

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin
Street Jones Bldg.
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2021-0025.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: July 11, 2023 - Planning Commission

☐ I am in favor
☒ I object

ELIZABETH B. JEFF LUTW
Your Name (please print)

8602 Thunderbird Rd Austin TX 78734
Your address(es) affected by this application

Elizabeth A
Signature

7/1/2023
Date

Comments: The only way we would be
in favor is if there was green space
between the development and our
neighborhood. See Map

Meredith, Maureen

To: Melanie Guthrie; 'Nic Whittaker'; Larson Mitchener; David Baker
Cc: Melanie Guthrie
Subject: RE: August 31st City Council Meeting on Zoning Changes and Amendment

From: Melanie Guthrie
Sent: Tuesday, August 22, 2023 7:55 AM
To: 'Nic Whittaker' <nwhittaker@[REDACTED]>; Larson Mitchener <larson.mitchener@[REDACTED]>; David Baker <davidbaker24@[REDACTED]>
Cc: Melanie Guthrie <mguthrie@usa.edu>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: August 31st City Council Meeting on Zoning Changes and Amendment

External Email - Exercise Caution

Hi everyone,

First of all, Nic, we want to thank you for your transparency on the proposed development on 290 West and Scenic Brook. You have been very professional, and friendly and approachable.

However, we are now in a situation where zoning changes are on the table and we don't have any commitments from Greystar or PARD on whether our land will be purchased for a walking trail. This seemed like a potentially workable solution for us, given we purchased that land to be sold to fund a sizable portion of our retirement. We expected to sell it to someone desiring to build a single family home on it within the existing zoning classification, but parkland use might be a good compromise, contingent upon more specific details. Frankly, where we are at today - this proposed large, all-rental development, with its proposed zoning changes, should it go through - could render our land useless for sale for single home purchase. It's such a pretty piece of property, full of mature live oak trees, all kinds of birds and animals - to see it rendered unsellable or at a huge loss of value towards our retirement is unacceptable. We wish to keep the zoning as is, as when we purchased the land in good faith. We *counted* upon this to help fund our retirement. The large-scale, perpetual rental property will destroy the ecosystem, the majestic live oaks, remove the home of more wildlife, and, as already stated, could well destroy our ability to sell it for a single family home to purchase. Who would want to buy the land to build their dream home, when it's alongside a noisy and active parking lot surrounded by numerous rental properties? Why not build single family homes for sale and provide people the pride and care that comes with home ownership?

This situation is very upsetting to us (and others in the area, as you know) as we enter into our "golden years" – David is 66 and I will be 61 in two months. We have counted on that land to help subsidize us in whatever retirement years we have. Now, instead, we have been consumed with worry about this and face an unknown, and very concerning, loss of land value and funds to enable us to retire.

As we have always communicated verbally, and written to the City Council and yourselves, we will continue to oppose this development and will be in person to do so on August 31, 2023.

Thanks for reading. We welcome your response.

Kind regards,

Melanie

Sent from [Mail](#) for Windows

From: [Melanie Guthrie](#)
Sent: Friday, July 7, 2023 7:27 AM
To: [Melanie Guthrie](#)
Subject: FW: Thunderbird Cove discussion / Greystar

Sent from [Mail](#) for Windows

From: [Nic Whittaker](#)
Sent: Thursday, July 6, 2023 8:53 AM
To: [Melanie Guthrie](#); [David Baker](#); [Larson Mitchener](#)
Subject: RE: Thunderbird Cove discussion / Greystar

Hi Melanie, please see attached current site plan with distances from your lot. We don't have any offices on our plan, other than the small leasing office near 290 290. Nothing has moved closer to you. In fact it's all moved away from you by about 40' from previous plans. We committed to the neighbors to hold a 150' buffer to our lot line, but we are currently designed with 180-190' before the typical 2 story home footprint starts. The nearest structure to your house is a 2 story home that sits 300' away.

Under our current zoning adjacent to your lot (SF1), a developer could build a 2 story home with only a 10' rear yard setback. That zoning would allow for less dense housing, but it would be much closer to you than what we've proposed.

I've also shown the distances to the 3 and then 4 story buildings, which are 700' and 1,350' away from your lot, respectively.

Let me know if this generates any additional questions.

PARD is still interested in your land and we're trying to get them to give us a full response. They continue to be focused on questions about the access that we are providing to a trail opening from Scenic Brook Drive and that is slowing the discussion. They did commit to us the week before the 4th that they would come back soon with a resolution. We hope to be able to make you an offer soon.

Thanks, -Nic

From: Melanie Guthrie <
Sent: Wednesday, July 5, 2023 6:28 PM
To: Nic Whittaker <David Baker <>; Larson Mitchener <>
Subject: [EXTERNAL] RE: Thunderbird Cove discussion / Greystar

Hi all, hope you had a nice holiday!

Just checking back. I see the new drawings, it looks like offices are closer to where our land on the cove is, is this correct? Is PARD still interested in our plot on the cove?

Thanks!
Mel and David

Sent from [Mail](#) for Windows

From: [Melanie Guthrie](#)
Sent: Tuesday, May 30, 2023 7:59 AM
To: [Nic Whittaker](#); [David Baker](#); [Larson Mitchener](#)
Subject: RE: Thunderbird Cove discussion / Greystar

Hi Nic,

Thanks for the information. A couple of questions:

What is the barrier between our yard and exercise equipment? How many feet, will there be a sound barrier or a high fence put in (8 feet decorative, not climbable)? Does PARD provide security? Unobtrusive lighting?

One other thing, just from past experience around here, picnic tables are nice but BBQs and fire, not so much. You may or may not have heard about the Oak Hill urban wildfire a few years ago.

<https://www.statesman.com/story/news/local/2011/04/18/brush-fire-sweeps-into-oak/6701759007/>

The fire jumped houses, spread through trees quickly, did a surprising amount of damage for what started as an unhomed person cooking eggs behind a convenience store. Just FYI.

Not surprisingly, we would want some sort of decent privacy/security barrier assured in order to sell.

Thanks for working with us on this!

Best,
Mel

Sent from [Mail](#) for Windows

From: [Nic Whittaker](#)
Sent: Friday, May 26, 2023 2:57 PM
To: [Melanie Guthrie](#); [David Baker](#); [Larson Mitchener](#)
Subject: RE: Thunderbird Cove discussion / Greystar

Melanie, attached is a sketch that we sent to PARD earlier this week to fully diagram out how this proposed park could function. We expect to hear back from them early next week on whether they would allow this to be considered park space. From there, we'd like to make you an offer.

On a related note, do you happen to know the owner of the vacant lot to the west of yours?

Thanks, -Nic

From: Melanie Guthrie <**Sent:** Monday, April 3, 2023 7:10 AM
To: David Baker <>; Nic Whittaker <>; Larson Mitchener <|>
Subject: [EXTERNAL] RE: Thunderbird Cove discussion / Greystar

Good morning, everyone,

David and I have reviewed the comps and talked. We have been planning on marketing the land this summer (we were thinking about it last year, actually), and thinking \$400,000. It's larger than a most of the comps and a better location. If you are seriously interested let us know. We know your timeframe is longer, but as mentioned previously, David and I are in our sixties now and would like to do something sooner rather than later for obvious reasons – smile!

Thanks for staying in touch. We look forward to hearing from you.

Sincerely,
Mel and David

Sent from [Mail](#) for Windows

From: [Nic Whittaker](#)
Sent: Thursday, March 23, 2023 10:17 AM
To: [Melanie Guthrie](#); [David Baker](#)
Cc: [Larson Mitchener](#)
Subject: RE: Thunderbird Cove discussion / Greystar

Hi Melanie and David, I apologize that we went dark on you for so long. Thanks for you note. We have filed a site plan with the city that is reflective of the site plans that we've been showing the neighbors. It does take about 10 months to process a site plan through the city, so we're on the very front end of that review process now. I gave Steven M an update last week on zoning. We're expecting to move into public hearings on that by early summer. Zoning has to be complete prior to Site Plan approval. The two processes are running parallel right now, but site plan ultimately is in the back seat.

We're still interested in pursuing Lot 9 from you to create the park connection that the Parks Dept desired. Larson had a broker relationship pull some lot comps to think about. I've scanned through these, but haven't lined them up to see how the lots compare physically, etc. If nothing else, this might provide us a good jumping off point to continue the conversation.

<https://matrix.abor.com/DE.asp?p=DE-236728042-50&k=2549746XVDGJ&eml=bG1pdGN0ZW5lcjE0QGdtYWlsLmNvbQ==>

From here, we could start to really dig in and discuss valuations with PARD and then make you guys an offer and see if it's compelling. Alternatively, if you know a price that you'd be willing to sell at, we could just take that price directly to PARD and see what they think.

Let us know if you have a preference. Thanks, -Nic

From: Melanie Guthrie <
Sent: Thursday, March 9, 2023 10:44 AM
To: Nic Whittaker <David Baker <
Subject: [EXTERNAL] RE: Thunderbird Cove discussion / Greystar

Good morning, Nic,

I hope this email finds you well.

We just received a notice from the City of Austin, "Notice of Filing of Application for Administrative Approval of a Site Plan".

Based upon past conversations, you know we have concerns for our Thunderbird Cove property value, privacy and know there are grandfather clauses and other various land covenants in place in the area. Just wondering if the Parks Dept. has expressed any further interest in our Thunderbird Cove property before we explore other options.

Appreciate your help and assistance so far.

Kind regards,
Melanie

Sent from [Mail](#) for Windows

From: Nic Whittaker <
Sent: Wednesday, February 15, 2023 2:32:08 PM
To: Melanie Guthrie <>; davidbaker24@hotmail.com <davidbaker24@hotmail.com>; Larson Mitchener <larson.mitchener@greystar.com>
Subject: Thunderbird Cove discussion / Greystar
When: Thursday, February 16, 2023 12:00 PM-12:30 PM.
Where: Microsoft Teams Meeting

Melanie, let us know if Teams works for you. If not, I'll find a way to switch this to Zoom. Link below.....

Microsoft Teams meeting

Join on your computer, mobile app or room device

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