

C3/2

From: C Burke

Sent: Thursday, December 11, 2014 3:22 PM

To: Anguiano, Dora; Guernsey, Greg

Subject: Oppose Indefinite Postponement for the Application by Austin Oaks PUD for rezoning

Dear Commissioner,

I am opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Cecelia Burke

6500 Santolina Cove

78731

512-940-1624

C3/3

Susan Syler

Sent: Thursday, December 11, 2014 8:14 PM

To: rahm.mcdaniel@austintexas.gov; patricia.seeger@austintexas.gov;
jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov;
Betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks Rezoning

I am against an indefinite postponement for the Austin Oaks PUD rezoning. It should be postponed no longer than 60 days.

None of the 3 proposals the applicant has made to the neighborhood association has substantially altered the use, density, traffic and height of the project. Opposition to this project will not change.

Anyone who drives in Austin knows that one of the places traffic really backs up is at Mo-Pac and 2222; this development would dump MORE traffic into the mix. Additionally, we don't need high rise office buildings looming over that part of MoPac.

Susan Syler

3512 Highland View Drive

Austin 78731

C3/4

Cathy Schechter

Sent: Friday, December 12, 2014 9:11 AM

To: Anguiano, Dora; Guernsey, Greg

Subject: OPPOSITION TO INDEFINITE POSTPONEMENT FOR AUSTIN OAKS PUD REZONING

Dear Commissioners,

I am writing to express my opposition to an indefinite postponement for the above captioned rezoning. Staff should have had adequate time by now to assess the traffic impact study; the Neighborhood Associations have rejected the non-substantial proposals made by the developer. Enough is enough.

The Dallas developers obviously seem to think that the strong neighborhood opposition to their over-the-top inappropriate plan for Austin will either die or go away. City staff need to convey to them the seriousness of the opposition to their particular plan, and help them work with their neighbors to develop a signature plan that would have positive economic, social, environmental and quality of life effect.

Sincerely,

Cathy Schechter

6512 Santolina Cove, ATX 78731

C3/5

From: Kathy Cramer

Sent: Friday, December 12, 2014 2:39 PM

To: Rahm.mcdaniel@austintexas.gov; Patricia.seeger@austintexas.gov; Jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov; Betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg

Subject: Opposed to postponing Austin Oaks PUD rezoning

Dear Commissioner,

As a resident of the Williamsburg/Charleston Place community, I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to some of the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing, particularly not in my community. For myself, the increased traffic is a primary concern. I do not object to developing the site within existing zoning regulations, but I do object most strenuously to the granting of a PUD designation. It will not provide anything superior to, or preserve, the existing neighborhood. In fact, it will damage the neighborhood.

At present, at certain times of day, it can take three traffic light cycles to get through the intersection over Mo-Pac. The addition of more than 20,000 car trips per day will only exacerbate this situation. And if extensive road improvements, such as widening the bridge over Mo-Pac, have to be undertaken, who will fund them? Not the developer, if that entity is granted a PUD, but the taxpayers.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Kathryn Cramer

kathryncramer@att.net

512-909-8248

C3/6

From: Liz Haltom

Sent: Friday, December 12, 2014 3:35 PM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC; Anguiano, Dora; Guernsey, Greg

Subject: Oppose staff's request for indefinite postponement of Austin Oaks PUD

Dear Commissioner,

I live in the Allandale neighborhood adjacent to the proposed PUD at Spicewood Springs and Mopac. This neighborhood is changing, no doubt about it. The question for you is, what kind of change do you want to see? Do you want to preserve the character of central West Austin, or do you want to invite the creep of development on 183 and North Mopac into Austin's residential central neighborhoods? Because once one massive commercial development gets a foothold in the middle of a central Austin neighborhood, it becomes evidence for the next developer to come along and say, "Look, there's commercial development right here already. What's a little more?"

The neighborhoods adjacent to the proposed development have had neighborhood plans in place for years--long-term visions for balancing growth with preservation of quality of life. None of these plans suggested three new towers of 8, 14, and 17 stories, 20,000 additional car trips per day, or an addition of 1.6 million square feet of office, apartments and retail.

On Dec. 16, city staff plan to request from this commission an indefinite postponement of the Austin Oaks PUD application to effectively allow the application to idle but not die in process. For a desirable project that needs more time to work out the details, this is a developer-friendly way to give the developer more time while suspending administrative penalties for delays.

This is not a desirable project. In fact, this project is so appallingly wrong for this parcel of land, that there is no "tweaking," "massaging," or "modifying" to the details that could make it better. It is simply the wrong project for this location.

Please allow the developer to apply their resources toward a more fruitful prospect and provide them the regulatory certainty that businesses repeatedly call for from governing bodies: deny staff's request for indefinite postponement and shut down this application for good.

Cordially,

Elizabeth Haltom

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"When we try to pick out anything by itself, we find it hitched to everything else in the Universe."

--John Muir

C3/7

From: Cory Lowder

Sent: Saturday, December 13, 2014 9:11 AM

To: Anguiano, Dora

Subject: Please consider a 60 day postponement for the Austin Oak PUD rezoning

Dear Commissioner Anguiano:

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Cory Lowder

C3/8

From: Susan Alles

Sent: Saturday, December 13, 2014 5:36 PM

To: Rahm.mcdaniel@austintexas.gov; patricia.seeger@austintexas.gov; jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov; betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD

Dear Commissioner,

I believe the postponement for Austin Oaks PUD should be only for 60 days, until February 17, 2015.

The applicant has made several proposals for the affected areas. Nothing has addressed the current traffic problems that will be made even worse or the overcrowding of the schools in our area.

Yesterday there was a line of traffic waiting to cross Mopac at Spicewood Springs Rd that was backed up past the light at Wood Hollow and Spicewood Springs extending towards Hart Lane. Unless additional lanes can be added to this intersection there is no way additional traffic could be accommodated.

Staff has had several months to address a August 19th traffic impact analysis and I believe there has been adequate time to review this and make a decision.

Thank you for your consideration. Please feel free to contact me with questions.

Susan Alles

3712 Green Trails North

Austin, Texas 78731

512-338-4931

C3/9

From: Mary Lou York
Sent: Saturday, December 13, 2014 7:01 PM
To: Anguiano, Dora
Subject: Fwd: Austin Oaks PUD

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Mary Lou York

8112A Baywood Dr.

Austin, TX 78759

C3/10

From: C Burke

Sent: Sunday, December 14, 2014 7:34 AM

To: C. Burke

Cc: Anguiano, Dora; Guernsey, Greg

Subject: opposed to an indefinite postponement for the Austin Oaks PUD rezoning

Dear Commissioners -

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

This is a major issue for our neighborhood and could change its character forever - to one of high rises, impossible traffic, increased heat signature, a lot fewer trees and a place that unsafe, noisy and crowded. More destruction of our beautiful city.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Cecelia Burke

6500 Santolina Cove

78731

512-940-1624

C.3/11

Kathy Cramer

Sent: Monday, December 15, 2014 9:41 AM

To: McDaniel, Rahm - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Rojas, Gabriel - BC; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: Opposed to indefinite postponement for Austin Oaks PUD rezoning

Dear Commissioner,

As a resident of the Williamsburg/Charleston Place community, I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to some of the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing, particularly not in my community. For myself, the increased traffic is a primary concern. I do not object to developing the site within existing zoning regulations, but I do object most strenuously to the granting of a PUD designation. It will not provide anything superior to, or preserve, the existing neighborhood. In fact, it will damage the neighborhood.

At present, at certain times of day, it can take three traffic light cycles to get through the intersection over Mo-Pac. The addition of more than 20,000 car trips per day will only exacerbate this situation. And if extensive road improvements, such as widening the bridge over Mo-Pac, have to be undertaken, who will fund them? Not the developer, if that entity is granted a PUD, but the taxpayers.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Kathryn Cramer

kathryncramer@att.net

512-909-8248

C.3/12

From: Ramona Aarsvold

Sent: Monday, December 15, 2014 9:38 AM

To: Rahm.mcdaniel@austintexas.gov; Patricia.seeger@austintexas.gov;
Jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov;
Betty.baker@austintexas.gov; Anguiano, Dora; Guernsey, Greg; cynthia.banks@austintexas.gov

Subject: Austin Oaks PUD

Dear Commissioners,

We are opposed to an indefinite postponement for the Austin Oaks rezoning. We want it to be postponed for no more than sixty days, until February 17, 2015.

The applicant has now made three proposals to the affected neighborhood associations. None of them have substantively altered the use, density, traffic, and height of the project. I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19, and the applicant has been working with the Transportation Department and TxDOT since July. Eight months is more than adequate time for staff review.

Cordially,

Jose L. Hernandez

Ramona Aarsvold

7801 Lindenwood Circle

Austin, Texas 78731

C.3/13

From: R M Collins

Sent: Sunday, December 14, 2014 9:00 PM

To: Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD - my opposition to postponement of rezoning case

Dear Commissioner,

I am opposed to an indefinite postponement of the Austin Oaks PUD rezoning case. A 60-day postponement until Feb. 17, 2015, is enough.

The applicant has made three proposals to the affected neighborhood associations, one in which I live (Allandale neighborhood). None has substantively altered the use, density, traffic, and height of the project, and opposition to the project does not appear to be lessening.

Staff has had 4 months to address the second traffic impact analysis submitted on Aug. 19, and the applicant has been working with the Transportation Dept. and TxDOT since July. It has now been 8 months, which should be adequate for staff review.

Cordially,

Marie Collins

C.3/14

From: Brad Parsons

Sent: Sunday, December 14, 2014 8:47 PM

To: Goodman, Jackie - BC; McDaniel, Rahm - BC; Seeger, Patricia - BC; gabriel.rojas@austintexas.gov; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: Oppose Austin Oaks PUD

Dear Commissioners,

I agree with my neighbors:

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for no more than sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and there is little to believe the opposition changing the project.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months total should be adequate time for staff review.

Cordially,

Brad Parsons,

NW Hills

C:3/15

From: Jim Hahn

Sent: Sunday, December 14, 2014 8:47 PM

To: McDaniel, Rahm - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Rojas, Gabriel - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD

Dear Commissioners,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I'm all for a fair and thorough review and careful examination and planning and believe an extension should only be granted for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review and I get the sense the delay is designed more to advantage the applicant than provide an even field for discussion.

Jim Hahn

C-3/16

From: Greg Fitzgerald

Sent: Sunday, December 14, 2014 8:40 PM

To: Goodman, Jackie - BC; McDaniel, Rahm - BC; Seeger, Patricia - BC; gabriel.rojas@austintexas.gov; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: Oppose Austin Oaks PUD

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and there is little to believe the opposition changing the project.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Greg Fitzgerald

3708 Greystone Drive AND 3710 Greystone Drive

512-413-2211 mobile

C.3/17

From: Leslie Currens

Sent: Sunday, December 14, 2014 8:14 PM

To: McDaniel, Rahm - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Rojas, Gabriel - BC; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD - no Indefinite Postponement

Dear Commissioner,

I am opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project. There continues to be strong neighborhood opposition to this plan.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Sincerely,

Leslie Currens

6404 Deer Hollow Lane

Austin, TX 78750

C-3/18

From: Rob Solomon

Sent: Sunday, December 14, 2014 6:45 PM

To: rahm.mcdaniel@austintexas.gov; patricia.seeger@austintexas.gov;
jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov;
betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD rezoning

Dear Commissioner,

I am opposed to an indefinite postponement for the Austin Oaks PUD rezoning.

The applicant has made at least 3 proposals to the impacted neighborhood associations. None of them have had any substantive alterations to use, density, or traffic impact. I doubt the next one will either.

Staff has had 4 months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department & TxDOT since July. Eight months should be adequate time for staff review.

Thank you for your consideration.

Rob Solomon

bulldog

Rob Solomon Founder & Chief Strategist

O 512-652-2551

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C.3/19

From: Mike Skymba

Sent: Sunday, December 14, 2014 6:17 PM

To: rahm.mcdaniel@austintexas.gov; patricia.seeger@austintexas.gov; jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov; betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD rezoning

Dear Commissioner,

I am strongly opposed to an indefinite postponement for the Austin Oaks PUD re-zoning. I believe it should be postponed for only sixty days, until Feb 17, 2015.

The applicant has made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the proposal. I don't envision opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Dept. since July. Eight months should be adequate time for staff review.

Regards,

Mike Skymba

Sent from Yahoo Mail for iPad

C.3/20

From: Pamela Snell

Sent: Sunday, December 14, 2014 3:00 PM

To: McDaniel, Rahm - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Rojas, Gabriel - BC; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks PUD Rezoning

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Regards,

Pamela Snell

4302 Far West Blvd, Austin, TX 78731

C: 3/21

From: Paul Koncak
Sent: Sunday, December 14, 2014 2:15 PM
To: Anguiano, Dora
Subject: ZAP hearing on Austin Oaks PUD

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Your name here.

Paul Koncak

C:3/22

From: Melanie Bolke
Sent: Sunday, December 14, 2014 1:11 PM
To: Melanie Bolke
Subject: Citizen Request Re: Austin Oaks PUD

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Melanie Bolke

4213 Prickly Pear Dr

Austin, TX 78731

Sent from my iPhone

C3/23

From: D.Fox

Sent: Sunday, December 14, 2014 12:29 PM

Subject: Agenda Item #3 - December 16, 2014 Commission meeting

Dear Commissioner,

Regarding Agenda Item #3: I am opposed to an indefinite postponement for the Austin Oaks PUD rezoning hearing. I believe this hearing should at most be postponed for only sixty days (until February 17, 2015).

Staff has had four (4) months to address the second Traffic Impact Analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July. I believe eight (8) months should have allowed adequate time for staff review of this topic.

The applicant has now made three (3) proposals to the affected neighborhood associations including NWACA, the one representing my neighborhood of 47 homes. None of the proposals have substantively altered the use, density, traffic and height of the project, and neighborhood opposition to the project has only increased during this time.

Respectfully,

David Fox

President, Mesa Trails HOA

C3/24

From: Joanne Richards

Sent: Monday, December 15, 2014 10:47 AM

To: McDaniel, Rahm - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Rojas, Gabriel - BC; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Anguiano, Dora; Guernsey, Greg

Subject: opposed to Austin Oaks PUD indefinite postponement

I am a long time (35 years) resident of (the new city council) District 10. I am opposed to an indefinite postponement for the Austin Oaks PUD rezoning. A 60 day extension, until Feb 17, 2015 should be sufficient for the developers, the neighborhoods in the surrounding area and the city to come to some agreement. If no agreement is reached within that 60 days, the plat should be denied.

In every City Council candidate forum that I attended, **NO** candidate running in district 10 supported the Austin Oaks PUD.

Thank you for taking my views into consideration.

Joanne Richards
7102 Coachwhip Hollow
Austin, Texas 78750
512-345-4479

Bad politicians are elected by good people who don't vote

C3/25

From: Leland Snell

Sent: Monday, December 15, 2014 10:56 AM

To: Rahm.mcdaniel@austintexas.gov; Patricia.seeger@austintexas.gov; Jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov; Betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg

Subject: Proposed rezoning corner of Spicewood Springs Road & Mopac PUD

Dear Commissioners,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Leland Snell

C3/26

From: DKN

Sent: Tuesday, December 16, 2014 8:07 AM

To: McDaniel, Rahm - BC; Seeger, Patricia - BC; Goodman, Jackie - BC; Rojas, Gabriel - BC; Compton, Sean - BC; Baker, Betty - BC; Banks, Cynthia - BC; Guernsey, Greg; Anguiano, Dora

Subject: Austin Oaks PUD Rezoning

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Sincerely,

Diane Newberry

3801 Green Trails N

Austin, TX 78731

512-345-5869

C3/27

From: J J Reinken

Sent: Monday, December 15, 2014 11:35 PM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC; Anguiano, Dora; Guernsey, Greg

Subject: opposition to Austin Oaks PUD rezoning request and postponement

121514

Dear Commissioners,

I oppose the proposed Austin Oaks PUD rezoning request. I also oppose the indefinite postponement of the request.

This proposal has not been thought through well and is not something that would benefit the neighborhood community or the City.

One of the primary problems that would arise concerns the traffic problems that would result on MoPac and on the affected cross streets. It would cause the City additional revenue to remedy the traffic problems and the City cannot count on TxDOT to modify the MoPac plans or contribute to the cost of modifying the city thoroughfares.

I believe a postponement for 60 days, until February 17, 2015, is more than enough time. None of the 3 proposals made by the applicant to the neighborhood associations has resolved the objections to the proposal concerning the proposed use, density, traffic and height specifications.

City staff has had ample time over the past 8 months to address the second traffic impact analysis and evaluate TxDOT input.

I respectfully request disclosure of the name and address of the actual record owners of the subject properties, not their registered agents and not their attorneys or other intermediaries. I believe the public deserves to know if the proponents of this zoning change can actually demonstrate that they have actual record ownership of the property. It may well be that they have only an earnest money contract in place, and their plan is to "flip" the property ownership to an undisclosed party if they are able to obtain the rezoning, without using recordable instruments which would give the city and the public fair notice of who is the real party in interest to this development. Without that knowledge, the city and the public cannot possibly work toward an agreed solution to this objectionable project. We have to know who we are dealing with here. Otherwise, we are faced with a phantom owner.

Please treat this as a public information request, in addition to my objection to this project.

Sincerely,

Janis Reinken

Resident of Precinct 239, Austin, Texas

C3/28

From: S Baker

Sent: Monday, December 15, 2014 4:43 PM

To: Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks

Dear Planning and Development Review Department Staff:

I live less than 1/2 mile from the Austin Oaks property, and I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Dept and TxDOT since July.

Eight months should be adequate time for staff review.

Respectfully,

Sarah Baker

C3/29

From: Hussain Malik

Sent: Monday, December 15, 2014 3:10 PM

Subject: Austin Oaks PUD rezoning

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning. I believe it should be postponed for only sixty days, until February 17, 2015

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Hussain Malik

C3/30

From: D.Fox
Sent: Sunday, December 14, 2014 12:29 PM
Subject: Agenda Item #3 - December 16, 2014 Commission meeting

Dear Commissioner,

Regarding Agenda Item #3: I am opposed to an indefinite postponement for the Austin Oaks PUD rezoning hearing. I believe this hearing should at most be postponed for only sixty days (until February 17, 2015).

Staff has had four (4) months to address the second Traffic Impact Analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July. I believe eight (8) months should have allowed adequate time for staff review of this topic.

The applicant has now made three (3) proposals to the affected neighborhood associations including NWACA, the one representing my neighborhood of 47 homes. None of the proposals have substantively altered the use, density, traffic and height of the project, and neighborhood opposition to the project has only increased during this time.

Respectfully,
David Fox
President, Mesa Trails HOA

C3/31

From: Kumar Nandi

Sent: Sunday, December 14, 2014 11:38 AM

To: rahm.mcdaniel@austintexas.gov; jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov; betty.baker@austintexas.gov; cynthia.banks@austintexas.gov;

Anguiano, Dora; Guernsey, Greg

Subject: Austin Oaks - PUD - Kumar & Denise Nandi

Kumar & Denise Nandi

7805 Lindenwood Circle

Austin, TX 78731

Tel. 732-207-7671

Dear Commissioner,

My wife and I are opposed to an indefinite postponement for Austin Oaks PUD rezoning. Our position on the matter is it should be postponed for only sixty days, until February 17, 2015.

We are aware the applicant has now made 3 proposals to the affected neighborhood associations. However, none of the proposals have substantively altered the use, density, traffic, and height of the project, and we don't see opposition to the project changing. As you know the applicants request for a PUD to build neighborhood center far exceeds the original intent.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

We believe eight months is more than adequate time for staff review.

My wife and I would like to attend the meeting held on December the 16th at 6pm however, I will be traveling on business and my wife and I have a newborn so are unable to attend in person. Our home is less than 500 feet from the planned development and we have sent in our absentee vote for case number: C814-2014-0120.

Sincerely,

Kumar & Denise Nandi

C3/32

From: Liz Haltom

Sent: Friday, December 12, 2014 3:35 PM

To: McDaniel, Rahm - BC; Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Seeger, Patricia - BC; Compton, Sean - BC; Goodman, Jackie - BC; Anguiano, Dora; Guernsey, Greg

Subject: Oppose staff's request for indefinite postponement of Austin Oaks PUD

Dear Commissioner,

I live in the Allandale neighborhood adjacent to the proposed PUD at Spicewood Springs and Mopac. This neighborhood is changing, no doubt about it. The question for you is, what kind of change do you want to see? Do you want to preserve the character of central West Austin, or do you want to invite the creep of development on 183 and North Mopac into Austin's residential central neighborhoods? Because once one massive commercial development gets a toehold in the middle of a central Austin neighborhood, it becomes evidence for the next developer to come along and say, "Look, there's commercial development right here already. What's a little more?"

The neighborhoods adjacent to the proposed development have had neighborhood plans in place for years--long-term visions for balancing growth with preservation of quality of life. None of these plans suggested three new towers of 8, 14, and 17 stories, 20,000 additional car trips per day, or an addition of 1.6 million square feet of office, apartments and retail.

On Dec. 16, city staff plan to request from this commission an indefinite postponement of the Austin Oaks PUD application to effectively allow the application to idle but not die in process. For a desirable project that needs more time to work out the details, this is a developer-friendly way to give the developer more time while suspending administrative penalties for delays.

This is not a desirable project. In fact, this project is so appallingly wrong for this parcel of land, that there is no "tweaking," "massaging," or "modifying" to the details that could make it better. It is simply the wrong project for this location.

Please allow the developer to apply their resources toward a more fruitful prospect and provide them the regulatory certainty that businesses repeatedly call for from governing bodies: deny staff's request for indefinite postponement and shut down this application for good.

Cordially,

Elizabeth Haltom

-- "When we try to pick out anything by itself, we find it hitched to everything else in the Universe."

--John Muir

C3/33

From: Michael Vansickle
Sent: Tuesday, December 16, 2014 9:59 AM
To: Anguiano, Dora
Subject: Austin Oaks PUD Rezoning

Dear Commissioner,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Michael VanSickle

> From: Ben Luckens
> Sent: Sunday, December 14, 2014 10:24 AM
> To: Anguiano, Dora
> Subject: Austin Oaks PUD
>
> Ms. Anguiano
>
> Please forward the attached letter to members of the Zoning and Platting Commission on Monday.
The letter is in regards to the Austin PUD item scheduled for Tuesday.
>
> e-mail or call (707-616-0608) if you have any questions.
>
> Ben Luckens, AICP
> Northwest Austin Civic Association

LETTER:

Betty Baker, Chair, Zoning and Platting Commission

I'm on the Zoning Committee of the Northwest Austin Civic Association (NWACA). The Zoning Committee and NWACA president Joyce Statz asked me to write you regarding the proposed indefinite postponement of the Austin Oaks PUD zoning case.

We are asking that the case not be postponed indefinitely. If the case must be postponed on Tuesday, we ask that the postponement be limited to 60 days. This case has been in the review process since June. A 60 day postponement should be enough time for staff to complete its analysis and present its recommendations to the Zoning and Platting Commission.

The NWACA board and the boards of a number of adjacent neighborhood associations are on record as being opposed to the PUD. The degree of opposition to the PUD can be measured by the large number of "No PUD" signs on lawns in Northwest Hills. To this point, the developer has not addressed the concerns of the neighborhood. Joyce and the committee see no reason for the case to be continued indefinitely. We really think it's time for the case to proceed to the hearing phase.

The PUD has created a significant degree of anxiety in the neighborhood. It's time for this case to be heard by the Zoning and Platting Commission and Council so that the residents of Northwest Hills can go with their lives.

Ben Luckens, AICP

From: Kelly Capps

Sent: Tuesday, December 16, 2014 11:07 AM

To: Jackie.goodman@austintexas.gov; gabriel.rojas@austintexas.gov; sean.compton@austintexas.gov; Betty.baker@austintexas.gov; cynthia.banks@austintexas.gov; Anguiano, Dora; Guernsey, Greg; Rahm.mcdaniel@austintexas.gov; Patricia.seeger@austintexas.gov; Jackie.goodman@austintexas.gov

Cc: Kelly Capps

Subject: No Austin Oaks PUD - No Indefinite Postponement

Dear Commissioners,

I'm opposed to an indefinite postponement for the Austin Oaks PUD rezoning, agenda item no 3. I believe it should be postponed for only sixty days, until February 17, 2015.

The applicant has now made 3 proposals to the affected neighborhood associations. None of the proposals have substantively altered the use, density, traffic and height of the project, and I don't see opposition to the project changing.

Staff has had four months to address the second traffic impact analysis submitted on August 19th and the applicant has been working with the Transportation Department and TxDOT since July.

Eight months should be adequate time for staff review.

Cordially,

Kelly J. Capps.

Kelly J. Capps, Attorney



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STRENGTH & INTEGRITY IN FAMILY LAW

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