

**From:** Jeff Howard <  
**Sent:** Tuesday, February 04, 2020 6:04 PM  
**To:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Cc:** Garrett Martin <>; Andrew Cortes, P.E. <>; Ron Thrower <>; Laci M. Ehlers <>  
**Subject:** Messinger Tract - Neighborhood Discussions

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Wnedey,

My client has had productive conversations with Texas Oaks and have agreed upon several items to enhance pedestrian safety, connectivity, and reduce traffic generation through unit limitations. **Items 1-4 below summarize terms that we are in agreement on. Items 5 and 6 are part of ongoing discussions.**

Item #5 we're agreeing to in principal, but we would like to provide a private road through the project (with a public easement on the road) simply to avoid filing two site plans and managing two separate sites through the development proceed (and possible a 3<sup>rd</sup> roadway construction plan). The road would generally meet City standards except as noted below.

Item 6 requires is the only substantive outstanding item. We don't believe that ATD will allow for dual left turn lanes onto Slaughter, and the intersection will perform with a residential only project at an acceptable level of service. However, we understand there may be additional discussion on this matter.

In short, we agree with the list below, with the modification in #5 and except for item #6.

1. Limit site use to residential, cultural services, community recreation, or park (excluding school).
2. Adoption of the SF-6 Zoning standards to avoid higher density MF-1 zoning with the adoption of the new land development code.
3. Limit the number of units to 302 to limit residential traffic generation and intensity.
4. Deposit funds with COA to construct +/- 1200 linear feet of sidewalk along the west side of Billbrook between Texas Oaks Baptist Church and Buster Lane to enhance pedestrian safety and connectivity to transit.
5. Neighborhood Request- Publicly dedicate ROW and construct a through street to connect Billbrook and David Moore.
  - a. Milestone agrees to construct a private through street to public standards (28' Pavement Width with 5' Sidewalks on each side) and dedicate a Permanent Public Access Easement through the site to provide connectivity.
  - b. Milestone is also constructing left turn lanes on Billbrook Lane and David Moore at the common drive into the site per the NTA.
  - c. I believe we are meeting the intent of the neighborhood's request with Item 5, while simplifying the development process and maintaining the site's integrity. Bifurcating the tract with public dedication of ROW would require multiple site plans, license agreements, development agreements, separate common improvements, and additional setbacks etc.
6. Neighborhood Request- Construct second northbound protected left turn lane from Billbrook onto Slaughter (heading west).

We will continue our dialogue with the neighborhood in anticipation of our hearing Thursday, but please let us know if we can answer any questions in the meantime. Please upload this information to the back-up for Council consideration. Thank you.

## Jeffrey S. Howard

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