

Sirwaitis, Sherri

From: Ryder Jeanes [REDACTED]
Sent: Tuesday, May 10, 2016 3:27 PM
To: Perales, Marisa - BC; Creel, Andrew - BC; Gooch, Erin - BC; Grayum, Richard - BC; Maceo, Peggy - BC; Moya, Michael - BC; Neely, Mary Ann - BC; Smith, Brian - BC; Smith, Hank - BC; Thompson, Pam - BC; Guerrero, Linda.h - BC
Cc: Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Pool, Leslie; Goodman, Jackie - BC; Lavani, Sunil - BC; Kiobassa, Jolene - BC; Harris, Susan - BC; Weber, Thomas - BC; Flores, Yvette - BC; Evans, Bruce - BC; Denkler, Ann - BC; Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Aguirre, Ana - BC; Rojas, Gabriel - BC; Greenberg, Betsy - BC; Smith, Taylor; Bollich, Eric; Linseisen, Andrew; Golden, Bryan; James, Scott; Derr, Gordon; Carvell, Kyle; Brinsmade, Louisa; Ryder Jeanes; Catherine Jeanes [REDACTED]; Sirwaitis, Sherri; Adams, George; Doug Caroom [REDACTED]; Patricia Caroom [REDACTED]
Subject: My home - Grove PUD - please read
Importance: High

Dear Commission Members:

My wife, Cat Caroom Jeanes, and I live at 2629 W.45th Street with our two small children - mere feet away from the 2627 W. 45th home the Grove PUD applicant (ARG Bull Creek, Ltd) is proposing be razed and dedicated to the City of Austin as public Right Of Way for project access. That home (like ours) has been deed restricted to only be a single family home since the 1950s. With those expectations in mind we have made significant investments in our home over the past 10 years never imagining we'd be having to explain the following. **We ask you, what would you do if you lived in our home?**

By pursuing a public roadway through the single family home next to ours, the applicant is implying that our family's safety, quality of life, and property value should come at the expense of access to their desired mixed use project. The PUD applicant cannot accomplish this access through a private drive because that use is prohibited by those deed restrictions, for good reason. Only a ROW dedication for a public street would potentially allow the applicant to circumvent these purposeful restrictions meant to protect adjacent property owners.

The applicant's own traffic impact analysis (TIA) says this project is expected to generate 19,000+ vehicles per day entering and leaving the project (almost equal to the current 45th Street daily traffic count). Yet, that same TIA is woefully light on the details of the proposed Jackson Ave extension through the home next to ours. The only small reference to any traffic on the proposed Jackson Ave extension directly next door to our home is on page 41 of the most recent Feb 2nd TIA:

Additional Analysis – Access to 45th Street

Per City Staff's request analysis was completed that took into consideration a potential access point at 2627 45th Street. The access point is proposed as a right-in/right-out driveway. The analysis assumes 150 of the estimated 279 right turning site traffic vehicles from eastbound 4 to southbound Bull Creek will instead travel straight through the intersection and use the new access point. The analysis also assumes that 100 of the estimated 151 right turning site traffic vehicles from northbound Bull Creek to eastbound 45th will exit the new access point. The analysis can be seen in Appendix J.

This small section implies that if the Jackson Ave extension were to exist, over 1/2 of the development's traffic that enters the project driving eastbound on 45th Street (a majority of traffic entering the project) would drive past Bull Creek Road and turn in front of our home to use the Jackson Ave right-in to access the project. It also says, that 2/3 of traffic leaving the project to head eastbound on 45th would use the Jackson right-out rather than Bull Creek Road. **This proposed road has not been engineered, designed, or had any feasibility study. So, how can it possibly be recommended?** The TIA also doesn't take into consideration additional traffic generated by altering regional traffic patterns by effectively connecting 35th/Mopac traffic past our home. I take every short-cut in Austin. Why won't everyone else do the same and use this Jackson Ave extension as a cut-through to Shoal Creek, Burnet Road, & Lamar Blvd to avoid the disaster that will be the 45th/Bull Creek intersection?



It is the City's responsibility to take my family's safety into account. The prospects of seeing thousands of cars, trucks, and emergency vehicles use this proposed roadway next to my home creates a veritable nightmare for my family. The noise generated from cars and trucks accelerating and braking next to my home 24/7/365, feet away from our bedrooms, is not acceptable or fair to impose on my or anyone's family. This road calls for emergency vehicle access, which means police cars, fire trucks, & ambulances with lights and sirens driving past our bedrooms to reach thousands of residents, commercial traffic, and congregate care facilities at any hour of the day or night. This means hundreds if not thousands of headlights shining directly into the front, back, and side of my home at all hours of the night, in perpetuity. This means tons of vehicle exhaust pouring into our home, should we ever hope to open our windows again.

This is insane. This is unnecessary. Even the developer thinks so, saying in a recent [Austin Business Journal story on The Grove at Shoal Creek](#) that "this road is not critical to the project." **If this road is unnecessary, why then is the possibility of a roadway through an existing SF-2 home even being discussed in this PUD application?** We would love to see a great project eventually come to fruition within walking distance of our home, but this PUD has a very long way to go. This PUD doesn't need this road. This road would be a disaster for my family in every conceivable way possible, the damages impossible to calculate.

Please take this into account when deliberating your recommendations on where this PUD goes next. Please understand what is at stake. My kids are 6th generation Austinites. We don't want our family to be in a serious accident or have our health & safety compromised in order for everyone to understand why this is such a bad idea. Real estate development is all about having reasonable expectations and compatibilities for the property you want to develop given the natural constraints that exist. I think not wanting a road to be punched through next to your home is a pretty reasonable expectation.

Thank you for your time,

Ryder & Cat Jeanes
2629 W.45th Street

Ryder Jeanes
Senior Vice President | Austin

512-485-0888 | main
512-485-0830 | fax
512-485-0792 | direct
221 W. 6th Street
Suite 1030
Austin, TX 78701
rieanes@theretailconnection.net
www.theretailconnection.net



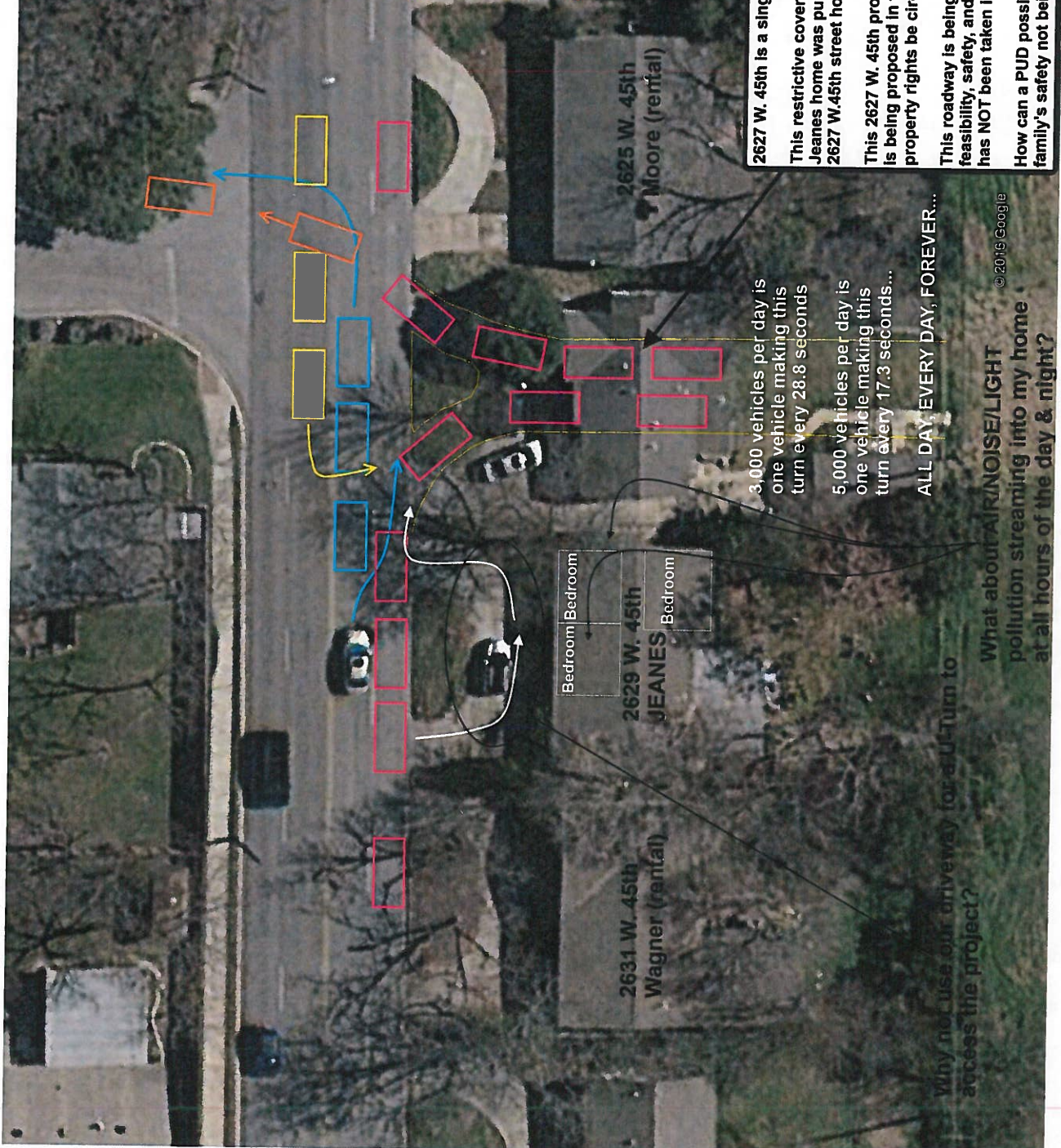
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This communication does not reflect an intention by the sender to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or an electronic signature under the electronic Signature in Global and National Commerce Act, any version of the Uniform Electronic Transmissions Act or any other statute governing electronic transactions.

1. Eastbound 45th traffic stacks for cars that turn left onto Chiappero Trail, so traffic must bail into right (eastbound) lane to avoid stacking issue/collision
(Cars have driven thru 2629 yard as well as into the 2627 yard in the past b/c of this very reason)
2. Right-in/Right-out traffic must slow to 5MPH to safely make this proposed turn - we don't know for sure b/c this HAS NOT BEEN STUDIED OR MODELED. This proposed turn radius also starts literally at our driveway. THIS IS 100% NOT SAFE! How do we get in and out of our driveway again? Where is our solution in this plan???

3. This design despite being a RI-RO plan essentially encourages illegal left-in turns as you can easily observe at the North Loop & North Lamar Taco Cabana with similar geometric conditions as proposed at the 2627 home.

4. Why not head right across 45th to Chiappero?



3,000 vehicles per day is one vehicle making this turn every 28.8 seconds
5,000 vehicles per day is one vehicle making this turn every 17.3 seconds...

ALL DAY, EVERY DAY, FOREVER...

© 2015 Google

Why not use our driveway for a U-Turn to access the project?

What about AIR/NOISE/LIGHT pollution streaming into my home at all hours of the day & night?

2627 W. 45th is a single family, SF-2 zoned property, deed restricted to be used as such
This restrictive covenant has been in place since the 1950s. It was in place when the Jeanes home was purchased in 2006, and also when ARG Bull Creek purchased the 2627 W.45th street home in April 2015

This 2627 W. 45th property is NOT designated as part of the GROVE PUD, yet the road is being proposed in the PUD? What is the standard process for this? How can property rights be circumvented without a proper condemnation proceeding?

This roadway is being used as reason for this PUD's superiority in connectivity, yet its feasibility, safety, and geometry hasn't been designed or modeled. My family's safety has NOT been taken into account. WHERE IS MY FAMILY'S SOLUTION?

How can a PUD possibly impose a road next to our home with no due process, my family's safety not being taken into account, or the impacts our health & property value



Allandale Neighborhood Association ▪ Bryker Woods Neighborhood Association
 Highland Park West / Balcones Area Neighborhood Association
 Oakmont Heights Neighborhood Association ▪ Ridgelea Neighborhood Association
 Rosedale Neighborhood Association ▪ Westminster Manor Association

TO: Mayor and Council
 Mr. Rodney Gonzales, Director, Development Services Department
 Mr. Rob Spillar, Director, Austin Transportation Department

RE: The Grove PUD Traffic Impact Analysis

The Bull Creek Road Coalition ("BCRC") sincerely appreciates the work of all City staff reviewing The Grove at Shoal Creek PUD zoning application ("Grove PUD"). Mr. Gonzales and Mr. Spillar provided a memo update on the traffic review to the Mayor and Council on May 9, 2016. This memo appears to be intended to address questions and concerns regarding the traffic review from the BCRC and residents surrounding the proposed development. However, we believe this memo fails to address the substance of these various concerns.

First and foremost, The Grove PUD is unprecedented in its traffic impacts and, therefore, deserves an unprecedented level of review. These traffic impacts include an unprecedented amount of traffic on Bull Creek Road. This 2-lane neighborhood street currently has about 7,000 trips per day, and with The Grove PUD it will have to handle over 26,000 vehicle trips per day. This congested residential street has a maximum desirable operating level of 4,000 trips per day per the City Code.

The Grove PUD proposes over **600%** of the maximum traffic level prescribed in City Code for residential collector streets like Bull Creek Road, and over **400%** of the maximum operating level per City Code on Jackson Avenue.

For these reasons alone, the TIA should be rejected by the Austin Transportation Department as City Code requires. Per the Land Development Code §25-6-141, "the council or director SHALL deny an application if the traffic impact analysis or neighborhood traffic analysis demonstrates that: (1) the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in Section 25-6-116 (*Desirable Operating Levels for Certain Streets*)..."

However, after the March 22nd meeting between the applicant and department managers, the traffic review was apparently ended and the TIA was approved in contradiction with City Code requirements and with unresolved City traffic comments. This approval violates City Code, which specifically states that only the City Council has authority to override the Code limits, and even then only under specific circumstances.

Extension of Jackson Avenue Thru 2627 W 45th

The most significant outcome of the March 22nd meeting was the recommendation by City staff to demolish a single family home at 2627 W 45th for the extension of a new street. This extension of Jackson Avenue to 45th was unexpected to neighbors since, only a month earlier, City staff claimed "there is no direct vehicular connection planned or proposed at 2627 W 45th Street."

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This street extension was also described by City staff as having “profound implications for the site’s traffic,” and “any proposal for this direct access would need to be proposed by the applicant and analyzed in the Traffic Impact Analysis in order to be approved with the PUD zoning application.” To this date, The Grove PUD’s TIA has not evaluated the impacts and implications of constructing this new street between 35th/Mopac and 45th.

The May 9th memo states that the “applicant provided an analysis of the 45th Street connection, and staff was able to determine this provided measurable improvement for traffic circulation.” The May 9th memo also compares the proposed street extension to “other local streets in the area.” We don’t believe this explanation is entirely accurate for the following reasons:

- The applicant’s TIA data – the basis of a traffic network analysis – indicates that the extension of Jackson Ave to 45th has not been properly studied for full network impacts.

City staff characterized the traffic model as “incomplete” the *same day* as the meeting between the applicant and department managers that resulted in the end of the traffic review and approval of the TIA.

- The cursory analysis provided in the applicant’s TIA shows that the only measurable benefit to the 45th Street connection is to the developer’s private driveways. In fact, the priority intersection of 45th Street and Bull Creek Road sees a *13% increase in vehicle delays* with the addition of the 45th Street connection.
- This street extension is anticipated to carry thousands of vehicles per day from a 3 million square foot mixed-use development. Surrounding local streets carry only hundreds of vehicles per day and serve mostly single-family homes, so the comparison of right-of-way requirements in the May 9th memo is not appropriate.

If the applicant’s cursory analysis indicates possible negative effects of the 45th Street extension and the TIA data file shows an incomplete network study, why would The Grove PUD’s TIA be approved and the traffic review ended based simply on the March 22nd meeting between the applicant and department managers?

The feasibility, safety, and geometric considerations of the street connection to 45th through the 2627 W 45th property has also been a significant concern of neighbors around The Grove PUD. City staff has recommended a “right-in/right-out” only approach to the new intersection with 45th. However, the proper due diligence has not been performed to ensure the feasibility and safety of such an intersection approach.

Industry guidance on right-in/right-out intersection approaches discourages this design when proper channelization cannot be achieved. City staff stated that the “preliminary design still needs to be submitted by the Applicant and reviewed by the City,” and they are “awaiting a response from the Applicant regarding these issues.” How can City staff approve the TIA and recommend this street extension through an existing home when nearly all aspects and consequences of this proposal remain unknown? We believe continued review and due diligence is absolutely warranted.

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45th & Bull Creek Road Improvements

Most of City staff's review focused on the intersection of 45th and Bull Creek Road. Although traffic going to and from The Grove will need to drive through other neighborhood streets to get to Mopac, Burnet, or other activity corridors, the 45th and Bull Creek Road intersection is viewed as the most critical component of the traffic network surrounding the future development.

The following concerns remain regarding The Grove PUD's impact to this intersection:

- As recently as March 9th, City staff stated they "still have some significant issues to work through." However, after the March 22nd meeting between the applicant and department managers, and without any new proposals for this intersection, these concerns were apparently ignored and the TIA was approved.
- The applicant has yet to show they have the right-of-way or easements required to complete the proposed improvements. City staff echoed this concern when they stated "if the concept cannot accommodate all the intended transportation facility, the City might be left with an approved PUD with no ROW to build the road to accommodate the development."
- Both neighbors and City staff have expressed concerns about the applicant's proposed 45th and Bull Creek Road improvements relating to feasibility and safety. City staff previously described the proposed intersection improvements as a "non-standard design" and expressed concern about the ability of a "single-unit" truck to safely traverse the dual left-turn lanes. How will large trucks and buses get to and from The Grove PUD if they cannot safely travel through the expanded 45th and Bull Creek Road intersection?

These are only a few of the many significant concerns the BCRC and residents around The Grove at Shoal Creek have regarding the traffic impacts of the proposed PUD. For the City, having an incomplete traffic and transportation review of this PUD could lead to decades of avoidable and expensive traffic problems surrounding this development. For neighbors, having an incomplete traffic and transportation review of this PUD will impact the safety of our families' daily commutes to and from our homes and neighborhoods.

We implore City staff and Council to complete and enforce a comprehensive traffic review of this unprecedented PUD proposal and hold the applicant to the highest standards of superiority for recommendation and approval. Please keep in mind that once granted, the proposed PUD entitlements will be irrevocable; it does not make sense to grant this privilege *prior* to reviewing the intersections for compliance with the City's standards. The leverage to ensure that this gets done correctly only exists before the zoning is approved.

The Grove PUD includes over 2,100 residential units, 225,000 square feet of office, and 158,000 square feet of retail totaling to 3 million square feet of development on this former State tract surrounded by single-family home neighborhoods and 2-lane residential streets. The BCRC strongly believes that this level of development with limited connectivity, inadequate park space, and insufficient flood controls is

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not compliant with Imagine Austin and needs to be scaled appropriately by City staff and Council in order to gain a superiority ranking and ultimate approval.

Please visit bcrcATX.org or contact bcrc_communications@googlegroups.com for more information.

We appreciate your consideration on this important matter,

/s/Sara Speights, President
/s/Grayson Cox, Vice President
Bull Creek Road Coalition

cc: Marc Ott, City Manager
Sue Edwards, Assistant City Manager
Robert Goode, Assistant City Manager

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Case Number: C814-2015-0074

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

DICK KATH GEBER

Your Name (please print)

39th + Bull Creek Rd

Your address(es) affected by this application

Dick K Gebel

Signature

Daytime Telephone: *512 917 9510*

Comments:

They people really know what they are doing. They will definitely build a quality product.

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

City of Austin

Planning & Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-9743057 Planning

Public Hearing: May 17, 2016, Zoning and Planning Commission

A. Gernaat

Your Name (please print)

4330 Bull Creek Rd #4113

Your address(es) affected by this application

A. Gernaat

Signature

5/10/16

Date

Daytime Telephone:

Comments: Austin needs denser development

to help keep our housing crisis from spiraling out of control. Let's end up like San Francisco - a great city only the wealthiest can actually live in. This rezoning gives a unique opportunity to increase density in Central Austin and should be approved.

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

LOKI HANSEN

Your Name (please print)

2603 GREAT OAKS PKWY

Your address(es) affected by this application

Ravi G. Hansen

Signature

5/13/16

Date

Daytime Telephone: 512-454-8826

Comments: The new development they want to put up at 45th & Bull Creek will be horrible for our neighborhood. Our traffic will increase on 45th St. and its already terrible, our taxes will increase on our homeowners insurance and they are already sky high and it will be a terrible eye sore.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

DOUGLAS HANSEN

Your Name (please print)

2603 GREAT OAKS PKWY

Your address(es) affected by this application

AUSTIN, TX 78756

Douglas Hansen

Signature

Date

Daytime Telephone: *512-589-8972*

Comments: *The construction of this*

PUD will create horrendous traffic issues in the Bull Creek / Shoal Creek / 45th St neighborhoods. We already have times where getting out of our neighborhood is very difficult, and this PUD will make it MUCH WORSER!!

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Nona Gold

Your Name (please print)

4507 Bull Creek Rd

Your address(es) affected by this application

Nona Gold

Signature

5-9-16

Date

Daytime Telephone: *512-343-1930*

Comments:

*City of Austin
Planning & Zoning
PO Box 1088
Austin TX 78767*

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

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Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Ryan Rathbone
Your Name (please print)

☐ I am in favor
☒ I object

4510 Finley Drive
Your address(es) affected by this application

5/11/15
Date

Signature

Daytime Telephone: 512 534 1145

Comments:

I object to the large size of the requested development. Too much traffic already @ bullcreek + 45th. + Finley + 45th. Dangerous intersection that won't be fixed as is with a turn lane. Not enough park space. too much office space. worried about safety, flooding, traffic. What the developer has proposed is ridiculous in terms of what that space can comfortably fit + fit it with surrounding neighborhood. If you use this form to comment, it may be returned to:

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adding boards to a much smaller scale version

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Daisy Wanda Garcia
Your Name (please print)

4505 Finley Dr

Your address(es) affected by this application

[Signature] 5-10-16
Signature Date

Daytime Telephone: 512 478 7612

Comments: I am against any develop
ment that will increase
the population density
and reduce impervious
ground cover

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Till Griffin
Your Name (please print)

☐ I am in favor
☒ I object

3818-A R. Agela Dr

Your address(es) affected by this Application

78731 5/10/16
Date

Signature

Daytime Telephone:

512 576 9094

Comments:

Too much density!

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

City of Austin

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

KIM ZIPFER

Your Name (please print)

4116 Idlewild Rd Austin TX 78734

Your address(es) affected by this application

K. Zipfer

Signature

9 May 2016

Date

Daytime Telephone: *512-739-4560*

Comments: *As the PUD application stands, we are all for a mixed use development but we would like to see much less office space and density, particularly because of its impact on traffic. We are also very concerned about drainage. We support a well-designed superior development.*

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

ELC ZIPPEL

Your Name (please print)

Willie Lattin, 787-76737

Your address (as affected by this application)

9 May 2016

Date

Signature

Daytime Telephone: *512-529-9728*

Comments:

Pro development, just don't think current design is superior.

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

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Michael Varozia

Your Name (please print)

4000 Edgewill Rd 78731

Your address(es) affected by this application

Michael Varozia

Signature

Daytime Telephone: *512 820 5203*

Comments: *I do not believe that the roads, schools and infrastructure in the area can support that type of development*

case C814-2015-0074
Attn: Sherri Sirwaitis

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Patty Coleman
Your Name (please print)

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

4209 Shoal Creek
Your address(es) affected by this application

Patty Coleman
Signature

6-9-16
Date

Daytime Telephone: (512) 371-9632

Comments:

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

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Planning & Zoning Department
Sherri Sirwaitis
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Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

David A. Coffman

Your Name (please print)

4209 Shoal Creek Blvd

Your address(es) affected by this application

David A. Coffman

Signature

6-9-16

Date

Daytime Telephone: 512-371-9632

Comments: This development will

generate too much traffic.

I cannot split my driveway

now with spillover from

Mediac between 5 & 6 PM. The

store is a bad idea from

the start. You can bet that

the developer will not be

living there.

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

ELAINE R. PUSTING

Your Name (please print)

2519 W. 45TH ST.

Your address(es) affected by this application

Elaine Pusting

Signature

☐ I am in favor
☒ I object

9 MAY 2016

Date

Daytime Telephone: 512.454.9412

Comments: I OBJECT TO THIS ZONING REQUEST
DUE TO MY CONCERNS REGARDING THE
AFFECT TO MY PROPERTY'S VALUE, TO
THE SENSITIVE CREEK & WATERSHED
ENVIRONMENT, & TO MY PHYSICAL &
MENTAL WELL BEING DUE TO
CONSTRUCTION NOISE & INCONVENIENCE.
I AM ALSO CONCERNED ABOUT MY SAFETY
& PRIVACY DUE TO THE PROXIMITY OF
THE PROPOSED DEVELOPMENTS TO MY

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PROPERTY.

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Case Number: C814-2015-0074

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Barbara Nichols

Your Name (please print)

4500 Erin Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

Date

Daytime Telephone: (512) 657 7428 (cell)

Comments: *I am opposed to said development*

@ 45th + Bull Creek. The density of this development is not in-line with the neighborhood, nor is the ~~road~~ road adequate to deal with the traffic-congestion that will be produced. The land, in my opinion, did not receive the "super-majority" vote from City Council + the zoning did not go through processing that allowed neighbors affected to give input. There are far better city-wide uses for this beautiful land.

City of Austin

Planning & Zoning Department

Sherri Sirvaitis

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

ROBERTA N.A.
Your Name (please print) (CHARIS AUSTIN)

1400 W. 39 1/2 ST.

Your address(es) affected by this application

Signature

Daytime Telephone: 512-467-2880

Date

11/24/2015

Comments: RNA OPPOSES THE CURRENT

MUEBENTLIE PROPOSAL, AND SUPPORTS
THE BRC'S EFFORTS TO NEGOTIATE
A BETTER OUTCOME FOR THIS UNIQUE
SITE.

THANK YOU!

CHARIS AUSTIN

CO-CHAIR, RNA ZONING COMM.

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Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

EDWARD R. KATHGEBER

Your Name (please print)

EDWARD R. KATHGEBER

Your address(es) affected by this application

SAME AS ABOVE (3 lots)

Signature

Date

Daytime Telephone: *512 917 9510*

Comments:

*AN EXCELLENT PROSPECT
BEING DONE BY EXCELLENT
PEOPLES.*

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Lori Hansen
Your Name (please print)

☐ I am in favor
☒ I object

2603 Great Oaks Pkwy - 78756

Your address(es) affected by this application

Lori Hansen

12/8/15

Signature

Date

Daytime Telephone: 512-589-8972

Comments:

This New Development will
cause Tremendous TRAFFIC Issues
on Shoal Creek and on 45th St. It
is UNSAFE ALREADY During Heavy traffic,
To Exit off of Great Oaks to go NORTH
on Shoal Creek. Also, increase traffic
may cause people to "cut through" on
Great Oaks Pkwy between Shoal Creek
and 45th St (Both ways)!!

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H. Arnold

2417 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703

Planning & Zoning Department
Sherri Sirwaitis
PO Box 1088
Austin, TX 78767-8810
CASE: C814-2015-0074

Why do bother to send an announcement
for a public hearing.

You have already made up your mind
to go ahead with this awful
project.

Have you considered the traffic that
will be on 45th and Shoal Creek.

Multiplying the number of homes by
3 for example. That will give you an
estimate of how many people and vehicles
extra that will be on the roads.

Austin has become so greedy that it
will sell anything to the highest bidder.

Helen G Arnold

OBJECT

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Valerie L. Wenger
Your Name (please print)

☐ I am in favor
☒ I object

2604 W 45th St

Your address(es) affected by this application

Valerie Wenger
Signature

11/25/15
Date

Daytime Telephone: 512-916-5315

Comments: The proposed development contains too much commercial development for a residential neighborhood. The development is too dense for a residential neighborhood. The neighborhood can't handle the increased traffic.

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P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Mike Varozza

Your Name (please print)

4000 Idelwild Rd Austin TX

Your address(es) affected by this application

[Signature]

Signature

11/24/15

Date

Daytime Telephone: 512 249 8004

Comments: I do not believe the infrastructure around the PUD is sufficient to handle the increase in residences. for example sewer, roads, schools, etc.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Charlotte Cooper
Your Name (please print)

☐ I am in favor
☒ I object

4003 Ridgely
Your address(es) affected by this application

Charlotte Cooper
Signature

11-28-15
Date

Daytime Telephone: 512 454 0663

Comments:

Developer must work on
good faith with the adjacent
neighborhoods - Not
other special interests

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Eary Cooper
Your Name (please print)

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

4003 Ridgelen
Your address(es) affected by this application

Jm C
Signature

11-28-15
Date

Daytime Telephone: 512 4540663

Comments: Failure to work as good faith with adjacent neighbors

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

Barbara Nichols

Your Name (please print)

4500 Erin Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

Daytime Telephone: *(512) 6577428*

Date

11-23-15

☐ I am in favor
☒ I object

Comments:

I feel the density, particularly of businesses designated as Urban, is not conducive to the adjacent neighborhood's safety. I also feel the traffic from this development is too great for 45th and other roads to manage. A lesser dense project, park, would be a better fit for maintaining our neighborhood's integrity.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 1, 2015, Zoning and Platting Commission

David & Patty Coffman
Your Name (please print)

4209 Shoal Creek Blvd

Your address(es) affected by this application

David Coffman Patty Coffman 11-24-15
Signature Date

Daytime Telephone: (512) 371-9632

Comments:

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Sirwaitis, Sherri

From: Ryan Nill [REDACTED]
Sent: Monday, November 30, 2015 5:02 PM
To: Rojas, Gabriel - BC; Breithaupt, Dustin - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Weber, Thomas - BC
Cc: Sirwaitis, Sherri
Subject: In support of The Grove

Dear Commissioners,

I hope you support extending the Planned Unit Development (PUD) application deadline for the The Grove at Shoal Creek, located near 45th and Bull Creek. This site is an opportunity to develop high-quality affordable housing in a location with unprecedented opportunity and access to amenities.

The development group ARG Bull Creek plans to offer 180 affordable units. These units will be located in a high opportunity area where no affordable housing currently exists. Locating affordable housing in areas where all income levels are represented greatly increases social mobility. Residents have access to better jobs and amenities such as parks and transit that improve their quality of life. According to the landmark 1994 Moving to Opportunity study sponsored by HUD, social and academic outcomes of low-income children located in high-income neighborhoods are markedly better than those of similar-income children raised in areas of concentrated poverty.

The mixed use nature of this development offers many opportunities that I would like to see distributed across class lines. They include:

- A walkable, bikeable neighborhood near transit. Recent studies show that the average total cost of ownership of a car is \$9000 annually, which is beyond the means of many of Austin's residents.
- Access to a 17-acre park. Quality park space has been show to have a positive effect on physical and mental health.
- A forward-looking, mixed used development that takes to heart the "complete communities" envisioned in the Imagine Austin comprehensive plan.

While I am certainly appreciative of being able to attend and provide input at community meetings, residential design charrettes, transit charrettes, neighborhood meetings, and park block parties; all these meeting and events are not cheap. Obligating city staff; the developer; and the many neighborhood, park, transit, and housing advocates to go through this process again by not extending the application deadline will be a waste of time and community resources. Additionally, this will contribute to the ultimate costs of development, which will inevitably be passed on to residents. If we burden ARG Bull Creek with significant additional costs, it will eliminate the feasibility of providing affordable housing in this development. If we instead facilitate the creation of affordable units we can create a high-opportunity environment for 180 households whose options are otherwise very limited in our current climate of de facto economic segregation.

Sincerely,

Ryan Nill

Friends of the Grove

Sirwaitis, Sherri

From: Margaret Powis [REDACTED]
Sent: Monday, September 21, 2015 8:25 AM
To: Sirwaitis, Sherri
Subject: Development at Bull Creek Road and 45th Street

21 September 2015

Dear Ms Sirwaitis,

Could you please put my letter in the back-up for the Zoning and Platting Commissioners and the City Council?

I am a resident of Rosedale and I'm writing to express my concern about the upcoming development of the old Tx Dot property at the corner of 45th and Bull Creek Road. Specifically I am concerned about the following:

- a) Development density
- b) Park space
- c) Drainage

The proposed population of the new development will put a huge strain on the existing roads. There is only one street (Bull Creek Road) that the development (The Grove) will be able to use for an exit and entrance. Bull Creek Road is a two lane road in a residential neighborhood that was never intended to carry the proposed amount of traffic. The Grove is going to create a huge strain on the existing roads, and the traffic will inevitably spill into the residential neighborhoods. Additionally there has been a request for a large number of cocktail lounges at the development. This would not fit the existing neighborhood residential character and would create even more problems.

The park space as proposed by the developer is inadequate. Much of the area is unusable as park (or building) space. The portion abutting Shoal Creek is steeply sloped and not viable as a park. The proposed wet pond covers one acre, and (unless you walk on water) is likewise unusable. The remainder is a much smaller space, far less than the thirteen acres the developers claim to be setting aside.

The area abutting the Ridgelea neighborhood, roughly on the western side of Ridgelea has a berm I would estimate to be approximately five feet high. Because the Bull Creek property slopes down to Shoal Creek the run off from the Oakmont neighborhood moves towards Shoal Creek and Ridgelea. Without that berm Ridgelea will be inundated when heavy rains occur. At present the developer proposes putting in a row of houses right up to the Ridgelea boundary, presumably destroying the berm. The inevitable result will be flooding in Ridgelea. The amount of run off is going to be considerably increased with additional impervious cover and great care needs to be exercised to ensure that the drainage issues are resolved in order not to exacerbate the existing flood issues.

I request the Planning and Zoning Commission review the developer's plans very carefully and make the necessary adjustments to avoid future problems

Sincerely
Margaret Powis

Sirwaitis, Sherri

From: Lynn Boswell [REDACTED]
Sent: Tuesday, July 14, 2015 9:30 AM
To: info@thegroveatshoalcreek.com
Cc: Sirwaitis, Sherri
Subject: off-leash area at The Grove

Dear Milestone:

I am writing to share my strong interest in an off-leash area at The Grove, your new development in central Austin. I have lived in the area for about 15 years and have always enjoyed walking my dogs on the property and using the area for recreation with my family and two children. While I understand that development is inevitable, I also hope that the longstanding use of the park as an area for recreation — and specifically as an area for dogs — will find a place within your new development.

Austin has a major shortage of off-leash areas for dogs — especially fenced off-leash areas of substantial size — and including that in your plans for development would add a major amenity. I also believe strongly that it would serve as a draw for Austin dog owners, bringing them to The Grove, introducing them to other amenities there and giving them a reason to patronize businesses there when they come with their dogs and at other times, as well.

If there were a fenced off-leash area of at least a couple of acres, I would be there regularly. And I would likely often include errands and dining in my trips to The Grove as a result. With an off-leash dog park, I am confident that both I and many other area dog owners will be drawn to the other amenities you are developing there. Without a substantial off-leash area, I suspect it will not be a development I use often. (The Triangle is near my home, as well, and I almost never patronize businesses there other than the farmer's market because it misses the mark in almost every way — difficult parking, an idea of mixed use that requires you to drive to it, an odd mix of businesses and virtually no green space. By contrast, I spend a great deal of time and money at the development where Central Market is located, shopping at almost every store there at one point or another and spending many hours with my kids in the beautiful and large park there.)

I spent many years living in Manhattan (with two big dogs) and saw the community that dog parks help build there. New York's dog parks are routinely fenced — a feature that is rare in Austin. Fences enhance safety for both dogs and people, and create a draw for parents and young children who often enjoy watching the dogs play from outside the fence. I would suggest, as a possible model, the off-leash area at Hardberger Park in San Antonio. Hardberger Park is a relatively new park in an affluent area of San Antonio. It is across the street from a large shopping center that includes an HEB, shops, restaurants and office space. And it has been a major success. I know people who travel from other parts of the city to spend time at the park's off-leash area. You can see more about their dog park here: <http://www.philhardbergerpark.org/visit/play-here/dog-park>

Thank you for your time. I hope you will consider this request on behalf of me, my dogs and the thousands of other Austin dog owners who would love to have an off-leash area included in your new development.

Truly,

Lynn

Lynn Boswell
512 694-2896

July 10, 2015

Carolyn Mixon
4616 Chiappero Trail
Austin, Texas 78731

RE: The Grove at Shoal Creek; City File No. C814-2015-0074;
Initial Response to Letter from Certain Shoalmont Property Owners dated June 26, 2015

Dear Ms. Mixon:

Thank you for your letter dated June 26, 2015. We want you and your neighbors to know that we greatly respect the concerns and priorities referenced in your letter, and we would be very happy and grateful for the chance to meet with you all further to discuss the issues you raise. Please know that we will carefully consider each of the items you mention.

While we can certainly discuss the contents of your letter further in such a meeting, I would like to clarify and respond to a few comments made in your letter now for the record, especially since some in the community have made some similar comments.

1. You mention in your letter that our plan is similar to or more intensive than the Mueller development in its retail and office component, and is similar to the Triangle development with respect to residential. With all due respect, that is not factually correct for several reasons. Although, the Mueller and Triangle Projects are also mixed-use, urban infill projects, they actually have entitlements for a lot more intensity than The Grove at Shoal Creek, while The Grove will have comparable amounts of park space as a percentage of site area (actually more than Mueller) and will have better quality park space than the Triangle (much of which is not useable and was not donated but bought by the City for \$3.2 million). Mueller is entitled for more than 5.3 million square feet of non-residential uses. It is also entitled for 6,450 residential units. It is nearly 700 acres and is a regional power center that is appropriately located on major arterials adjacent to I-35. Mueller is unlikely to use those entitlements, as they entitle more building area than Mueller will be able to fit within the project, much like the case will be at The Grove. The table below is based on the entitlements approved for Mueller and the Triangle according to City records and the entitlements proposed for The Grove at Shoal Creek:

	<u>Mueller</u>	<u>The Triangle</u>	<u>The Grove</u>
Commercial and Non-Residential Development (Office/ Retail/ Hospital, etc.)	5,300,000 sf/ 7,728 sf per acre	170,000 sf/ 7,343 sf per acre	375,000 sf/ 4,951 sf per acre (35.5% less than Mueller and 32.5% less than the Triangle)
Residential Development	6,450 units/ 9.35 units per acre	859 units/ 37.11 units per acre	1515/ 20 units per acre (46.1% less than the Triangle)
Park Space	140 acres/ 20.2%	6.02 acres/ 26% (but only limited usability and paid for by the City)	17.00 acres/ 22.45%

As you can see, The Grove at Shoal Creek will have entitlements for *far less* commercial development per acre than Mueller and *far less* residential units per acre than the Triangle.

Incidentally, both the Triangle and Mueller were heavily subsidized by the City of Austin. Mueller is being developed with City owned land that has been *contributed* to that project, and has had 100% of the taxes generated from the site to date (and for the immediate future) being used to fund infrastructure for the project that a developer usually pays. The Triangle received \$6,683,957.00 in fee waivers (without providing *any* affordable housing on-site or fees in lieu thereof), cost re-imbursement for *on-site* utility facilities (as opposed to off-site), City funded improvements, fund transfers from the City, and City general fund transfers for the streets in the Triangle and the park space provided by the Triangle. The Grove proposes less intensity with a comparable amount of high quality park space, *without* these City subsidies. In fact, the City paid \$3,200,000.00 just for the Triangle's park space, whereas The Grove proposes its park space to be fully public space at no cost to the City.

2. We do feel that the amount and quality of the park space that will be provided in the project is very, very substantial, especially (1) when compared to the heavily City subsidized projects described above, (2) when compared to the size of other area parks, (3) considering the fact that most new central city developments (because of size) simply pay a parkland fee instead of actually providing parkland, and (4) considering the fact that high quality park improvements here will be fully funded and maintained by the project and not the City. We also feel that we have planned excellent access to the park space through the green streets program detailed in our public presentations and through the future connection to the Shoal Creek Trail to the Ridglea Neighborhood. Having said that, we are *very* willing to work with the community to improve our park space plan and we look forward to doing so.

I do disagree with you, however, on the analogy to the Mueller Greenways buffer. We feel that buffer is not at all comparable. The Mueller buffer was provided in a highly City subsidized project and was relatively easy to provide and plan for when you consider that Mueller is 700 acres in size (the buffer is relatively insignificant given the size of the tract). The Grove does not have the benefit of massive City subsidies and is smaller and is proportionately less able to set aside such a large buffer. More importantly, the Mueller buffer buffered existing single-family homes from very intense regional, commercial development and large, dense 4 and 5 story apartment buildings – uses that are not generally considered to be compatible adjacent to single-family. Since our site is smaller, we chose instead to develop the area along the northern boundary with *compatible* uses instead of incompatible uses. Our plan is to provide compatible townhome or detached single-family units along our northern property line. In fact, we would actually *exceed* City compatibility standards in the first 200 feet for townhomes. Such compatible uses and developments do not need large buffers as evidenced in neighborhoods throughout the City and in the City's Code. As to this buffer providing accessibility to the park space, again we believe that we have provided excellent accessibility, but we are always willing to discuss further how to improve accessibility in an economically viable way that is of benefit to the broader neighborhood and not just a select few.

3. Please know that we understand your concerns with respect to the proposed vehicular access to 45th Street and we are willing to discuss this further with you all. This access came to be included because we sought a way to get pedestrians and bicyclists across 45th Street safely as near to Shoal Creek as we could and in response to community input that we had received, especially from Rosedale and their desire to have better access to the project. In order to do so, we had to acquire a home which was never part of our original plans. That home was very expensive. In order to justify this new land

cost which was not planned for, we need the access to provide more utility to the project than just serving pedestrians and bicyclists. We believe that we can improve circulation and develop a design that is sensitive to the existing neighborhood. We were hoping that we were doing a good thing for the community in response to input we received by acquiring that land, which we did not own and was not part of our original plans. If the vehicular access is objectionable and cannot be made acceptable, then we are willing to consider abandoning our plans to use this lot for any form of access (including bike and pedestrian) and simply allow the lot to continue to be used as a home. In that case, we will continue to work with the community on other ways to maximize and enhance pedestrian and bicycle access to the project. We would, however, like to discuss this further with you and your neighbors before ultimately concluding to eliminate this access point.

4. As to the corner parcel, please know that we are willing to discuss this further with you all. Our intention was not necessarily to use this site as restaurant but more as a high quality, architecturally interesting building that really introduces the public to the project. We are happy to entertain suggestions of uses on this parcel that would be viable from a market perspective and less intensive from a neighborhood perspective.

We remain excited about The Grove at Shoal Creek because it represents a chance to fulfill the community expressed vision for the property and meet the goals of Imagine Austin by providing compact and connected development that increases both the supply and diversity of housing options in the central city. We know there are still important details to be addressed and we hope that these can be addressed through collaboration. In that regard, we very much appreciate both your comments and your willingness to meet and work on the issues you have raised.

We will be contacting you soon to set up a meeting. Thank you for your thoughtful attention to and consideration of this matter.

Sincerely,



Garrett Martin, Manager/ Member
ARG Bull Creek, LTD

cc: Mayor and Council Members, City of Austin
Greg Guernsey, Jerry Rusthoven and Sherri Sirwaitis, City of Austin Planning & Zoning
Department
Bull Creek Road Coalition

June 26, 2015

To: Jerry Rusthoven, COA Department of Planning and Zoning

From: Shoalmont Property Owners (includes all houses on the following streets which are owner-occupied)

2600-2607 LaRonde

4500-4713 Chiappero

4500-4707 Oakmont

4500-4807 Finley

2600-2615 W. 48th

Neighborhood Contact: Carolyn Mixon

4616 Chiappero Trl

Austin, TX 78731

[REDACTED] 512-423-0650

Re: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case # CD-2015-0009

PUD Application # C814-2015-0074

We are sending you a copy of our neighborhood letter outlining our concerns and priorities regarding the proposed Milestone project at 45th and Bull Creek. We would greatly appreciate it if you would take these into consideration as you make decisions regarding the development plans submitted by Milestone. We are not opposed to the development of the property, but the scope of the development is too large for the streets serving it and does not fit with the character of the surrounding neighborhoods.

Of 107 owner-occupied houses on the surveyed streets, owners (1-2) of 50 houses have signed this letter in support of greatly reducing the density of Milestone's project and increasing greenspace and buffer zone. Prior to signing, all owners received information about the development compared to other similar central Austin developments and copy of letter. Most of those who wished to sign contacted me (Carolyn Mixon) while others were obtained by knocking on doors. Due to time constraints, approximately 57 doors were not approached for signing, and it cannot be assumed that they are not in favor of the letter's content. On the contrary, those approached who had not previously contacted me were overwhelmingly in favor of a reduction of this project.

Thank you for your time and consideration.

June 26, 2015

To: Sherri Sirwaitis, COA Department of Planning and Zoning

From: Shoalmont Property Owners (includes all houses on the following streets which are owner-occupied)

2600-2607 LaRonde

4500-4713 Chiappero

4500-4707 Oakmont

4500-4807 Finley

2600-2615 W. 48th

Neighborhood Contact: Carolyn Mixon

4616 Chiappero Trl

Austin, TX 78731

pcmom54@yahoo.com 512-423-0650

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COA Case # CD-2015-0009

PUD Application # C814-2015-0074

We are sending you a copy of our neighborhood letter outlining our concerns and priorities regarding the proposed Milestone project at 45th and Bull Creek. We would greatly appreciate it if you would take these into consideration as you make decisions regarding the development plans submitted by Milestone. We are not opposed to the development of the property, but the scope of the development is too large for the streets serving it and does not fit with the character of the surrounding neighborhoods.

Of 107 owner-occupied houses on the surveyed streets, owners (1-2) of 50 houses have signed this letter in support of greatly reducing the density of Milestone's project and increasing greenspace and buffer zone. Prior to signing, all owners received information about the development compared to other similar central Austin developments and copy of letter. Most of those who wished to sign contacted me (Carolyn Mixon) while others were obtained by knocking on doors. Due to time constraints, approximately 57 doors were not approached for signing, and it cannot be assumed that they are not in favor of the letter's content. On the contrary, those approached who had not previously contacted me were overwhelmingly in favor of a reduction of this project.

Thank you for your time and consideration.

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009, PUD Application # C814-2015-0074

Mr. Martin,

As homeowners in the Shoalmont neighborhood and specifically as homeowners on Chiappero, W. 48th, Oakmont, Finley, and La Ronde, we are contacting you about our priorities regarding Milestone's proposed multi-use development "The Grove at Shoal Creek". Many of us have attended your public meetings and provided input via your surveys. We appreciated your attendance at our neighborhood meeting at NW Recreation Center but would like to more clearly outline our concerns and priorities as residents of the aforementioned streets which connect to W. 45th.

We have similar concerns and priorities as the W. 45th St. homeowners who have been in communication with you, and we would appreciate your careful consideration of these:

1. While your conclusion from the collected surveys is that 67% of residents prefer high-density and more open space, we oppose your plan to put 150,000 SF of retail (more than 1.5x Mueller), 225,000 SF of offices (roughly equivalent to Mueller), and 1010 apartments/condos (similar to Triangle) in addition to a hotel, hospital, and single-family housing in the middle of our neighborhoods. Mueller and the Triangle are not surrounded by single-family neighborhoods immediately adjacent to the properties (with the exception of Delwood) as is The Grove. They are served by major, multi-lane arterial streets which have long handled commercial, delivery and office traffic. Your proposal to widen the 45th/Bull Creek intersection at the expense of trees and residents' yards/homes will do little to help the extraordinary amount of car and delivery truck traffic that your project will generate both day and night on our residential part of W. 45th between Burnet Rd. and Bull Creek. We believe that the proposed office and retail density should be cut at least in half.

2. Regarding open space, it is clear that you believe the 12-acre signature park together with plazas and curbside beds is more than adequate compensation for the commercialization of our neighborhoods and the traffic problems that we will experience. We strongly support a greenbelt buffer of similar scope as that of the Mueller Greenways which separate the Delwood neighborhood from the development. This would also make the open space more accessible to our neighborhood as the currently proposed "signature" park is buried behind the whole project. This is not unprecedented or unacceptable in the urban core as the Mueller Greenways are a prime example of how quiet, long-time neighborhoods can be buffered from a larger, high-density development with positive effects for all.

3. We strongly oppose any access other than walking/biking to The Grove from midpoints on W. 45th and in particular, a street through the 2627 W. 45th property that your company has purchased for that purpose. This property would best be suited for pedestrian and bicycle connectivity between the previously-described greenway, Rosedale and our neighborhood to the north. Any car access/exit at midpoints of W.45th between the Shoal Creek bridge and Bull Creek together with the increased volume of traffic that your development will produce will exacerbate the already dangerous situation that we have at peak rush hours in attempting to exit our neighborhood onto W. 45th and entering our streets from W. 45th.

4. We understand from your presentations that you envision a restaurant or other commercial establishment at the corner of Bull Creek and W. 45th. We would urge you to reconsider this plan as it will only increase the traffic congestion at the intersection and increase noise levels for neighbors. Again, the previously discussed greenway buffer would be a better choice for this section as it would also provide neighborhood access to the open space without having to navigate through the proposed residential and commercial development.

In the public meetings, you have spoken frequently of the need for compromise. We believe that your company could compromise with us to make our priorities a reality while still realizing an economically-viable project for your company. We would appreciate your genuine consideration of our priorities and look forward to constructive communication. We would like to request a meeting with you in the near future to discuss these topics further.

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero, W. 48th, Oakmont, Finley, and La Ronde

Shoalmont Property Owners (includes all houses on the following streets which are owner-occupied)

2600-2607 LaRonde
4500-4713 Chiappero
4500-4707 Oakmont
4500-4807 Finley
2600-2615 W. 48th

Neighborhood Contact: Carolyn Mixon

4616 Chiappero Trl

Austin, TX 78731

pcmom54@yahoo.com 512-423-0650

NOTE:

Of 107 owner-occupied houses on the surveyed streets, owners (1-2) of 50 houses have signed this letter in support of greatly reducing the density of Milestone's project and increasing greenspace and buffer zone. Prior to signing, all owners received information about the development compared to other similar central Austin developments and copy of letter. Most of those who wished to sign contacted me (Carolyn Mixon) while others were obtained by knocking on doors. Due to time

constraints, approximately 57 doors were not approached for signing, and it cannot be assumed that they are not in favor of the letter's content. On the contrary, those approached who had not previously contacted me were overwhelmingly in favor of a reduction of this project.

cc: Sheri Gallo, Council Member, City of Austin District 10
Leslie Pool, Council Member, City of Austin District 7
Steve Adler, Mayor, City of Austin
Kathie Tovo, Mayor Pro-tem and Council Member, City of Austin District 9
Ora Houston, Council Member, City of Austin District 1
Delia Garza, Council Member, City of Austin District 2
Sabino "Pio" Renteria, Council Member, City of Austin District 3
Gregorio Casar, Council Member, City of Austin District 4
Ann Kitchen, Council Member, City of Austin District 5
Don Zimmerman, Council Member, City of Austin District 6
Ellen Troxclair, Council Member, City of Austin District 8
Sherri Sirwaitis, Case Manager, City of Austin Department of Planning and Zoning
Jerry Rusthoven, Case Manager, City of Austin Department of Planning and Zoning
Kathleen Fox, City of Austin Comprehensive Planning
Marilyn Shashoua, City of Austin PARD Planning and Design Review
Bryan Golden, City of Austin Transportation
Bull Creek Road Coalition (via listserv email distribution)

June 26, 2015

ATTN: Garrett Martin, President and CEO

Milestone Community Builders, LLC

ARG Bull Creek, LTD

9111 Jollyville Road, Suite 111

Austin, Texas 78759

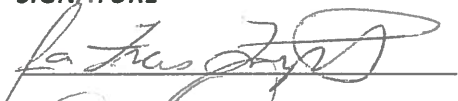
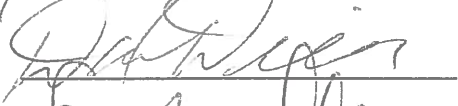

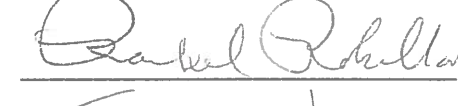


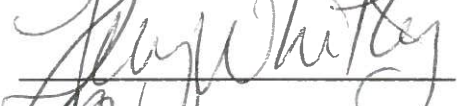
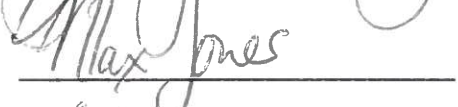
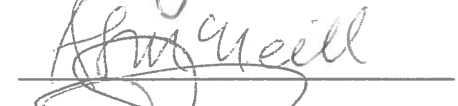

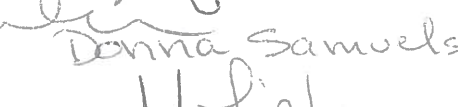

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009

PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero Trl and W. 48th, 78731

PRINT NAME	SIGNATURE	ADDRESS
Jan Triplett		4605 Chiappero Tr
Dor Dixon		4605 Chiappero Tr
STEPHAN MILVIES		4702 - 4 -
R. Robillard		4703
Tracey Vaught		4707 Chiappero Tr
Jimmy Vaught		"
Tracey Whitley		4502 Chiappero Trail
Max Jones		4502 Chiappero Trail
A.S. McNEILL		4504 CHIAPPERO Tr 4506 - rental owned by 450
Scott A. Samuelson		4615 Chiappero Tr
Donna Samuelson		" " "
MILAI SIRBU		4711 CHIAPPERO TRL

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD # C 814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero Trl and W. 48th, 78731

PRINT NAME	SIGNATURE	ADDRESS
<u>Carolyn Nixon</u>	<u>Carolyn Nixon</u>	<u>4616 Chiappero Trl.</u>
<u>Eddie Nixon</u>	<u>Eddie Nixon</u>	<u>4616 Chiappero Trl.</u>
<u>Susan Tarrett</u>	<u>Susan Tarrett</u>	<u>4701 Chiappero Trl.</u>
<u>Mary Holman</u>	<u>Mary Holman</u>	<u>2604 West 48th St</u>
<u>Jim Lyons</u>	<u>Jim Lyons</u>	<u>2604 W. 48th St</u>
<u>Julia O. Willhite</u>	<u>Julia O. Willhite</u>	<u>4601 Chiappero ^{Trail}</u>
<u>Mary Blackstock</u>	<u>Mary Blackstock</u>	<u>2607 La Ronde</u>
<u>Todd Thompson</u>	<u>Todd</u>	<u>2602 La Ronde St.</u>
<u>Ashley Thompson</u>	<u>Ashley Thompson</u>	<u>2602 La Ronde St.</u>
<u>Inga Overstreet</u>	<u>Inga Overstreet</u>	<u>2603 La Ronde St.</u>

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

Sincerely,

PRINT NAME

SIGNATURE

ADDRESS

Mary Robbins

2600 La Ronde St.

Cal Brooker

26002a Roseb S

John K. Kuhl

2601 La Roncha

Step 5

2605 LA RANCHO

Source: <http://www.fishbase.org>

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COA Case Number CD-2015-0009

PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero Trl and W. 48th, 78731

PRINT NAME

SIGNATURE

ADDRESS

JAI RAM KALYANA-
-SUNDARAM4508 CHIAPPERO
TRAIL, AUSTIN, TX
78731

NANDINI JAIRAM

4508 CHIAPPERO TRL
AUSTIN, TX 78731

June 26, 2015

ATTN: Garrett Martin, President and CEO
- Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of **Chiappero Trl and W. 48th, 78731**

PRINT NAME	SIGNATURE	ADDRESS
DAVID NOARIS	<i>David Noaris</i>	2606 W 48TH AUSTIN TX 78731
Latha Joyce	<i>Latha Joyce</i>	2612 W. 48th St., 78731
Dan Joyce	<i>Dan Joyce</i>	2612 W. 48th St. 78731
Cara Mueller	<i>Cara Mueller</i>	2615 W. 48th St 78731
Raúl Madrid	<i>Raúl Madrid</i>	4704 Chiappero Tr. 78731

In the public meetings, you have spoken frequently of the need for compromise. We believe that your company could compromise with us to make our priorities a reality while still realizing an economically-viable project for your company. We would appreciate your genuine consideration of our priorities and look forward to constructive communication. We would like to request a meeting with you in the near future to discuss these topics further.

Sincerely,

The Undersigned Shoalmont Property Owners of Chiappero, Oakmont, Finley, and La Ronde

2601 W. 48th
78731
Jeff Rowles
Anne Vargas Pae
Anne Vargas Pae

June 26, 2015

ATTN: Garrett Martin, President and CEO

Milestone Community Builders, LLC

ARG Bull Creek, LTD

9111 Jollyville Road, Suite 111

Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009

PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of **Oakmont, 78731**

PRINT NAME

SIGNATURE

ADDRESS

MEISSA MONROE

MM

4613 OAKMONT BLVD

Kathryn Wahlers

KWahlers

4702 Oakmont Blvd

JOHNATHAN WAHLERS

Joe

4702 OAKMONT DR

Suzanna Barber

S.B Barber

4500 Oakmont

Lea Sandoz

LEA SANDOZ

4616 OAKMONT

Tim Sorrells

Tim Sorrells

4707 Oakmont

LT Richard

LT Richard

4504 Oakmont

Molly Birrell

Molly Birrell

4509 Oakmont

Laurie Kertz

LKertz

4601 Oakmont

Brendon Garber

BGarber

4602 OAKMONT

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD #C814 - 2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of **Oakmont, 78731**

PRINT NAME	SIGNATURE	ADDRESS
<u>Sarah Angulo</u>	<u>Sarah R. Angulo</u>	<u>4703 Oakmont</u>
<u>Jorge Angulo</u>	<u>[Signature]</u>	<u>4703 Oakmont</u>
<u>Holly Atlas</u>	<u>Holly Atlas</u>	<u>4705 Oakmont</u>
<u>Mary Cone</u>	<u>Mary Cone</u>	<u>4605 Oakmont</u>
<u>Bill Lane</u>	<u>Bill Lane</u>	<u>" "</u>
<u>Leila Thomas Osgood</u>	<u>Leila Thomas Osgood</u>	<u>4607 Oakmont</u>
<u>Damon Osgood</u>	<u>Damon Osgood</u>	<u>4607 Oakmont</u>
<u>Malin Lindelow</u>	<u>Malin Lindelow</u>	<u>4508 Oakmont</u>
<u>JAYSON COOK</u>	<u>[Signature]</u>	<u>4508 OAKMONT</u>
<u>Susan Hillman</u>	<u>[Signature]</u>	<u>4706 Oakmont Blvd</u>

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD # C 814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Finley, 78731

PRINT NAME	SIGNATURE	ADDRESS
<u>Lillian Kay Cowan</u>	<u>Lillian Kay Cowan</u>	<u>4611 Finley Drive</u>
<u>Erin Friedman</u>	<u>Erin Friedman</u>	<u>4806 Finley Dr.</u>
<u>Craig Friedman</u>	<u>Craig Friedman</u>	<u>4806 Finley Dr.</u>
<u>KAREN GATTO</u>	<u>Karen Gatto</u>	<u>4503 Finley Dr.</u>
<u>James Gatto</u>	<u>James Gatto</u>	<u>4503 Finley Dr.</u>
<u>GERI MALDONADO</u>	<u>Geri Maldonado</u>	<u>4707 Finley Dr.</u>
<u>Eddie Russ</u>	<u>Eddie Russ</u>	<u>4703 Finley Dr.</u>
<u>Jessica Glorieux</u>	<u>Jessica Glorieux</u>	<u>4700 Finley Dr.</u>
<u>Jessica Stathos</u>	<u>Jessica Stathos</u>	<u>4610 Finley Dr.</u>
<u>Ryan Stathos</u>	<u>Ryan Stathos</u>	<u>4610 Finley Drive</u>

June 26, 2015

ATTN: Garrett Martin, President and CEO
Milestone Community Builders, LLC
ARG Bull Creek, LTD
9111 Jollyville Road, Suite 111
Austin, Texas 78759


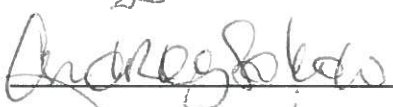




RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"

COA Case Number CD-2015-0009 -

PUD # C814-2015-0074

Sincerely,

The Undersigned Shoalmont Property Owners of Finley, 78731

PRINT NAME	SIGNATURE	ADDRESS
Ryann Rathbone		4510 Finley Drive
ANDREY SOKOLOV		4510 FINLEY DRIVE
Barbara Selgees		4504 4504 Finley Drive
CHRISTOPHER KIRK		4710 Finley DR
Tracy Kirk		4710 Finley Dr.
Joe Reltff		4505 Finley Dr.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 17, 2016, Zoning and Platting Commission

Fredrick Zeiner

Your Name (please print)

1819 W 38th 78731

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone:

Comments: *Successful Reverts*

infrastructure cannot

support the ARG MEGA development

ARG refuse to release

syncro file for

traffic assessment

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

**PARKS & RECREATION BOARD RECOMMENDATION 20160524-003**

Date: May 24, 2016

Subject: The Grove at Shoal Creek PUD Application

Motioned By: Board Member Luca

Seconded By: Board Member Alter

Recommendation: The Parks and Recreation Board affirms the PARD (Parks and Recreation Department) staff findings that The Grove at Shoal Creek Planned Unit Development application, as currently submitted on March 28, 2016, is not superior in relation to parks.

Vote: Approved by the Parks and Recreation Board on a vote of 6-1-1-3 with Board Member Casias against, Board Member Schmitz abstaining, and Board Members Donovan, Vane and Wimberly absent.

For: Board Chair Rivera, Vice Chair DePalma, Board Member Alter, Board Member Cofer, Board Member Larkins, and Board Member Luca

Against: Board Member Casias

Abstain: Board Member Schmitz

Absent: Board Member Donovan, Board Member Vane, and Board Member Wimberly

Off the Dais: N/A

Attest: *[Staff or board member can sign]*

April L. Thedford, Board Liaison

**ENVIRONMENTAL COMMISSION MOTION FORM 20160601 008b**

Date: June 1, 2016

Agenda Item: The Grove at Shoal Creek Planned Unit Development

Motion by: Peggy Maceo

Seconded by: Mary Ann Neely

RATIONALE:

Whereas, the Environmental Commission has received an overwhelming response from the community concerning various issues.

Therefore, the Environmental Commission recommends a postponement of The Grove at Shoal Creek Planned Unit Development of two weeks to negotiate and find resolution of the following:

1. Obtain superiority in regards to parkland by working with the Parks and Recreation Board and the Parks and Recreation Department;
2. Comply with at least three star green building requirements;
3. Create a drainage plan to ensure the safety of the surrounding properties;
4. Draft a contingency plan to address unresolved drainage issues after the site is built out;
5. Remove flex space from the parkland;
6. Evaluate the impact that increased traffic to the site would have on air quality and noise pollution;
7. Protect 100% of the critical root zone of all trees on the site;
8. List all the trees on the property including those 8"-19";
9. Evaluate the potential to tie in public transit to the site and develop other incentives to significantly reduce the number of car trips per day; and
10. Reduce the total development to 2.1 million square feet.

VOTE 6-4-1

Recuse: None

For: Gooch, Maceo, Perales, Neely, Guerrero, Thompson

Against: B. Smith, Creel, Moya, Grayum

Abstain: H. Smith

Absent: None

Approved By:

A handwritten signature in black ink, appearing to read "Marisa Perales". The signature is fluid and cursive, with the first name "Marisa" and last name "Perales" clearly distinguishable.

Marisa Perales, Environmental Commission Chair