

From: [Jarrett Sullivan](#)
To: [Ray Thomasian](#)
Cc: [Jewels Cain](#); [Bailey Harrington](#); [Dan Hennessey](#); [Jill Tarleton](#)
Subject: Plaza Volente Apartment Project Near HEB
Attachments: [620 Anderson Mill Color Site Plan 2020-03-13.pdf](#)

Ray,

Thank you for the engagement in preliminary discussions surrounding our proposed apartment development near RM 620 & Anderson Mill. We are now aligned that the southernmost proposed driveway on the attached site plan should be restricted to right-in/right-out only.

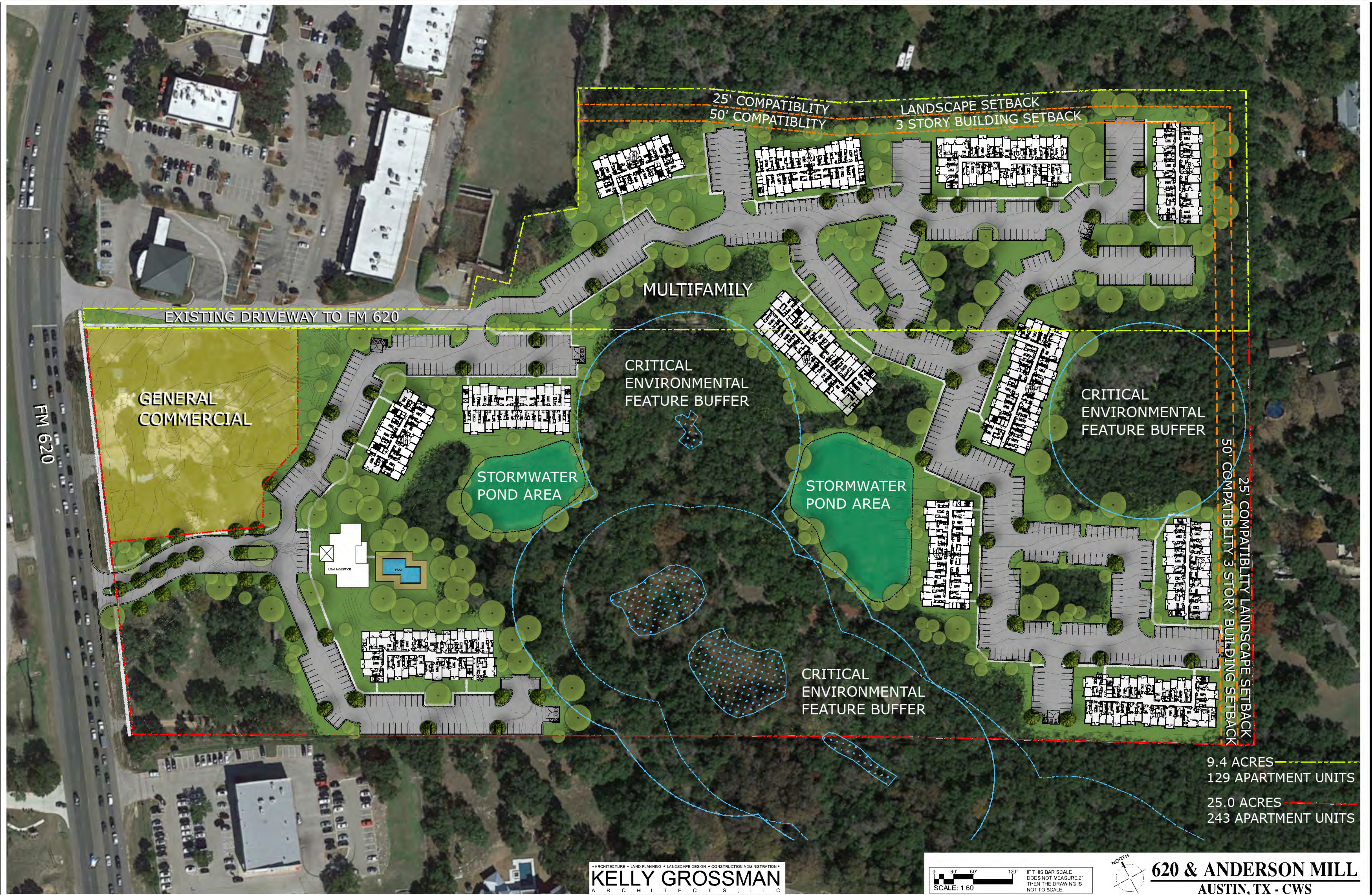
Based on our coordination with the Canyon Creek Homeowner's Association during the zoning process, I would like to formally request that TxDOT assist with implementing the following two items during our future permitting process:

- 1) Restrict the southernmost proposed driveway on the attached site plan to right-in/right-out only.
- 2) As part of our project, allow for the expansion of the northern driveway (HEB side street/signal light) from two lanes to a minimum of three lanes to help avoid traffic back-ups and excessive queuing at peak hours.

We look forward to continuing our coordination efforts with TxDOT after receiving zoning approval which is tentatively scheduled to occur on June 4th.

Regards,

Jarrett J. Sullivan
Vice President, Development
CWS Capital Partners, LLC
office 512-485-2529
mobile 512-576-8844
jsullivan@cwscapital.com



GENERAL
COMMERCIAL

EXISTING DRIVEWAY TO FM 620

FM 620

MULTIFAMILY

CRITICAL
ENVIRONMENTAL
FEATURE BUFFER

STORMWATER
POND AREA

LEASING OFFICE

POOL

STORMWATER
POND AREA

CRITICAL
ENVIRONMENTAL
FEATURE BUFFER

LANDSCAPE SETBACK
3 STORY BUILDING SETBACK

25' COMPATIBILITY
50' COMPATIBILITY

CRITICAL
ENVIRONMENTAL
FEATURE BUFFER

25' COMPATIBILITY LANDSCAPE SETBACK
50' COMPATIBILITY 3 STORY BUILDING SETBACK

9.4 ACRES
129 APARTMENT UNITS

25.0 ACRES
243 APARTMENT UNITS

From: [Sirwaitis, Sherri](#)
To: [Rivera, Andrew](#)
Subject: One More Comment E-Mail for Case C14-2020-0040 (Plaza Volente Residential) for the May 5th ZAP Meeting
Date: Thursday, April 30, 2020 6:23:42 PM

From: Susan von Rosenberg < >
Sent: Thursday, April 30, 2020 4:26 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; John Akin < >
Subject: Rezoning

*** External Email - Exercise Caution ***

My husband, Bill von Rosenberg and I are writing to notify the City Planning Zoning Department of our objection to the zoning application C-14-2020-0012. This application has been submitted regarding the rezoning of more than 9 acres of land that is currently natural habitat.

Originally, it was our assumption that the development was only concerning the original 25 acre plot, now, we discover that the developer has added an additional 9.4 acres. This massive project was disturbing to us as homeowners and as neighbors in already crowded HWY 620 corridor, but with the additional units, it has become even more disconcerting.

Our property, 11404 Antler Lane backs up to the additional acreage. Our concerns center around the additional road traffic that these units bring to our area, but also the possibility of foot traffic through our property. We have many beautiful trees and foliage and that would probably be destroyed when these units are constructed. The 620/Anderson Mill Road intersection is an extremely busy and dangerous intersection and we can only imagine what the additional traffic from these units would bring to our small neighborhood. Noise and light pollution are also huge concerns, not to mention flooding.

I understand that the zoning commission virtual meeting is May 5 Please send us the connection details so that we will have an opportunity to share our concerns about this zoning application.

Thank you for your consideration,
Susan and Bill von Rosenberg

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From: [Christy F. Hulin](#)
To: [Sirwaitis, Sherri](#); [John Akin](#); [Leo Hulin](#)
Subject: Plaza Volente Residential (Case #C14-2020-0012)
Date: Thursday, April 30, 2020 9:57:57 AM

*** External Email - Exercise Caution ***

Dear Ms. Sirwaitis,

My husband and I are residents at 11207 Antler Lane, the street backing the proposed apartment construction on 620. We purchased our home just 2 short years ago. We chose to live on this property and street due to the spacious natural feel it has. We have wildlife and all the amazing benefits of living in an wooded area. I do have concerns for all the wildlife in our area as the natural space around us gets taken.

The properties on our street have mature trees and an all natural country feel. It is still close in to all conveniences the City has to offer with space and beauty to raise our children. That is almost becoming impossible to achieve within Austin these days. We needed to be close in for our Jobs but needed space which made our street ideal. We paid for that space and feel which will devalue if taken away. I realize growth happens and land get developed overtime. My hope is whatever ends up being developed of the space that backs our street, that mindful consideration is taken seriously of the reason we all love and live on Antler Lane. I would like to preserve all that is natural and nature filled with our properties. I don't want to lose the look and feel of what we have on our street nor would I want our property values to be impacted. If a large apartment complex is in view from our homes it cancels out what we are trying to achieve and therefore loses value in our homes/resale values.

My additional concern is that area of 620 is already over congested and adding that number of units with all the tenants and traffic to that space at this time without the road infrastructure to divert pass through traffic seems almost imaginable. I understand they are discussing a pass over for Anderson Mill since it bottle necks but my guess is this development would be complete before a road solution is completed.

Thank you for your time and consideration of our concerns in this development and zoning.

Sincerely,
Christy Hulin

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From: [Jarrett Sullivan](#)
To: [Sirwaitis, Sherri](#)
Cc: [Jewels Cain](#); john_akin@justice.com
Subject: Re: {Ext Email} ____ C14-2020-0012;
Date: Thursday, April 30, 2020 9:14:48 AM

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Good Morning Sherri,

To follow-up on Mr. Akin's email below, it is important to clarify that our proposed development does not encroach into the Water Quality Transition Zone or Critical Water Quality Zone within our subject property. It's difficult to tell whether Mr. Akin is implying that or not based on the wording in his email. Nonetheless, as part of our presentation to ZAP this will clearly be shown on a conceptual site plan exhibit.

As additional background, I provided Mr. Akin along with Mr. Ron Beard who is a registered architect that lives on Antler Lane a PDF site plan exhibit clearly showing no encroachment into the aforementioned areas on March 13, 2020 along with an AutoCAD file of the same site plan to Mr. Beard on March 26, 2020 for his own professional analysis. I have been trying to have a meaningful dialogue with these gentlemen for over 45 days now regarding our proposed site plan but there has been no feedback provided to me in response to follow-up phone calls and emails until Mr. Akin's email to you and I yesterday.

In response to Mr. Akin's email below I have provided additional ideas for the Antler Lane residents to consider as means to help preserve the integrity of the Antler Lane neighborhood and it seems a meaningful dialogue is about to be underway. I hope that we are able to report back that positive solutions have been agreed to and that Mr. Akin and the Antler Lane residents he represents have changed their position on our project prior to next Tuesday's ZAP meeting.

Regards,

Jarrett J. Sullivan
Vice President, Development
CWS Capital Partners, LLC
office 512-485-2529
mobile 512-576-8844
jsullivan@cwscapital.com

>>> "John Akin" <john_akin@justice.com> 4/29/2020 11:34 AM >>>
Ms Sirwaitis:

The apartment project involved in this case includes an aggregate of 34.4 acres, being the 9.4 acres area subject of the application for zoning change and an adjoining 25 acres in the ETJ, lying generally behind (southwest of) the HEB anchored shopping center at Anderson Mill Road and FM 620. I am the president of the Oak Deer Park Subdivision, a one street (Antler Lane) residential subdivision which backs up to the subject area (sharing a boundary extending for about .25 mile, from one end of the proposed project to the other on its south side. Oak Deer Park Subdivision consists of fifteen homes (with one more planned) on twenty acres. Since its development in 1972 the residents on our little street have enjoyed some of the most appealing natural surroundings in or around Austin, featuring lots of an acre or more and many large trees. Almost all of the acreage to the northwest of our subdivision (the subject of the application) has generally been left in its virgin natural state with dense tree cover. It includes two spring-fed ponds that feed in to a tributary of Bull Creek just south of the proposed project area. The project would extend into the Water Quality Transition Zone and a Critical Water Quality Zone.

We have received correspondence from Mr. Jarratt Sullivan on behalf of the

applicant indicating that the project would involve construction of some 372 apartments, of up to three stories in height. Mr. Sullivan had courteously offered to meet with us to discuss things but of course that possibility has been rendered not possible by the current circumstances. However, it would seem to be unavoidable that a development anywhere near as large and dense as that proposed would fundamentally alter the nature and character of life for the home owners in our subdivision, some of whom having been there since the 1970s.

To the degree possible, my neighbors and I will oppose the zoning change application and the construction of the project as it is presently planned.

Please make note of my contact information below and include me as a person requesting information concerning any scheduled meetings or other developments concerning this matter.

Thank you.

John Akin

John H. Akin
Akin & Akin LLP
3307 Northland Drive, Suite 185
Austin TX 78731
phone 512.476.6258
fax 512.469.0212

Find a local lawyer and free legal information at FindLaw.com.

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From: [Boyd, Jennifer](#)
To: [Sirwaitis, Sherri](#)
Cc: john.akin@justice.com
Date: Thursday, April 30, 2020 12:37:52 PM

*** External Email - Exercise Caution ***

C-14-2020-0012

Dear Ms. Sirwaitis:

My husband, Bill Boyd, and I reside at 11304 Antler Lane. This email is to notify the City Planning Zoning Department of our objection to the zoning application C-14-2020-0012. This application has been submitted regarding the rezoning of more than 9 acres of land that is currently natural habitat. Our property is adjacent to these 9.4 acres.

One of our chief concerns is how the rezoning will impact and diminish wildlife in the area and the subsequent impact on our own way of life. A variety of wildlife makes this area its home and we routinely enjoy owls, hawks, deer, civet cats, coyotes, turkeys, wild birds, raccoons, possums, and many other types of animals.

Recent rezoning in the area allowed the establishment of an events business that backs up to Antler Lane. The noise level from that one business alone keeps our windows closed and can be clearly heard all throughout the neighborhood until late at night. Saturating the area with light, noise, and structures eradicates yet another safe haven for our shrinking wildlife population.

Additional development will absolutely have a detrimental effect on traffic. My husband and I currently work 5 miles from our residence, but under normal rush hour conditions it can easily take 20 to 30 minutes to get to work. Anderson Mill is not constructed to handle the number of cars that will queue up for access to and from Hwy. 183. Our street does not have a school bus stop because of the danger of stopping on Anderson Mill, and frequently we have to turn right out of the neighborhood to avoid making left turns due to the volume of traffic.

We'll look forward to the meeting on May 5th.

Thank you,

Jennifer and Bill Boyd
512-466-7516

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From: [Fiona McNally](#)
To: [Sirwaitis, Sherri](#)
Cc: ["Neal Broome"; john_akin@justice.com](#)
Subject: Objection to Zoning Application C-14-2020-0012
Date: Thursday, April 30, 2020 10:30:02 AM

*** External Email - Exercise Caution ***

C-14-2020-0012

Dear Ms. Sirwaitis:

My husband, Neal Broome and I are writing to notify the City Planning Zoning Department of our objection to the zoning application C-14-2020-0012. This application has been submitted regarding the rezoning of more than 9 acres of land that is currently natural habitat.

Once rezoned, the applicant intends to add this 9 acres to an existing 25 acre plot to support the development of yet another large apartment complex on the Northwest perimeter of Austin.

Our property, 11400 Antler Lane backs up to these 9.4 acres. We have multiple concerns about flooding, light pollution, noise pollution and the huge increase to traffic capacity near one of the busiest and dangerous intersections in Northwest Austin (Anderson Mill and 620). These changes would not only affect our property but would impact our entire neighborhood.

I understand the zoning meeting on May 5th will be a virtual meeting. Please send us the connection details so that we will have an opportunity to share our concerns about this zoning application.

Thank you,

Fiona McNally
512-769-1014

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Support [The Wild Hope](#)

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