffic congestion in our neighborhood would clearly be further increased by an expanded Dell facility.

The increased traffic creates both environmental and property value issues. The additional noise and congestion associated with more vehicles will adversely affect the aesthetics of our neighborhood, which in turn will negatively impact our property



values. This proposed zoning change does nothing to benefit the communities affected by it, but instead only benefits the Dell Foundation.

Again, we urge you preserve our neighborhoods by denying the proposed zoning change. There are lots of others places around Austin or Round Rock that the Dell Foundation can expand without adversely affecting so many families.

Please so not hesitate to contact us if we can be of help with this decision or if you have any additional questions

Sincerely,

Stephen and Jane Traweek

4501 Westlake Dr. #13

Austin, TX 78746

cc: Mr. Greg Guernesey, Director (US mail)

Mr. Jerry Rusthoven, Asst. Director (US mail)

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***ANNE BRENNAN***  
4501 Westlake Drive #14  
Austin, Texas 78746-1511  
(512) 914-9514  
[abrennan6406@gmail.com](mailto:abrennan6406@gmail.com)

October 5, 2019

Mr. Mark Graham  
City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, TX 78704

Via email: [Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)  
RE: Case Number C814-88-0001.12; NOTICE OF FILING OF APPLICATION FOR AN  
AMENDMENT TO A PLANNED UNIT DEVELOPMENT (Susan and Michael Dell  
Foundation)

Dear Mr. Graham:

My husband, Greg Hooser, and I are residents of The Villas at Davenport Ranch and therefore owners of real property located within 500' of the above-referenced proposed rezoning for property of the Dell Foundation. We respectfully but strongly urge the Planning and Zoning Commission to deny the referenced application.

We purchased our home as The Villas were being built, careful to consider the surrounding neighborhoods and properties, including the current Dell Foundation property. We (and we suspect most, if not all, of our neighbors) purchased our home in reliance on the fact that any further expansion of the Dell Foundation property was specifically restricted by existing zoning regulations. Approval of this rezoning application means our reliance on the City's zoning regulations was, at best, misplaced.

Approval of this rezoning proposal will have a substantial adverse impact on The Villas residents and the surrounding neighborhoods, and especially on the property values in The Villas itself. Even during the construction phase of the proposed expansion, the already heavy traffic on Westlake Drive west of Loop 360 will likely increase exponentially, as Westlake Drive serves as the access street for large commercial buildings and businesses near Loop 360, for St. Stephen's School, and for the adjacent neighborhoods of Rivercrest,



Lakeside and Aqua Verde. It is even likely to increase traffic on Cedar, which runs between Riverbend Church and Bridgepoint Elementary School.

The additional noise and congestion associated with heavier traffic loads will also negatively impact our neighborhood's environment and aesthetics. The Villas is now a relatively quiet and peaceful place during most of the day and night, with heavy traffic during extended morning and evening rush hours. That would change with the additional traffic load throughout the day from the additional office and parking capacity. Our residential neighborhoods would simply become more surrounded by commercial activity. Approval of this rezoning application would represent yet another expansion of commercial activity away from along Loop 360 and into the surrounding residential neighborhoods.

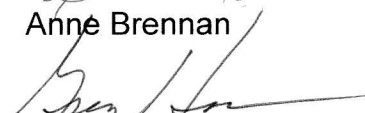
We, of course, recognize the contributions Dell and the Dell Foundation have made to our larger community and wish we weren't forced to oppose the Foundation's plans. Yes, we know that the proposal represents a substantial expansion of the facilities to the immediate benefit of the Foundation. But we also know of no reason why such benefits wouldn't also be attractive to a non-Dell, non-foundation, 24-hour-a-day entirely commercial subsequent owner. That possibility poses an even greater threat to the welfare of our neighborhoods.

Again, we respectfully urge the Planning and Zoning Commission to preserve our residential neighborhoods by denying the proposed zoning change. There are plenty of more appropriate alternative locations in Travis and Williamson Counties for a Dell Foundation expansion that would not so seriously and adversely affect so many families. Thank you for your consideration of our opposition to the proposed zoning change.

Sincerely,



Anne Brennan



Greg Hooser

cc: Mr. Greg Guernesey, Director (US mail)  
Mr. Jerry Rusthoven, Asst. Director (US mail)



**From:** [Debbie Novelli](#)  
**To:** [Graham, Mark](#)  
**Subject:** Case # C814-88-0001.12  
**Date:** Saturday, October 05, 2019 11:18:05 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Attached are photos of the signage regarding the proposed zoning change. I am not sure of the specific requirements for signage, but would imagine that signage should be at each entrance to the property (currently only at one), should be on display 24 x 7 (has been removed on weekends), should be in a somewhat prominent position to be read by passerby's (currently positioned as far from street as possible), and most importantly should be readable (not the case as you can see from the photos). There was an additional sign at the intersection of Royal Approach and Westlake Drive which was removed after a few days? I am assuming that this signage does not meet required guidelines.

**Deborah Novelli, Broker Associate**  
**Realty Austin**  
(512) 699-0856 mobile

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# Hopper Mikeska

ATTORNEYS & COUNSELORS AT LAW

CRAIG HOPPER \*  
D'ANA H. MIKESKA \*  
CLAIRE D. EAST  
BRIAN T. THOMPSON  
ELIZABETH T. POWDRILL \*  
MADELINE SCHLESINGER

\* Board Certified  
Estate Planning & Probate Law  
Texas Board of Legal Specialization

[dmikeska@hoppermikeska.com](mailto:dmikeska@hoppermikeska.com)

October 8, 2019

Mr. Mark Graham  
City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, Texas 78704

via email: [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)

Re: Case No. C814-88-0001.12: Davenport West PUD Zoning

Dear Mr. Graham:

Our firm represents Ms. Leta Scherer, who owns a home in the Villas at Davenport at 4501 Westlake Drive, Austin, Texas. As you know, the Villas at Davenport are within 500 feet of the proposed rezoning of the Davenport West PUD that would allow the Michael and Susan Dell Foundation to build a second office building on their tract located at 4417 Westlake Dr, Austin, TX 78746.

On behalf of Ms. Scherer, we urge the Planning and Zoning Commission to reject and deny the requested amendment, which would dramatically alter the nature and character of the neighborhood and the value and enjoyment of our client's home.

We are very concerned about many aspects of the proposed amendment and the outcomes it will produce for its residential neighbors like Ms. Scherer, including but not limited to increased traffic and population density, diminished water quality, noise and light pollution, and loss of privacy and security, not only during the building phase but indefinitely into the future. Ms. Scherer recently purchased her home with the understanding that the adjoining Foundation tract was completely built-out and no further buildings or modifications would occur. Her expectation should be met and respected, and changes to the current zoning and building should not be allowed.

We appreciate your consideration of this matter. Please feel free to contact me if you need further information.



Sincerely,

A handwritten signature in black ink, reading "D'Ana H. Mikeska". The signature is written in a cursive style with a small dot above the 'i' in "Mikeska".

D'Ana H. Mikeska

DHM/laa

cc: Mr. Greg Guernsey, Director ([greg.guernsey@austintexas.gov](mailto:greg.guernsey@austintexas.gov))  
Mr. Jerry Rusthoven, Director ([jerry.rusthoven@austintexas.gov](mailto:jerry.rusthoven@austintexas.gov))  
Ms. Leta Scherer ([lscherer002@austin.rr.com](mailto:lscherer002@austin.rr.com))



**From:** [Dean Truitt](#)  
**To:** [Graham, Mark](#)  
**Cc:** [Brian Moore](#)  
**Subject:** Villas at Davenport - Zoning Opposition  
**Date:** Wednesday, October 09, 2019 9:50:36 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Date

Mr. Mark Graham

City of Austin Planning and Zoning Department

505 Barton Springs Road

Austin, TX 78704

Via [email: Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)

RE: Case Number C814-88-0001.12

NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED  
UNIT DEVELOPMENT

Mr. Graham,

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The increased traffic creates both environmental and property value issues. The



additional noise and congestion associated with more vehicles will adversely affect the aesthetics of our neighborhood, which in turn will negatively impact our property values. This proposed zoning change does nothing to benefit the communities affected by it, but instead only benefits the Dell Foundation.

Again, we urge you preserve our neighborhoods by denying the proposed zoning change. There are lots of other places around Austin or Round Rock that the Dell Foundation can expand without adversely affecting so many families.

Please do not hesitate to contact us if we can be of help with this decision or if you have any additional questions

Dean B Truitt  
4501 Westlake Dr. # 12  
Austin TX 78746  
832 721-7491  
[dbtruitt@usdg.com](mailto:dbtruitt@usdg.com)

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NOTICE OF FILING OF APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT

Dear Mr. Graham,

We have received the attached notice of Case Number C814-88-0001.12 as the owner of property located within 500' of the proposed rezoning.

We urge the Planning and Zoning Commission to reject and deny the request of Applicant for the above referenced amendment.

Just SOME of the reasons we would like the request denied include increased traffic on Westlake Drive, dust and construction detritus, noise pollution, decrease in our property value, and locating a business directly next to our homes.

Joe and Daniela Knight

4501 Westlake Drive, #26

Austin, TX 78746



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A photograph of a residential address marker. In the center, a light-colored, rectangular stone marker with a rough, broken edge on the right side displays the number "4417" in black. To the right of the stone marker is a bright yellow sign, partially obscured by a white sheet of paper. The scene is set on a green lawn with a concrete sidewalk in the foreground. In the background, there are several trees with green foliage and some tall grasses. A small blue object is visible on the ground near the base of the stone marker.

4417