

**From:** lizatchison@gmail.com [

**Sent:** Tuesday, June 21, 2016 2:18 PM

**To:** Weber, Thomas - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** Vote Yes on the Grove

Good Afternoon,

I know that today you will be voting to either enrich our neighborhood or not, and I'm hoping you will vote to support The Grove.

I have lived in the neighborhood for close to 7 years, and my husband and I chose this neighborhood because of walkable amenities, proximity to the city, and a great location. We didn't choose to live 15+ miles out of the city, because Austin is a vibrant city and we wanted to be close by. As we have lived here, we have seen more and more families make that same choice, opting for less space, and choosing walkability and proximity to downtown. Since moving here, we have expanded our family with 2 children, and still, we want to be here, close to the action.

I know that some of my neighbors think that the Grove will be too much traffic. I know it will bring some, but I think that walkable activities, park space, shops, and restaurants are a HUGE benefit to our neighborhood. Around Austin there are some communities with amenities similar to the Grove (Triangle, Mueller) and these are extraordinary places for families. Most weekends, our family loads into the car and drives to these places to go have family fun. It would seem to me that some density is reasonable within 6 miles of a major metro area- I am always a little surprised that some Anti-Grove sympathizers thought this land would stay open as long as it has.

When my husband and I heard that the Grove was going to be developed near us, we high fived, and wondered what kinds of fun places would be added to our neighborhood; however, when we started to hear that there was opposition, we were shocked! Then our newsgroup in our neighborhood started to get particularly nasty- anyone who posted anything in favor of the Grove immediately got blasted publicly and privately sent nasty emails. It is really hard to show support for the Grove because of a few negative individuals (who are willing to make this very personally hurtful). I mention this to let you know that I have spoken with many fellow moms around the neighborhood who are looking forward to

the Grove, and who have said that they would never “say that out loud” around the neighborhood because of “you know who.” There is support for the Grove, and it seems to be well liked, especially with young families- those same families that chose to be a part of this part urban/part suburban neighborhood, who have recently purchased here and hope to live here a long time. These are also the same young families who have had a hard time getting to Grove meetings because we are in the trenches raising kids, doing dinner and bedtime, and washing bottles. But we are here, wishing and waiting for the Grove to get approval.

Thank you for your time,

Elizabeth King

Finley Dr

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I do \*not\* believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I support the Bull Creek Road Coalition's proposed amendments that make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this City deserves.

Thank you for your time and consideration on this important case.

Drew Bradford  
W45th St. Homeowner

Dear Council Members,

I am a home owner on Idlewild Rd, and my house directly abuts The Grove property. I have followed The Grove project, and it's PUD, closely since the first neighbors meeting with Milestone.

Based on what I know, I ask that you vote to NO to approve this PUD. While the project gets many things right, where it really falls short is with environmental and parkland concerns. Here are some of the reasons:

- The PUD does not go far enough in protecting the heritage (and other) trees on the site
- Flooding is an ever-growing concern, especially given the the history of our neighborhood (such as the deadly Memorial Day Floods of 1981). The current PUD does not provide adequate stormwater detention, given the amount of impervious cover it will add.
- Parkland doesn't meet the standards of Imagine Austin, and much of the allotted park space is on flood plains. More parkland and less impervious cover would be of great benefit to the community.
- The density of the project means that traffic (and cars idling in traffic on Bull Creek and 45th) will rise tremendously. This PUD does not address air quality/pollution concerns.

Many of us want this project to succeed, and with the right changes, it can be superior. BCRC has recommended changes that would make this PUD superior, and we should encourage negotiations between neighbors and the developer. As it stands now, this PUD is not superior and I ask that you vote to no.

Thank you for your time,

Justin Tajchman

4108 Idlewild Rd

My name is Ben Cross. I live adjacent to The Grove site and strongly support The Grove plan. As you deliberate tonight, please consider these points:

**Austin has a lot of needs, and The Grove has the right mix of uses to meet those needs.** Our neighborhood (and Austin) desperately needs more housing, walkable retail, and quality parkland. The Grove plan hits the right balance. No one can deny the need for more housing (plus the chance for affordable unit in wealthy West Austin). Having enough office and retail is equally important in building a vibrant community. All of us neighbors will benefit from being able to walk to shops and restaurants. The signature park going to provide plenty of recreational space. It is going to be over twice as big as Ramsey park. Please think of the needs of all of Austin tonight when considering the best use of the land.

**Adding parkland means eliminating affordable housing.** I love parks, but quality is much more important than sheer acreage. Adding more parkland would require tradeoffs, and the first thing to go would be affordable housing. The developer simply cannot do both. Providing housing to people is much more important than demanding more park in order to appease a vocal minority of neighbors. Please give equal consideration to the needs of the future residents of the Grove.

**The BCRC does not equal "The Neighborhood".** The "Neighborhood" is not united in opposition to The Grove. There are many neighbors and other Austinites that are strongly in favor of The Grove. In reality, the BCRC is a (very) vocal minority of Austin. They do not represent my household. I never voted for any of them and I am not even allowed to speak at their meetings or post to their listserv. They deserve to have their views heard the same as everyone, but their concerns are not more important than the many people (neighbors and greater Austinites alike) that support a compact and connected Grove.

**The legitimate neighborhood concerns have been addressed.** Many reasons for opposing the Grove have been listed by opposition groups. Fortunately, the developer has made numerous changes to the plan to address every valid concern and City Staff has confirmed these changes do in fact address the concerns. Please think critically about the reasons to oppose the Grove you will hear tonight.

**The experts on City Staff consider the Grove PUD to be superior.** We are getting a PUD that is better than what we could get with traditional zoning. We are getting more park, affordable housing, traffic improvements and many other benefits. Yet this zoning case has lingered on and on, getting extra scrutiny at each step. Consider the message this sends to other developers. Who is going to attempt to do a PUD if we deny the Grove? Please vote tonight and recommend The Grove at Shoal Creek. This case needs to get to Council.

Thank you,

Benjamin Cross

4007 Idlewild Rd.

Esteemed ZAP Committee,

Please consider the following serious and dangerous environmental infractions plus the glaring lack of regard for city building integrity evident in the current Grove PUD.

Please also consider the official research and important graphs shown here as definitive proof that the sole (2) limited area roadways definitely cannot support the gross amount of traffic that would be generated by the current plan, nor can the area withstand the proposed dense amount of impervious cover in that particularly environmentally sensitive flood prone area of Shoal Creek.

The land also currently serves as a wildlife corridor and a significant clean air recharge zone for all surrounding neighborhoods in North Central Austin.

Please consider the gross negative impact for Austin environment, current residents, and quality of life for all future Austinites as you proceed with the ultra important decision process regarding the wisest path for development of this environmentally pristine flood prone neighborhood area.

We are not against any and all development on this site. Rather, we want to support superior development that includes housing and neighborhood-serving retail while incorporating priority community benefits like superior parkland and traffic mitigation. We can accomplish this in a profitable development with ZAP's support for the neighborhoods' positive and reasonable amendments to The Grove PUD.

Please support the BCRC's reasonable recommendations for amendments to this PUD which will address many of the commonly held concerns regarding The Grove. These amendments are intended to meet the goals of Imagine Austin, respect the transportation limitations and context of the site, but to also embrace the City's need for affordable housing and middle-income housing in this part of Austin.

#### TRAFFIC

– The traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood collector and local residential streets have been allowed to have this much traffic, and no example can be found.

– The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site.

There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.

– The Grove’s proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

– The Grove PUD should be amended to reduce the allowable trip counts from the most intensive commercial uses in favor of neighborhood-serving office and retail which will naturally generate less vehicle trips from outside the immediate area.

– The overflow of traffic in the adjacent neighborhoods, which is unavoidable, is compounded by the design of the 1940’s and 50’s residential streets which lack sidewalks and bicycle accommodations. Doubling, tripling, or more the traffic on these streets creates an unsafe situation for the families and children who live on these streets.

– The Grove PUD includes zero off-site traffic calming and multi-modal improvements in these adjacent neighborhoods although the developer’s own multi-modal study identified millions in needed and desired improvements. The PUD should be amended to include at least \$3 million in funding for off-site traffic calming and multi-modal improvements with the cost shared by the developer and future tax-increment financing from the development.

– The Grove PUD includes an extension of Jackson Avenue through an existing single-family home which will be demolished to enable a new mid-block intersection to 45th. This new collector street from 35th/Mopac to 45th has not been studied for its impacts to the traffic network and adjacent neighbors even though staff has said the street will have “profound negative impacts” on area traffic.

– The Grove PUD proposes a “right-in/right-out” intersection at 2627 W 45th, but the preliminary design provided does not meet any City standard and conflicts with adjacent home driveways and other intersecting streets. The proposal will create an extremely dangerous situation for the proposed pedestrian/bicycle crossing at this location, existing 45th traffic, and residents getting in/out of their driveways and adjacent neighborhood streets. City staff has only been able to find a Taco Cabana driveway as an example of this type of intersection design in Austin which serves a fraction of the traffic The Grove will generate. It is also apparent that such an intersection will not adequately and safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45th for these and other reasons.

– The transit available at The Grove’s site is not adequate to support the significant development proposed. The nearest high-capacity transit is over a mile away on Lamar Blvd, and the bus service on Bull Creek Rd is not easily scaleable since the street begins and ends in single-family neighborhoods. The Grove PUD should be amended to require transit ridership “triggers” for future build-outs and an

aggressive Transportation Demand Management (TDM) program that includes hard targets for multi-modal trips by office and retail employees.

#### SCALE AND INTENSITY

- The office/retail portion of the proposed Grove PUD is a large town center-sized development. According to Imagine Austin, this intensity of development should only be allowed on major transportation arterials, not on a two-lane neighborhood collector street surrounded by residential streets and homes. A regional customer and employee base will be required to support this large commercial center as evidenced by the multiple large parking structures proposed by the developers. The Grove PUD should be amended to include only neighborhood-serving commercial conforming to Imagine Austin.
- The Grove PUD as proposed is more than double the scale of The Triangle which is bound by three arterials and abundant transit. The Grove PUD is triple the scale of Crestview Station which directly accesses Lamar, the MetroRail, and other high-capacity transit options. The intensity of the proposed Grove development needs to consider the site's limited street and transit connectivity as envisaged by Imagine Austin which calls for locating intense development on activity corridors where transportation options are easier to scale up to meet demand. This is not possible or prohibitively expensive in the middle of single-family neighborhoods where The Grove site is located.
- City staff agrees that the developer's proposal included too much development on this site considering its limitations. However, the staff recommendation includes an overall building square footage cap and a reduction in the least intensive uses proposed for the site. The Grove PUD should be amended to reduce the most intensive commercial entitlements proposed in the PUD rather than an overall cap.
- The surrounding neighborhoods strongly support on-site affordable housing and abundant "missing-middle" housing types for this PUD. The Grove's developer has committed to providing the minimum-required affordable housing to grant significant City fee-waivers; however, The Grove PUD should be amended to require more than just the minimum affordable housing to access these financial benefits from Austin taxpayers.
- The Grove PUD includes an allowable 15,000 square feet of bars which is not compatible with the residential uses surrounding and within the proposed development. Bars are also allowed to be 3 times louder than restaurants which, again, is not compatible with the surrounding land uses. The Grove PUD should be amended to reduce this "cocktail lounge" entitlement to a square footage that allows only one or two neighborhood-sized drinking establishments.
- The Grove PUD allows retail establishments up to 47,500 square feet in size which could accommodate regionally big-box retailers and larger grocery stores which are not appropriate or supportable by the surrounding residential streets. The Grove PUD should be amended to limit single retail tenants to 25,000 square feet to encourage neighborhood-serving establishments that will generate less regional

traffic demands.

#### PARKS AND DRAINAGE

- The Grove’s site includes the most magnificent heritage oak grove in central Austin and all efforts should be made to preserve and protect these trees for the enjoyment of future generations. The Grove PUD proposes to only protect the 75% critical root zone and to concentrate active recreation around these trees which has proven to damage and ultimately destroy similarly beloved trees in other developments. The Grove PUD should be amended to include protection of the 100% critical root zone and additional active recreation parkland to help protect this invaluable natural feature in central Austin.
- The Grove PUD’s parkland proposal is inadequate to serve the many needed uses: protection of sensitive environmental features on the site, preservation of the magnificent heritage groves, restoration of the rapidly-eroding Shoal Creek banks, accommodating flood-control provisions for immediate downstream neighbors and the entire flood-prone watershed, and active recreation for the thousands of existing and new residents.
- The Grove’s parks were found to be “not superior” by City staff, the Parks Board, and insufficient by the Environmental Commission. Parkland is a top priority for the neighborhoods surrounding the site since this area is identified as park deficient by the City. The Grove PUD should be amended to include an additional 4 to 6 acres of dedicated parkland that adds active recreation space, greater street frontage for security, increased preservation of sensitive areas, and room for flood mitigation features along the south and east of the site.
- The Grove PUD will add nearly 50 acres of impervious cover to an already flood-prone watershed. Millions of dollars’ worth of property damage and lives have been lost due to Shoal Creek flooding. The PUD commits to meeting only one of two minimums in the City Code – on-site peak-flow detention of storm water OR contributing \$950,000 fee-in-lieu of on-site detention. Either of these options alone are not superior. The Grove PUD should be amended to allow the City to require BOTH of these options to mitigate the increase on storm water flows and help fund erosion mitigation improvements on Shoal Creek within the site.



We have lived in our Rosedale home for 35 years, and are close enough to the proposed development to realize that the current "Grove" PUD will enormously reduce quality of life for ALL surrounding neighborhoods. The negative impact would be permanent.

Many are aware of the powerful developer lobby that has continued relentlessly their effort to convincingly distort the fact that the current Grove PUD is an obviously inadequate and seriously flawed plan.

It is hoped that your influence will reflect our trust in you, your wisdom in planning for future Austinites and neighborhood quality of life, and the tremendous negative impact proposed by the current Grove PUD.

With appreciation,

The Morgan Family (environmentally responsible voters and Austin homeowners for 35 years)

## REALITY CHECK

Note:  
The City of Austin appraisal of the site  
(Oct. 2014) called 303 single family homes  
"Highest and Best Use" for the property, which  
confirms the economic viability of this baseline.



What Milestone said  
was economically  
viable in 2015

(Garrett Martin- letter to BCRC 3/28/2015  
& public presentation 7/9/2015)



Milestone's current  
Entitlement  
Request

(Milestone Land Use Plan 3/28/2016)



= 10,000 sq ft commercial



= 10,000 sq ft retail

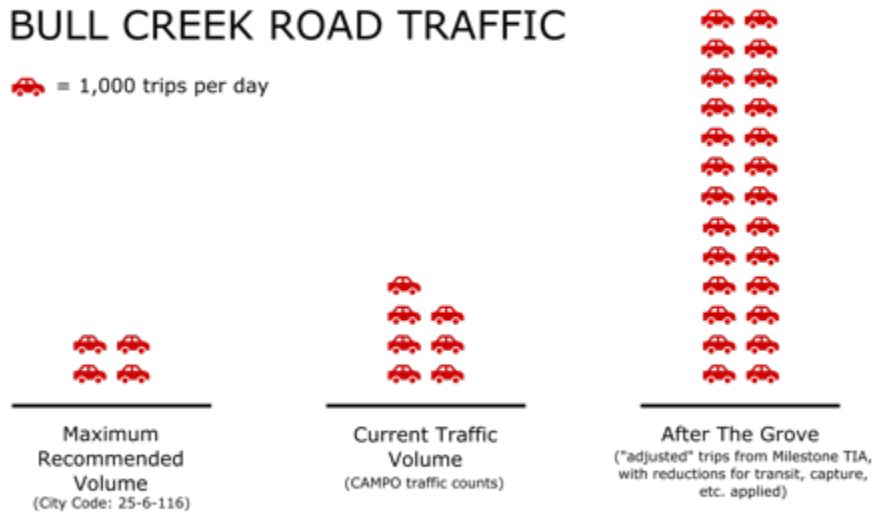


= 100 residential/congregate care units

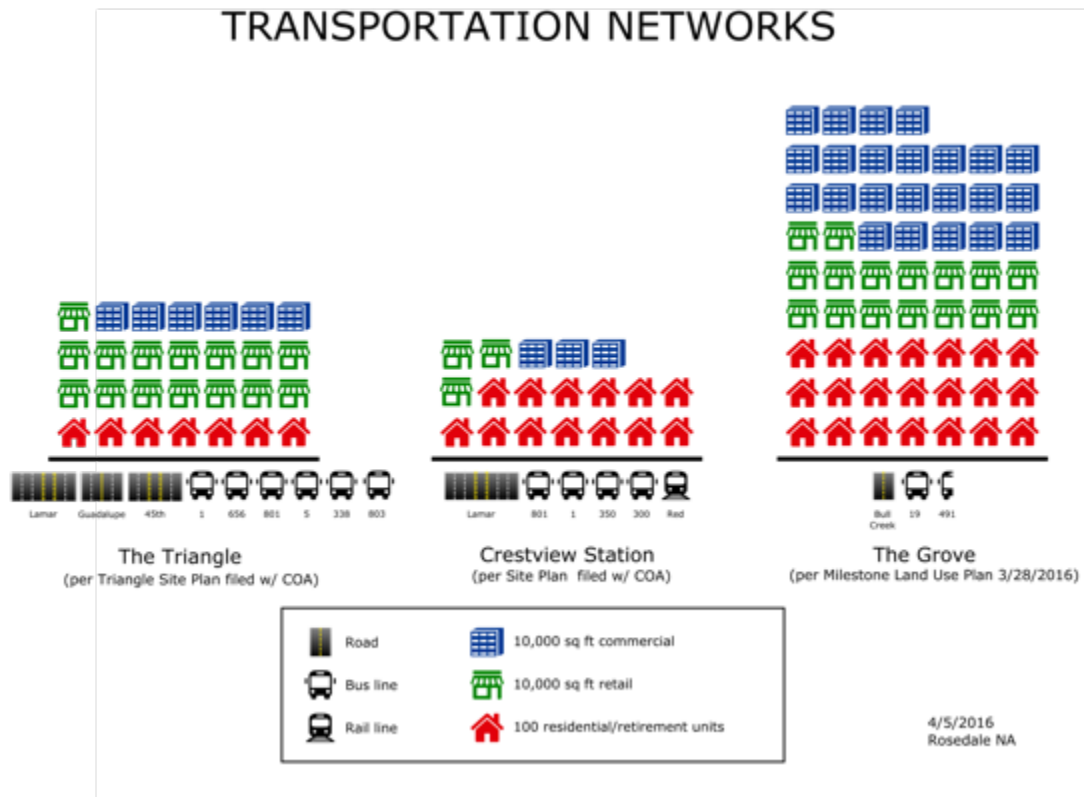
4/5/2016  
Rosedale NA

## BULL CREEK ROAD TRAFFIC


 = 1,000 trips per day


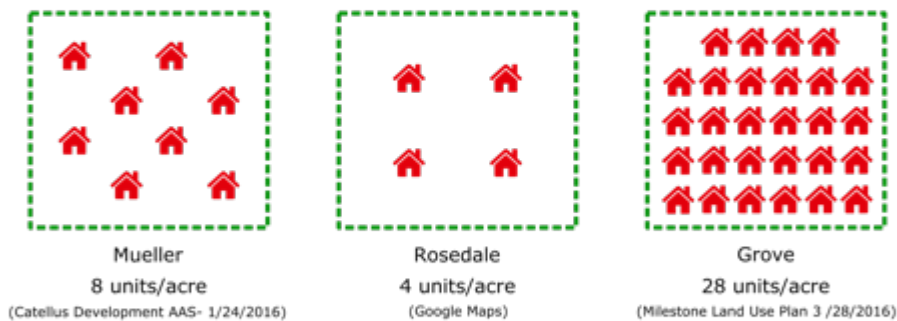


4/4/2016  
Rosedale NA



## RESIDENTIAL DENSITY

 = 1 housing unit

 = 1 acre


4/5/2016  
Rosedale NA

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I look forward to being able to walk to a greater variety of restaurants, parks, and commercial establishments. I believe that this development has the potential to add to the value and quality of life of our beautiful neighborhood--one of the best things about living here is walking to the businesses on Lamar, Burnet and other pockets in our neighborhood. However, I do not believe the PUD is superior as currently proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation. I am especially concerned about the issue of flooding, as the last several major storms have caused such damage downstream of us on Shoal Creek. It is deeply concerning to think about the impact this additional development at the proposed scale might have downstream.

I support the Bull Creek Road Coalition's proposed amendments which make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. As the ASH and Austin State School lands are considered for development, the Grove at Shoal

Creek offers an opportunity to try for the best possible outcome for our community as a whole--but the current plan falls very short of this goal. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you for your time and consideration on this important case.

Sincerely, Elizabeth J. Harvey, MA, LCSW

Shoalwood Avenue

Dear Commission Members;

In 1981, my future husband rented a duplex on Rosedale street near 45th. Three years later he purchased the modest, affordable home on Rosedale a block south of Ramsey park where we now live.

We are very aware of the importance of traffic planning in a neighborhood because we are living with the impact of the Central Market development on N. Lamar which opened in 1994. The initial plans for Central Market included allowing traffic from the main parking lot exit to cross Lamar Blvd. and transit to Shoal Creek on 40th Street. 40th Street would have turned into a busy thoroughfare and would have been detrimental to the quality of life for many families. By analyzing the options and working together in good faith, the neighborhood and the developers with the guidance of the city planners worked on solutions. A traffic island was built on 40th between Marathon and Medical Parkway that kept 40th from being a pass through road. Other changes were also made and now Central Market and the other stores and offices are an asset to the neighborhood. This kind of planning, neighborhood input and compromise is essential for Austin to continue being a great city to live in.

The major problems with the Grove PUD will be a huge increase in traffic on already overburdened streets and an increase in Shoal Creek flooding due to tremendous amounts of new impervious cover. The Bull Creek Road Coalition analyzed the impact of the developer's (Milestone) plans on their neighborhood and has made many constructive suggestions to alter the developer's plan which I support. Here is a link to the web site for this organization: [bcrcatx.org](http://bcrcatx.org)

Thank you for your time and efforts to help Austin grow while retaining the essential qualities that make Austin such a smart, livable city.

Cheers!

Ginger

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512-441-1435 Home

512-826-5447 Mobile

Dear Commissioners:

Thank you for your service to the city. I wrote last week and am writing again. This PUD will have implications now and far into the future and I have grave concerns about the quality of the surrounding neighborhoods as well as downstream if this development is approved as presented. There is a need for a better planned community than what has been proposed.

I am a 20 year resident of Rosedale--35 years in Austin. I have seen the great, good and not so good of our planning and non-planning for the growth that has changed our city. It is a great city and it can continue to as one of the best in the country-as long as we are good stewards. To this end, I'm writing you this today regarding the proposed plan for The Grove at Shoal Creek. As it stands, the plan is too large, without sufficient parkland, will damage and destroy heritage trees, exacerbate the flooding in surrounding neighborhoods and downstream and create noise, air and light pollution as well as greatly increase traffic in the area.

I understand that something will be built there. I understand that the growth that we are experiencing is not going to change. But I also know that unless we carefully plan and manage the growth, the consequences for future generations will be difficult and possibly even catastrophic. I'm asking that you support BCRC's reasonable amendments.

1. We had another rain "event" in May. Once again Shoal Creek flooded. While not as catastrophic as past floods, homes and businesses still saw water damage. Our car washed away in Shoal Creek in the Memorial Day Flood of 1981. At that time, the city created parkland, bought homes and worked to alleviate the flooding that happened down stream. I remember that there was flooding on the ramps of Mopac and at least one person died when their car was swept down the ramp. I write this to illustrate the unintended consequences of too much impermeable cover. I don't believe that the developers have provided enough information for the understanding of how 1500 homes and driveways, an amphitheater, urban

- theater, 15,000-25,000 sq feet of "cocktail lounges" restaurants, businesses...50 acres of impermeable cover. How will this affect Shoal Creek when we have another event? What about the homes and businesses down stream? We do not have good answers to the questions.
2. Trees and parkland--even park staff have said it is insufficient. All invested have said that this is a significant priority, yet each succeeding plan seems to only hint at parkland. Right now we have a beautiful natural park in the middle of the city--that is going to be destroyed, we understand--but there is no need to completely destroy the beauty that has been a part of the many generations and people who have lived here, from the ancient burial grounds to the schools to the neighbors who walk there. Austin deserves a beautiful wild space.
  3. Traffic traffic traffic. Last night at 5:00 pm I had to turn left from westbound 45th street onto Bull Creek Rd. I sat through 2 cycles of the lights, then turned and saw more than 25 cars in both lanes of Bull Creek heading west, with a non-ending line of cars moving towards that intersection. How will the increased traffic from 1500 homes and all the businesses impact noise and air quality? If today I had to sit through two cycles, how many will I have to sit through when the Grove as proposed, is completed? Again, few answers have been provided. And in case there is a comparison made to Mueller or the Triangle, I'd like for you to remember that almost all of the land on 45th and Bull Creek and Shoal Creek bordering the proposed development has private homes, apartments or Westminster on it. These are two roads without dedicated turn lanes that are already very busy. It is ludicrous to propose that there is any way, short of buying many homes, that the roads can be expanded. Unlike Mueller or the Triangle, the Grove is not surrounded by thoroughfares. Traffic, noise and air quality will be impacted. The Grove as proposed is triple the size of Crestview Station which has access to Lamar, MetroRail and other high capacity transit options. It is more than double the scale of the Triangle which is bound by three arteries
- The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

Those are just a few of my concerns. While I understand that Milestone has invested a lot of money in this property, I also feel that they knew going in that there were issues--lack of access to wider streets, Shoal Creek and the issues of flooding and impermeable cover, heritage oaks, wetlands and invested neighbors and neighborhoods. I do understand that something will be built there, but in this day and age of climate change and of looking at the long-term impacts of development, the final project should be one that adds to the beauty and environment of Austin--rather than destroying. For these reasons I am asking that

you carefully review this proposal in light of the concerns of those affected by this development. I support the BCRC's recommendations and hope that the developer really listen to the communities around the Grove rather than paying lip service and playing sleight of hand.

Thank you for your service and your consideration of my request

Sincerely,  
Virginia Somyak

Dear members of the planning commission:

As a neighbor of the proposed Grove PUD and a 20 year resident of Austin, I want to add my voice to the many who have written against the proposed Grove PUD in favor of a better proposal.

My main concern is the high traffic increase (17000 trips / day) for the proposed PUD. My wife and kids and I drive by the PUD location nearly every day, and we have observed that Bull Creek Rd and 45th street are already backed up due to traffic and dangerous in rush hour due to the narrow, twisty streets. In the twisty sections, I have observed oncoming traffic crossing into my lane on an almost daily basis.

Successful PUDs have been proposed and built along major transit arteries like Burnet Rd, Airport Blvd. However, 45th street and Bull Creek Rd are essentially residential streets, and they do not safely provide the bandwidth necessary to support the density being proposed on this location.

I am further concerned about the proposal on a number of other points - the proposed 80% impervious cover over Shoal Creek, the failure to preserve and protect heritage trees, the high square footage of cocktail bar zoning in a very family-friendly area, and the failure to provide usable parkland.

Because of these shortcomings, it is my opinion that the Grove PUD proposal is not superior.



We can do better. Let's ensure that Austin remains a superior city going into the next 20 years. Let's go for high density along suitable transit corridors and appropriate density in other locations.

I appreciate the role of the ZAP commission in facilitating the kind of Austin envisioned by the residents of our city.

Sincerely,

Jonathan and Amy Brumley

4504 Rosedale Ave.

Austin, TX 78756

I urge you to support BCRC's amendments to the Grove plan and uphold the rights of Austin's central neighborhood residents. I am very concerned with the scale and design of the Grove as proposed--over twice the scale of the Triangle and 3 times Crestview station! The transportation network in Rosedale cannot support this level of density. The drainage system of Shoal Creek cannot support this level of density. The residential quality of the neighborhood, with a senior living center just across the street, should not be destroyed by the allowance of bars and high use restaurants.

To be a truly superior development, this PUD needs to include ample drainage and parkland, low intensity uses and a density appropriate to its neighborhood setting. The Grove as planned does not meet this criteria. The Bull Creek tract is one of the last large open green spaces in North Austin. Zilker Park was created decades ago, is frequently rented out, and is across downtown and a river from us. It is no longer realistically a "central" park for Austin. Where is the open space for north Austin? We are given district parks like Walnut Creek, with ball fields and hiking trails, but not the open space of a Zilker or a Bull Creek tract.

For urban pollution, heat reduction, residential mental health, efficient drainage, livability, and simple equity for residents, north Austin desperately needs significant park access at this site. Letting Milestone turn it all into paving is not only poor planning but grossly unfair to central Austin residents who are paying some of the highest property taxes in the City for some of the lowest return.

We have had several giant VMU's plunked down on Burnet Road in the name of densification, and lower Burnet Road has been allowed to develop a whole restaurant row--all without a turn lane in the "Lo-Burn" area. Express buses were added, without turn-outs. If Burnet Road is indeed envisioned as a high density development district, the transportation infrastructure should have been developed \*first\*. Now the Mayor wants a major transportation bond to correct these mistakes. Do we not learn from the past? Where is the transportation planning that will prevent the same bottlenecks from the Grove?

Already the 45th and Bull Creek intersection is nearly impassable in late afternoon. And 38th street similarly, which will be taking much of the traffic from the Grove (especially since residents will be desperate to avoid 45th street)--and is much harder to expand due to dense commercial development. Meanwhile, the expansion on Mopac already means that more and more traffic is pushed to Shoal Creek Blvd., and "densification" like the Grove and Austin Oaks will only add to that.

Our neighborhoods are not designed to handle this kind of building. Allowing such a huge project as the Grove just means that more and more home-owners in central Austin will be pushed to the suburbs in order to find green space for their families and livable neighborhoods. Just drive through our neighborhood and see how many houses are for sale near to the Grove and along Shoal Creek Blvd. Please show us that Austin's leaders \*do\* represent and reflect our citizens. Please listen to the neighbors and make the Grove a realistic, truly superior project. Thank you!

Rebecca Shieber

5701 Nasco Drive

Dear Zoning and Platting Commission,

As a neighbor living less than one mile of the proposed development I have several concerns about the impact the Grove development would have on Austin.

The density of of traffic will cause traffic congestion and make it impossible to navigate in the area surrounding the Grove.

Acres of impervious cover without storm drainage will add a significant amount of water into shoal creek which has flooded several times in the past with the most significant flooding downtown on Lamar.

Our undeveloped green space is vital to the health and well being of all Austin residents. Please consider less developed areas and more parkland.

The development if done in a respectful manner will be an asset to our community. However, developing the land as proposed will adversely effect the Austin community.

Respectfully submitted,

Pat Sefton and Jeff Sherer

Dear ZAP Commission members,

I own a home in Rosedale, not far from "The Grove", and am writing you shortly in advance of your meeting today to ask you to consider certain issues related thereto.

My greatest concerns about the development are:

- Storm/Water drainage/run-off. We do not want to see property destroyed, or worse, harm to human life because of poor planning. The actual drainage work has to be done, or Austin will be responsible for creating these problems for itself in the years to come. Paying a fee to avoid this is such an outdated, short-term, stop-gap measure - and really no longer a viable alternative.
- Air Quality preservation through preservation of green space - To preserve decent air quality, we need the trees and plants to help produce clean air. If Austin's government is to allow development in what is now central Austin, I think we should be the standard bearer for responsible development moving forward. Maximize green, do not seek just to meet the minimum standards. An anecdote for comparison: In Frankfurt Germany, I was not allowed to install a driveway over half of my 12x20 front yard, because it had green plants in it, which were seen as integral to keeping the city healthy. Ultimately I supported that decision, because every decision we make impacts the environment locally and globally.
- Heritage Oaks - please fight to preserve these. It is important to think about tree root systems. The destruction of any of these is not necessary. Build around them.
- Please support a superior park space at The Grove development. There is a reason parks and sporting arenas have always been incorporated since the advent of city planning. Parks play an integral role in keeping the populace of a city healthy. If we neglect parks, we neglect the health of its residents. People without access to sports and sunshine and fresh air feel disenfranchised and act less civilized, and the quality of life in and the reputation of a city suffer.

Parks should be there for the immediately nearby community and the surrounding neighborhoods, from the cradle to the grave.

There should be shade and a bench for an expectant mother to sit on.

A toddler playground, and something more challenging for when the child gets older.

A bike path to learn how to ride a bike on (and later, over which the adult rides to work).

Tennis, basketball and swimming as the child becomes a teen, and needs sports as an outlet for his growing body.

An arena for shows/meetings/neighborhood picnics to encourage the social exchange so critical in a civilized democracy.

And some solid historic oaks to rest under as we get older.

To accommodate all this, the calculation of the size of the park needs to include all the not only the commercial occupants of the Grove and their customers, but also the occupants of 780 residential units in the Grove. To ignore those residents is naive, and also just wrong.

My kids and I frequently walked our dog in what will now become The Grove, and we'll keep going there if the park turns out great!

Please review all of the Grove's plans carefully and critically. Please do not allow the property to be developed without ensuring the plans are adapted to deal with these issues appropriately.

Please, let Austin be the vanguard city it wishes to be. Make the The Grove development become the standard which all other cities hope to achieve.

Many thanks for your engagement in keeping Austin a wonderful city and for your fantastic work. We taxpayers really appreciate it!

Best Regards

Maria Artzinger-Bolten

4110 Rosedale Avenue

Austin 78756

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I do \*not\* believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds

significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I support the Bull Creek Road Coalition's proposed amendments which make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you for your time and consideration on this important case.

Barbara Glaser Fryer

Shoal Creek Blvd

Dear Commissioners,

Thank you for your attention to the needs and welfare of our community. I have followed closely the deliberations about the Grove Shoal Creek PUD in various public hearings. Three things are clear from these public deliberations:

1. The Grove PUD does NOT meet superior park requirements for the city. The mass development will provide too little park land for citizens.
2. The Grove PUD violates requirements for environmental sustainability -- killing heritage trees and other irreplaceable foundations of our green environment.
3. The Grove PUD developers could accommodate these reasonable city park and environment needs without too much difficulty. They have refused reasonable compromises out of apparent greed.

Please vote to require the Grove PUD developers to meet city requirements and preserve a livable community as they move forward. They need a revised plan and that is a reasonable request from residents of our great city.

Thank you for your attention to this matter and your hard work.

Sincerely,

Jeremi Suri

To the Members of the Zoning and Platting Committee,

Thank you for your service to the citizens and the city of Austin.

I've lived on Idlewild Road with my husband and daughter since 2003. Idlewild Road is adjacent to the planned Grove development. There's a saying that housing and mixed use developments often name their projects that which they are ruining. I hope that's not true for the "grove". The literal grove after which they've named their development is a special environmental and historical vestige of the early Austin landscape. If you've ever ventured down there, you know what I mean. There are shards of old pottery from early homesteaders, there are fossils in the creek, and the trees are priceless. The potential for deadly flooding is already [proven](#) in our neighborhood of Ridgelea.

I am writing to urge you to support the Bull Creek Road Coalition's recommendations for amendments to the PUD. These amendments were drafted as part of a consensus process with input from my family and our neighbors. They are intended to meet the goals of Imagine Austin and embrace the City's need for affordable and middle-income housing while recognizing the limitations necessitated by the location of the development within an older residential neighborhood.

#### 1. Scale and Intensity

The office and retail portion of the proposed PUD is too large for the site. It goes beyond serving the surrounding neighborhoods as called for by Imagine Austin. The need for a larger, regional customer and employee base is evinced by the multiple parking structures proposed by the developer. The proposed PUD is more than twice the scale of The Triangle and triple the scale of Crestview Station. Unlike those developments, the site of The Grove has limited street and transit connectivity. It is bound by two-lane Bull Creek Road and narrow four-lane 45th Street with houses having small setbacks on either side of the street. This is not in keeping with Imagine Austin, which encourages locating intense development on corridors where transportation options are easier to scale up to meet demand. Although City staff agree that the proposal includes too much development, they have recommended a cap on overall building square footage and

a reduction in the “least” intensive uses. The BCRC amendments address the issue of scale by reducing the most intensive commercial entitlements instead of placing a cap on overall footage, and I ask you to support this amendment.

Needless to say, the cost of living in Austin is rising rapidly and for many is prohibitive. A few months ago, an employee at McCallum High School, where my son is a student, was listing for me the number of staff members who travel from south Austin to work there. She said that they cannot afford to live in or near central Austin. This is not a unique situation. I am a strong advocate for building affordable and “missing middle” housing in Austin. Although the developer has committed to providing the minimum required amount of affordable housing to receive significant tax benefits, I believe they can and should do more.

The Grove PUD should be amended to reduce the square footage for “cocktail lounges” to that befitting one or two neighborhood-sized drinking establishments. As proposed, it includes 15,000 square feet of bars, which is not compatible with the residential uses surrounding and within The Grove. In addition to concerns about traffic and the numbers of intoxicated patrons, the permissible noise level for bars is not compatible with our neighborhoods, which includes many families with young children and elderly residents.

Finally, the proposed PUD should be amended to limit single retail tenants to 25,000 square feet to encourage retail scale more compatible with a neighborhood development. The Grove PUD allows retail tenants up to 47,500 square feet, which would accommodate regional big box retailers and larger grocery stores. This would bring shoppers from beyond the surrounding neighborhoods and encourage even those who live within walking or biking distance to drive.

## 2. Traffic

The traffic that would be generated on residential streets by the proposed PUD is unprecedented in Austin. City staff have been unable to provide any examples of neighborhood collector and residential streets being permitted to have this much traffic. The PUD is expected to add 19,400 vehicle trips a day on two-lane Bull Creek Road, which, at certain times of the day, is congested by the current 7,000 trips. As proposed, traffic generated by The Grove is 600% the maximum level prescribed by City code for residential collector streets like Bull Creek Road and more than 400% the maximum level for nearby Jackson Avenue. There is no way to access The Grove site without using adjacent low-volume residential streets.

Traffic from The Grove undoubtedly will overflow into adjacent neighborhoods, which lack sidewalks or bike lanes. Increasing traffic on these streets at the level proposed by the developers would create an unsafe situation for the many children who live on them. In addition, Westminster Manor, a residential development for the elderly, is across Bull Creek from the site as well as on Jackson Avenue. The proposed PUD includes extending Jackson Avenue by razing the existing single-family home at 2627 W. 45th Street to create a new intersection. Instead of ending at Bull Creek Road, Jackson Avenue would extend from the intersection of 35th Street and Mopac through The Grove to 45th Street. This extension has not been studied for its impacts to the existing traffic network and adjacent neighbors even though City staff has said it would have “profound impacts” to area traffic. Moreover, the design of the “right-turn only” intersection at 2627 W. 45th Street does not meet City standards and should not be allowed. The new intersection would create a dangerous situation for crossing pedestrians and cyclists, existing 45th Street traffic and residents pulling into and out of their driveways and nearby streets. City staff has only been able to identify a Taco Cabana driveway as an example of this type of design, which clearly is not appropriate for an SF-2 lot on a residential street.

The Grove PUD includes no traffic calming and multi-modal improvements in the adjoining neighborhoods even though the developer’s own study identified millions of dollars in needed and desired improvements. The PUD should be amended to include a minimum of \$3 million in funding for off-site traffic calming and multi-modal improvements, with the cost to be shared by the developer and future tax-increment financing from the development.

Finally, public transit at The Grove is insufficient to support such an intense and large multi-use development. The nearest high-capacity transit is more than one mile away, on Lamar Boulevard, and bus service on Bull Creek Road cannot easily be scaled since the road begins and ends in single-family neighborhoods. The Grove PUD should be amended to require transit ridership “triggers” for future build-outs and an aggressive Transportation Demand Management program that includes hard targets for multi-modal trips by office and retail employees.

### 3. Parks and Drainage

The Grove PUD’s proposal does not include adequate parkland to protect the site’s sensitive environmental features, preserve the heritage oaks, support restoration of the rapidly eroding banks of Shoal Creek, allow for appropriate flood control measures, and accommodate recreational uses. City staff and the Parks and Recreation Board found the parkland to be “not superior,” and the Environmental Commission found it insufficient. Parkland is a high priority for the surrounding neighborhoods since the area has been identified by the City as “park deficient.” The Grove PUD should be amended to include an additional 4 to 6 acres of dedicated parkland.

More specifically, it should be amended to ensure preservation of the heritage oak groves, for which the development is named, by protecting 100% of the trees’ critical root zone and adding space for active recreation a safe distance from the trees’ root system. The Grove PUD will add nearly 50 acres of impervious cover to a flood-prone watershed. Shoal Creek has a history of flooding in this area, which has caused loss of lives and homeowners millions of dollars in property damage. The proposed PUD commits to meeting only one of two minimums set forth in the City Code - onsite peak flow detention of storm water or a monetary contribution in lieu of onsite detention - and either alone is not sufficient for a “superior” development. Consequently, the PUD should be amended to require both minimums to mitigate the increased runoff from storm water and help fund erosion mitigation measures on Shoal Creek within the site.

I appreciate your time and that you’ve read my letter. I hope you will take this into consideration in your ruling. ARG will listen to you.

Sincerely yours,

Deborah Lewis

Idlewild Rd

Dear ZAP Commissioners,

I am a neighbor of The Grove at Shoal Creek and my family has resided in Rosedale for more than 40 years. I do not believe the PUD is superior as proposed!



My opinion is that the Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I am a supporter of the Bull Creek Road Coalition's proposed amendments which make The Grove a truly superior PUD that does adhere to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

I believe that we have one shot at getting this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you in advance for your time and your consideration on this very important matter.

Kenneth Nolte

4513 Rosedale Avenue

Dear ZAP Commissioners,

I am a neighbor of The Grove at Shoal Creek living in Rosedale for more than 40 years. I do not believe the PUD is superior as proposed!

My opinion is that the Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I am a supporter of the Bull Creek Road Coalition's proposed amendments which make The Grove a truly superior PUD that does adhere to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff

recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

I believe that we have one shot at getting this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you in advance for your time and your consideration on this very important matter.

Judy Nolte

4513 Rosedale Avenue

I live at 2808 W Fresco and am excited about the prospect of a neighborhood-centered development with neighborhood-serving establishments. However, I am concerned about 2 issues with the current PUD:

1. The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.
2. The Grove PUD includes an allowable 15,000 square feet of bars which is not compatible with the residential uses surrounding and within the proposed development. Bars are also allowed to be 3 times louder than restaurants which, again, is not compatible with the surrounding land uses. The Grove PUD should be amended to reduce this "cocktail lounge" entitlement to a square footage that allows only one or two neighborhood-sized drinking establishments.

Please require changes to the PUD reducing vehicle trips and reducing cocktail lounges.

thanks,

Ruth

Ruth Snell 512.750.0954

Dear members of the Zoning and Platting Commission,

I am a resident of the neighborhood adjacent to The Grove, and I am deeply concerned about the impact of this proposed development. While I am not at all opposed to intelligent and forward-thinking development in my neighborhood and in Austin in general, I have grave concerns about The Grove.

If you have visited the site, you will surely have seen the exceptional beauty of a natural environment that is rare in the vicinity of a large city, much less right in the heart of it.

The proposed parkland is inadequate, and much of it is unusable. Sadly, the heritage oaks for which The Grove is named could be compromised by the development.

I am sure that all of you are well aware of the need for parks in urban areas and the benefits that they provide to all. This site has been used for decades by neighbors for dog-walking, kite-flying, walks etc.

I hope that your input will help guide this development in the right direction, one that befits a modern city that contributes to a better model for urban development.

I respectfully ask that you consider the following:

- The Grove PUD's parkland proposal is inadequate to serve the many needed uses: protection of sensitive environmental features on the site, preservation of the magnificent heritage groves, restoration of the rapidly-eroding Shoal Creek

banks, accommodating flood-control provisions for immediate downstream neighbors and the entire flood-prone watershed, and active recreation for the thousands of existing and new residents.

- The Grove’s parks were found to be “not superior” by City staff, the Parks Board, and insufficient by the Environmental Commission. Parkland is a top priority for the neighborhoods surrounding the site since this area is identified as park deficient by the City. The Grove PUD should be amended to include an additional 4 to 6 acres of dedicated parkland that adds active recreation space, greater street frontage for security, increased preservation of sensitive areas, and room for flood mitigation features along the south and east of the site.

- The Grove’s site includes some of the most magnificent heritage oak groves in central Austin and all efforts should be made to preserve and protect these trees for the enjoyment of future generations. The Grove PUD proposes to only protect the 75% critical root zone and concentrate active recreation around these trees which has proven to damage and ultimately destroy similarly beloved trees in other developments. The Grove PUD should be amended to include protection of the 100% critical root zone and additional active recreation parkland to help protect this invaluable natural feature in central Austin.

- The Grove PUD will add nearly 50 acres of impervious cover to an already flood-prone watershed. Millions of dollars’ worth of property damage and lives have been lost due to Shoal Creek flooding. The PUD commits to meeting only one of two minimums in the City Code – on-site peak-flow detention of storm water OR contributing \$950,000 fee-in-lieu of on-site detention. Either of these options alone are not superior. The Grove PUD should be amended to allow the City to require BOTH of these options to mitigate the increase on storm water flows and help fund erosion mitigation improvements on Shoal Creek within the site.

Thank you,

Jay Fisher

2505 Great Oaks Pkwy

Austin, TX 787556

Dear members of the Zoning and Platting Commission,

As a resident of the neighborhood adjacent to the proposed Grove development, I am deeply concerned about the impact of this development. While I am not at all opposed to intelligent and forward-thinking development in my neighborhood, and in Austin in general, I have grave misgivings about The Grove.

I respectfully ask that you consider the following:

– Please support the BCRC’s reasonable recommendations for amendments to this PUD which will address many of the commonly held concerns regarding The Grove. These amendments are intended to meet the goals of Imagine Austin, respect the transportation limitations and context of the site, but to also embrace the City’s need for affordable housing and middle-income housing in this part of Austin.

– We are NOT against any and all development on this site. Rather, we want to support superior development that includes abundant housing and neighborhood-serving retail while incorporating priority community benefits like superior parkland and traffic mitigation. We can accomplish all of these things in

a profitable development with ZAP's support for the neighborhoods' positive and reasonable amendments to The Grove PUD.

### **SCALE AND INTENSITY**

– The office/retail portion of the proposed Grove PUD is a large town center-sized development. According to Imagine Austin, this intensity of development should only be allowed on major transportation arterials, not on a two-lane neighborhood collector street surrounded by residential streets and homes. A regional customer and employee base will be required to support this large commercial center as evidenced by the multiple large parking structures proposed by the developers. The Grove PUD should be amended to include only neighborhood-serving commercial conforming to Imagine Austin.

– The Grove PUD as proposed is more than double the scale of The Triangle which is bound by three arterials and abundant transit. The Grove PUD is triple the scale of Crestview Station which directly accesses Lamar, the MetroRail, and other high-capacity transit options. The intensity of the proposed Grove development needs to consider the site's limited street and transit connectivity as envisaged by Imagine Austin which calls for locating intense development on activity corridors where transportation options are easier to scale up to meet demand. This is not possible or prohibitively expensive in the middle of single-family neighborhoods where The Grove site is located.

– The City staff agrees that the developer's proposal included too much development on this site considering its limitations. However, the staff recommendation includes an overall building square footage cap and a reduction in the *least* intensive uses proposed for the site. The Grove PUD should be amended to reduce the most intensive commercial entitlements proposed in the PUD rather than an overall cap.

- The surrounding neighborhoods strongly support on-site affordable housing and abundant “missing-middle” housing types for this PUD. The Grove’s developer has committed to providing the minimum-required affordable housing to grant significant City fee-waivers; however, The Grove PUD should be amended to require more than just the minimum affordable housing to access these financial benefits from Austin taxpayers.
- The Grove PUD includes an allowable 15,000 square feet of bars which is not compatible with the residential uses surrounding and within the proposed development. Bars are also allowed to be 3 times louder than restaurants which, again, is not compatible with the surrounding land uses. The Grove PUD should be amended to reduce this “cocktail lounge” entitlement to a square footage that allows only one or two neighborhood-sized drinking establishments.
- The Grove PUD allows retail establishments up to 47,500 square feet in size which could accommodate regionally big-box retailers and larger grocery stores which are not appropriate or supportable by the surrounding residential streets. The Grove PUD should be amended to limit single retail tenants to 25,000 square feet to encourage neighborhood-serving establishments that will generate less regional traffic demands.

Thank you for all of the work that you do for our city.

Jay Fisher

2505 Great Oaks Pkwy

Austin, TX 78756

Dear members of the Zoning and Platting Commission,

I am a resident of the neighborhood adjacent to The Grove, and I am deeply concerned about the impact of this proposed development. While I am not at all opposed to intelligent and forward-thinking development in my neighborhood and in Austin in general, I have grave concerns about The Grove.

If you have visited the site, you will surely have seen the exceptional beauty of a natural environment that is rare in the vicinity of a large city, much less right in the heart of it.

The proposed parkland is inadequate, and much of it is unusable. Sadly, the heritage oaks for which The Grove is named could be compromised by the development.

I am sure that all of you are well aware of the need for parks in urban areas and the benefits that they provide to all. This site has been used for decades by neighbors for dog-walking, kite-flying, walks etc.

I hope that your input will help guide this development in the right direction, one that befits a modern city that contributes to a better model for urban development.

I respectfully ask that you consider the following:

- The Grove PUD's parkland proposal is inadequate to serve the many needed uses: protection of sensitive environmental features on the site, preservation of the magnificent heritage groves, restoration of the rapidly-eroding Shoal Creek banks, accommodating flood-control provisions for immediate downstream neighbors and the entire flood-prone watershed, and active recreation for the thousands of existing and new residents.

- The Grove's parks were found to be "not superior" by City staff, the Parks Board, and insufficient by the Environmental Commission. Parkland is a top



priority for the neighborhoods surrounding the site since this area is identified as park deficient by the City. The Grove PUD should be amended to include an additional 4 to 6 acres of dedicated parkland that adds active recreation space, greater street frontage for security, increased preservation of sensitive areas, and room for flood mitigation features along the south and east of the site.

– The Grove’s site includes some of the most magnificent heritage oak groves in central Austin and all efforts should be made to preserve and protect these trees for the enjoyment of future generations. The Grove PUD proposes to only protect the 75% critical root zone and concentrate active recreation around these trees which has proven to damage and ultimately destroy similarly beloved trees in other developments. The Grove PUD should be amended to include protection of the 100% critical root zone and additional active recreation parkland to help protect this invaluable natural feature in central Austin.

– The Grove PUD will add nearly 50 acres of impervious cover to an already flood-prone watershed. Millions of dollars’ worth of property damage and lives have been lost due to Shoal Creek flooding. The PUD commits to meeting only one of two minimums in the City Code – on-site peak-flow detention of storm water OR contributing \$950,000 fee-in-lieu of on-site detention. Either of these options alone are not superior. The Grove PUD should be amended to allow the City to require BOTH of these options to mitigate the increase on storm water flows and help fund erosion mitigation improvements on Shoal Creek within the site.

Thank you,

Kristin Siracusa

Dear members of the Zoning and Platting Commission,

As a resident of the neighborhood adjacent to the proposed Grove development, I am deeply concerned about the impact of this development. While I am not at all opposed to intelligent and forward-thinking development in my neighborhood, and in Austin in general, I have grave misgivings about The Grove.

Any time spent on Bull Creek or 45th street at busy times will make it easy to understand that the addition of large numbers of cars will be devastating to the area.

I respectfully ask that you consider the following:

The traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood collector and local residential streets have been allowed to have this much traffic, and no example can be found.

- The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.

- The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

- The Grove PUD should be amended to reduce the allowable trip counts from the most intensive commercial uses in favor of neighborhood-serving office and

retail which will naturally generate less vehicle trips from outside the immediate area.

– The overflow of traffic in the adjacent neighborhoods, which is unavoidable, is compounded by the design of the 1940's and 50's residential streets which lack sidewalks and bicycle accommodations. Doubling, tripling, or more the traffic on these streets creates an unsafe situation for the families and children who live on these streets.

– The Grove PUD includes zero off-site traffic calming and multi-modal improvements in these adjacent neighborhoods although the developer's own multi-modal study identified millions in needed and desired improvements. The PUD should be amended to include at least \$3 million in funding for off-site traffic calming and multi-modal improvements with the cost shared by the developer and future tax-increment financing from the development.

– The Grove PUD includes an extension of Jackson Avenue through an existing single-family home which will be demolished to enable a new mid-block intersection to 45<sup>th</sup>. This new collector street from 35<sup>th</sup>/Mopac to 45<sup>th</sup> has NOT been studied for its impacts to the traffic network and adjacent neighbors even though staff has said the street will have "profound impacts" to area traffic.

– The Grove PUD proposes a "right-in/right-out" intersection at 2627 W 45<sup>th</sup>, but the preliminary design provided does not meet ANY City standard and conflicts with adjacent home driveways and other intersecting streets. The proposal will create an extremely dangerous situation for the proposed pedestrian/bicycle crossing at this location, existing 45<sup>th</sup> traffic, and residents getting in/out of their driveways and adjacent neighborhood streets. City staff has only been able to find a Taco Cabana driveway as an example of this type of intersection design in Austin which serves a fraction of the traffic The Grove will generate. It is also apparent that such an intersection will not adequately and safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45<sup>th</sup> for these and other reasons.

– The transit available at The Grove’s site is not adequate to support the significant development proposed. The nearest high-capacity transit is over a mile away on Lamar Blvd, and the bus service on Bull Creek Rd is not easily scaleable since the street begins and ends in single-family neighborhoods. The Grove PUD should be amended to require transit ridership “triggers” for future build-outs and an aggressive Transportation Demand Management (TDM) program that includes hard targets for multi-modal trips by office and retail employees.

Thank you for your hard work. We appreciate it.

Jay Fisher

2505 Great Oaks Pkwy

Austin, TX 78756

### **TRAFFIC**

Dear members of the Zoning and Platting Commission,

As a resident of the neighborhood adjacent to the proposed Grove development, I am deeply concerned about the impact of this development. While I am not at all opposed to intelligent and forward-thinking development in my neighborhood, and in Austin in general, I have grave misgivings about The Grove.

Any time spent on Bull Creek or 45th street at busy times will make it easy to understand that the addition of large numbers of cars will be devastating to the area.

I respectfully ask that you consider the following:

The traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood

collector and local residential streets have been allowed to have this much traffic, and no example can be found.

- The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.
- The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.
- The Grove PUD should be amended to reduce the allowable trip counts from the most intensive commercial uses in favor of neighborhood-serving office and retail which will naturally generate less vehicle trips from outside the immediate area.
- The overflow of traffic in the adjacent neighborhoods, which is unavoidable, is compounded by the design of the 1940's and 50's residential streets which lack sidewalks and bicycle accommodations. Doubling, tripling, or more the traffic on these streets creates an unsafe situation for the families and children who live on these streets.
- The Grove PUD includes zero off-site traffic calming and multi-modal improvements in these adjacent neighborhoods although the developer's own multi-modal study identified millions in needed and desired improvements. The PUD should be amended to include at least \$3 million in funding for off-site traffic calming and multi-modal improvements with the cost shared by the developer and future tax-increment financing from the development.

– The Grove PUD includes an extension of Jackson Avenue through an existing single-family home which will be demolished to enable a new mid-block intersection to 45<sup>th</sup>. This new collector street from 35<sup>th</sup>/Mopac to 45<sup>th</sup> has NOT been studied for its impacts to the traffic network and adjacent neighbors even though staff has said the street will have “profound impacts” to area traffic.

– The Grove PUD proposes a “right-in/right-out” intersection at 2627 W 45<sup>th</sup>, but the preliminary design provided does not meet ANY City standard and conflicts with adjacent home driveways and other intersecting streets. The proposal will create an extremely dangerous situation for the proposed pedestrian/bicycle crossing at this location, existing 45<sup>th</sup> traffic, and residents getting in/out of their driveways and adjacent neighborhood streets. City staff has only been able to find a Taco Cabana driveway as an example of this type of intersection design in Austin which serves a fraction of the traffic The Grove will generate. It is also apparent that such an intersection will not adequately and safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45<sup>th</sup> for these and other reasons.

– The transit available at The Grove’s site is not adequate to support the significant development proposed. The nearest high-capacity transit is over a mile away on Lamar Blvd, and the bus service on Bull Creek Rd is not easily scaleable since the street begins and ends in single-family neighborhoods. The Grove PUD should be amended to require transit ridership “triggers” for future build-outs and an aggressive Transportation Demand Management (TDM) program that includes hard targets for multi-modal trips by office and retail employees.

Thank you for your hard work. We appreciate it.

Kristin Siracusa

Dear ZAP Commissioners,

I have lived on Idlewild road for the past 20 years, right next to the proposed Grove PUD. As someone that travels on Bull Creek Road every single day, I urge you to vote against the PUD as currently proposed. Bull Creek Rd is already an overburdened neighborhood street. Please consider the following:

- The traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood collector and local residential streets have been allowed to have this much traffic, and no example can be found.

- The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.

- The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

NOT Superior. Actually, really irresponsible.

- The Grove PUD will add nearly 50 acres of impervious cover to an already flood-prone watershed. Millions of dollars' worth of property damage and lives have been lost due to Shoal Creek flooding. The PUD commits to meeting only one of two minimums in the City Code – on-site peak-flow detention of storm water OR contributing \$950,000 fee-in-lieu of on-site detention. Either of these options alone are not superior. The Grove PUD should be amended to allow the City to require BOTH of these options to mitigate the increase on storm water flows and help fund erosion mitigation improvements on Shoal Creek within the site.

Not superior by any measure. There is no way that doing the absolute bare minimum to pass city code can be interpreted as "superior."

I am not opposed to all development. I would love to have a store or restaurant in a walkable distance from my house. But this is hugely out of scale for our neighborhood and Bull Creek Rd.

- Please support the BCRC's reasonable recommendations for amendments to this PUD which will address many of the commonly held concerns regarding The Grove. These amendments are intended to meet the goals of Imagine Austin, respect the transportation limitations and context of the site, but to also embrace the City's need for affordable housing and middle-income housing in this part of Austin.

- We are NOT against any and all development on this site. Rather, we want to support superior development that includes abundant housing and neighborhood-serving retail while incorporating priority community benefits like superior parkland and traffic mitigation. We can accomplish all of these things in a profitable development with ZAP's support for the neighborhoods' positive and reasonable amendments to The Grove PUD.

Thank you for your consideration,

Gary Culpepper

3905 Idlewild Rd.

Dear ZAP Commissioners,

I urge you to follow the Bull Creek Road Coalition's recommendations to make the Grove a more appropriate development for this part of Austin.

The amount of development proposed by the Grove is far too intense for this piece of land in this part of town. The added traffic will destroy this sweet neighborhood forever. Now it the time to get the right amount of development so as not to impact the neighborhood . . . or, actually neighborhoods . . . more than necessary. There are NO MAJOR STREETS around this development—no Lamar or Guadalupe or Ben White, for example.

The Grove proposes far too small an amount of parkland and has minimal provision for extreme rainfall events.



Parkland should include an area where kids can get out to run or play ball in a park without slopes. It should include an off leash area where dogs can run and frisk around. It should include picnic areas for families. The parkland should make it easy for children to get out and just simply BE ALIVE in the out of doors.

And heritage trees, including the area around their root systems, should be protected.

Since I moved here, I walk in the neighborhood every day on Bull Creek Road, Idlewild and Jefferson. I see the run off after every major rain event—and I see this run off on Idlewild for weeks following any big rain.

Please follow the Bull Creek Road Coalition's recommendations to make the Grove a truly superior PUD.

Thank you,

Molly Bean

4100 Jackson Ave. apt 230

512-243-6596

Dear Commissioner,

Firstly, thank you for taking the time to read my email, and for the consideration I hope you will give it.

My family - 2 adults and 4 children - and live on Oakmont Blvd, just north of 45th Street, which makes us an actual, close neighbor of the site of this proposed PUD. Since the sale of the land to ARG/Milestone was announced we have swung from excitement to disappointment, at the developers plans for this property.

Central Austin certainly needs more housing, and my neighborhood would benefit from additional retail and parkland. But my family and I have been thoroughly dismayed at the large-scale intensity of the development being proposed and we agree with the conclusions of the City Environmental Commission and others, that the PUD is NOT superior as proposed.

The site has a major flaw - it is only accessible from one single side, from Bull Creek Road. The other three sides are bordered by Shoal Creek, and residential family housing. So ALL traffic to the site can only enter or exit from Bull Creek Road. The proposed development at its current density once completed, is projected to generate 19000 additional car journeys - ALL of which are expected to traverse Bull Creek Road and pass through the intersection at 45th Street and Bull Creek Road.

Recognizing the inexorable traffic nightmare this will create, the Developer wants to add a new entry and exit point by demolishing a house on 45th street. As a local resident, it is difficult to understand how doing this will help traffic, and not in fact make 45th more congested with visitors attempting to use this entrance. And in the process this entrance ruins the quality of life of the existing neighbors immediately bordering this new driveway by allowing thousands of additional car journeys within a few feet of children playing in their yard and exposing them all increased noise and exhaust pollution of vehicles in a proximity they had never imagined when moving to the area.

The scale of the proposed PUD is also not appropriate for the other limitations of the site - the steep slope in parts, the heritage grove of trees from which the site is named, and the lack of usable or accessible recreational parkland once they are finished. Nor is the scale of the retail and entertainment they are planning - 150000 sq feet of bars..?. An amphitheater...?

The fact that my friends and neighbors who live on Idlewild Road have their homes flooded regularly from run off from the property in yearly heavy rains surely must ring alarm bells at the proposal to cover over 50 of the 75 acres with impermeable cover without providing any definite flood mitigation plans? Surely the fact that the Shoal Creek river bank is eroding by feet every year in the areas the developer is calling recreational parkland tells you there is insufficient park area preserved in their plans? And surely the fact that they plan to flatten 25% of the Heritage Trees and also to develop within the vulnerable root locations of the remaining ones indicates they should reduce the area they develop?

I support the Bull Creek Road Coalition's proposed amendments, which do make The Grove a superior PUD, also meet city staff recommendations, and which are compliant with the Imagine Austin vision. The amendments prioritize residential and on-site affordable housing, and mitigates the impacts to local streets - ones which I and my family travel every day, commuting to work and school by car, bus and bicycle. We agree that the scale and density of the current proposal is simply inappropriate for the limitations of the site. IF it had access on all sides like The Triangle or Mueller the current proposal would make more sense. If it wasn't immediately bordered by single family residential homes, it would make more sense. But it doesn't - so the potential effect of increased traffic, pollution, noise, light, and drainage will have a much greater impact on neighboring residents than it does to neighbors of The Triangle or Mueller, who benefit from distance and no lack of access in all directions of those developments.

Thank you again for your thoughtful consideration, I hope that you agree with us that it is of utmost importance to the city as well as us, that Developers be held to a superior standard where they do no harm and create new urban areas that are sympathetic to the surroundings they will be within.

Best regards,

--Leila Thomas Osgood

--Damon Osgood

--Rachael Osgood (16)

--Georgia Thomas (13)

--Will Osgood (12)

--Gabi Thomas (10)

Dear Commissioners,

I understand that you are meeting this week to evaluate the "Grove" PUD proposal that is planned at Bull Creek Rd and 45th St. I wanted to share my concerns with you.

First, the proposed development meets the bare minimum required park space for residential development. Meeting minimums is not indicative of \*superior\* design as required for a planned urban development. For this and numerous other reasons, I understand that the Parks Board, Parks staff, and

the Environmental Commission have all found the development "not superior". I absolutely agree with them. Our city is growing increasingly dense by the year, and park space is a critical and treasured community resource. The Grove development is an opportunity to secure adequate park space, not just for this generation of Austin residents, but future generations as well.

Second, the scale and scope of the development is incompatible with the surrounding neighborhood and its available transit infrastructure. With its multiple bars, big-box stores, and 200,000+ sq ft of office space, the proposed Grove PUD is a plan to build a \*regional\* town center more akin to the commercial district of the Mueller development. Development of this scale and intensity simply cannot be supported by the transit infrastructure surrounding the Grove site. Direct vehicular access to the site is only possible via Bull Creek Rd, which is a low-capacity neighborhood street that does not correspond to nor connect to any of the high-capacity transit corridors identified for dense development in the Imagine Austin plan. (The developer is seeking to raze a house on 45th St to try to squeeze in a right-in/right-out access point on 45th, but this is predicated on a brazen and illegal circumvention of the valid petition rights of the house's neighbors and should clearly be removed from the proposed PUD.)

The city staff agree that the scale of the proposed Grove PUD is too intense for the site and have specified an overall square footage cap. However, the developer's seemingly flippant response to this cap has been to reduce the planned residential square footage of the PUD rather than actually addressing the Grove PUD's inherent traffic problems by reducing its high-intensity commercial elements. The Grove PUD should be modified to impose a cap on the traffic-generating commercial/retail square footage and promote neighborhood-scale retail and amenities comparable to the wonderful shops and restaurants within the Triangle development and along Duval St in Hyde Park. Finally, rather than reducing the residential square footage as the developers want, the Grove PUD should be modified to include more affordable and middle-income housing to promote a more economically diverse Austin.

I do want to be clear that I support development at 45th and Bull Creek. As a resident of the nearby Rosedale neighborhood, I look forward to new park land and restaurants in particular. However, the "compact and connected" PUD that the developers are trying to sell to the city does not fully taken into account the context of the site, its available transit infrastructure, and the needs and concerns of the community. It's a plan whose details fall short of the necessarily high bar of "superiority" that PUDs must achieve. To be a truly superior development, the Grove PUD needs to serve all of Austin. To be truly superior, the Grove PUD needs more park land, more residential units, and less commercial square footage.

I appreciate your time listening to my concerns and I thank you for your service to Austin.

Ryan PirkI

1410 W 39th 1/2 St, Austin, TX 78576

Dear ZAP Commissioners,

As neighbors of The Grove at Shoal Creek, we do NOT believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

The following issues concern us the most:

- The Grove PUD includes an extension of Jackson Avenue through an existing single-family home which will be demolished to enable a new mid-block intersection to 45<sup>th</sup>. This new collector street from 35<sup>th</sup>/Mopac to 45<sup>th</sup> has NOT been studied for its impacts to the traffic network and adjacent neighbors even though staff has said the street will have “profound impacts” to area traffic.
- The Grove PUD proposes a “right-in/right-out” intersection at 2627 W 45th, but the preliminary design provided does not meet ANY City standard and conflicts with adjacent home driveways and other intersecting streets. The proposal will create an extremely dangerous situation for the proposed pedestrian/bicycle crossing at this location, existing 45<sup>th</sup> traffic, and residents getting in/out of their driveways and adjacent neighborhood streets. City staff has only been able to find a Taco Cabana driveway as an example of this type of intersection design in Austin which serves a fraction of the traffic The Grove will generate. It is also apparent that such an intersection will not adequately and safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45<sup>th</sup> for these and other reasons.

Sincerely,

Elena and Mihai Sirbu

4711 Chiappero Trail 78731

Dear ZAP Commissioners,

I am a neighbor of The Grove at Shoal Creek and I wanted to urge you to not recommend the PUD in it's current form.

Specifically, I live on Idlewild Road, just behind the proposed Grove development. I understand that there are several aspects of the PUD application, but there are a few that are very concerning to me and I wanted to comment on:

1. I am very concerned that the drainage solution isn't clearly defined. I see water that drains out from driveways of the properties on Idlewild Rd and feel like the proposed solutions wouldn't be sufficient to alleviating the drainage problem. Adding to the fact that there is a HUGE development planned, I feel the solution is inadequate.

2. I am very much concerned with the amount of development proposed and the lack of traffic and transit solutions proposed. Specifically, I don't believe that the traffic impact analysis has been done completely and I find it very hard to understand how a big development can be supported with the lack of infrastructure currently in place and proposed. I also am amazed that the collector street that is proposed hasn't been studied for impacts to traffic on 45th and surrounding streets.

3. Finally, I feel the scale and intensity of the development is too large. With young children, I'm not in favor of having such a large amount of bars proposed (15,000 square feet - roughly 5 times the size of my house).

While there are many aspects of the development that I find to be troubling, I do feel that a properly designed and planned development can be successful. Especially given the findings of the Environmental Commission and the Parks and Recreation Board that the PUD application is NOT superior, I urge you to support the Bull Creek Road Coalition's recommendation for amendments to the PUD.

Thank you for your consideration and service to the citizens of Austin.

Salim Kassam

4103 Idlewild Rd.

Austin, TX 78731

To All -

I am writing in concern to the Grove PUD. As a resident in the surrounding area I am hopeful the Zoning & Platting Commission will take in to account the recommendations of the Environmental Commission and require the builder to address all the issues they have left unresolved. The following have yet to be addressed/acknowledged by the builder:

- The lack of flood control for the area and surrounding homes
- The removal of heritage trees
- Additional quality park space to support the population of the PUD
- Urban Runoff (which is an issue plaguing the city)
- The current 2 Star Energy Rating, which is beyond disappointing and I am surprised the city would even entertain that as acceptable

I ask that the commission protect Austin and it's citizens by requiring the builder to address ALL these issues before they proceed. I welcome the growth happening in Austin if it can be done responsibly. It is time for Austin to stop bowing down to these large businesses and protect it's land, air, and people!

Thank you for your time and consideration,

Marci Ditzell

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I do *\*not\** believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds

significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I support the Bull Creek Road Coalition's proposed amendments which make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you for your time and consideration on this important case.

Lydia Wise

My name is Lane Wimberley, and I have lived in Rosedale, at 4810 Shoal Creek Blvd. for some 20 years. I am writing to you with regards to the proposed PUD, "The Grove at Shoal Creek."

I am inclined to urge you to support the PUD zoning, in general. As Austin grows (at a frightening pace), we face a decision whether to sprawl further into the countryside and suffer the maladies that sprawl unavoidably entails, including air and water pollution as well as worsening traffic city-wide; or, to concentrate development in multi-use communities linked by efficient transit. I believe supporting PUDs is a step in the right direction. Moreover, it is a necessary step to stimulate the implementation of efficient transit systems.

Many complain that the current proposal from the developer will exacerbate traffic problems in the area. I believe the claims on both sides to be over-blown. The only claim that is reliable is that traffic WILL worsen throughout Austin, regardless of whether the Grove is built as proposed. It is absolutely inevitable. The difference is that a strategy of dense, close-in development (including residential, retail AND office) will result in fewer miles driven overall than a strategy that results in further sprawl.

What's more, the preponderance of research indicates that residential markets really do respond to basic supply and demand. The best way to address affordability problems is to increase supply. The more residential units we can provide at the Grove--and other developments--the better chance we have of driving prices down and improving affordability.

That is not to say that the proposal from the developer could not be better. There are many improvements that could be made to the existing plan, and I am disappointed with the Environmental



Commission (among others) for not holding the developer to higher standards as regards energy use and building material selection (to name a few).

BUT, here's the thing--and, it's a super important thing! Your decision on this PUD is likely to have a significant impact on how Austin develops beyond just the Grove, as more state land is transferred to private hands. If you allow the predominating neighborhood interests to hold sway, then we really are facing a future of sprawl, traffic and environmental degradation as localities protect their own very subjective, myopic interests.

I hope you will consider approving the PUD. Please encourage developers to move Austin toward a more sustainable future, a la the Imagine Austin plan.

Thank you for your attention, and for your service to our wonderful city!

Sincerely,

Lane Wimberley  
4810 Shoal Creek Blvd.

I have been a resident of the Rosedale neighborhood for over 30 years, and will be deeply affected by the PUD proposal called The Grove at Shoal Creek. The Bull Creek Road Coalition has made reasonable recommendations to amend this PUD to address our neighborhood concerns. The amendments are intended to meet the goals of Imagine Austin and respect the transportation limitations and context of the site, while also embracing the need for affordable housing and middle-income housing in central Austin. I support superior development that includes abundant housing, appropriate retail, and superior parkland and traffic mitigation. With ZAP's support for these positive and reasonable amendments to the PUD, The Grove can be a profitable development that allows Austin to grow in a responsible manner and retain quality of life for those living nearby.

The Grove PUD is a large town center-sized development **on a two-lane neighborhood collector street surrounded by residential streets and homes**. According to Imagine Austin, this intensity of development should only be allowed on commercial transportation arterials. The City staff agrees that the developer's PUD proposal includes too much development on this site. The Grove PUD should be amended to include only neighborhood-serving commercial venues conforming to Imagine Austin, reducing or removing the most intensive commercial entitlements.

Please look at the attached graphic. The Grove PUD is currently more than **double** the scale of The Triangle which is bound by three arterials and abundant transit, and **triple** the scale of Crestview Station with access to Lamar, the MetroRail, and other high-capacity transit options. Imagine Austin calls for

locating such intense development only on corridors where transportation options can scale up to meet demand.

Below are some specific requests for amendments to the Proposed PUD to address the density issues.

- The Grove PUD includes the **minimum** affordable housing to gain significant City fee-waivers. We think more than just the minimum affordable housing should be required to be given the financial benefits from Austin taxpayers.
- The 15,000 square feet of bars allowed in the Grove PUD is not compatible with a residential area. Bars are 3 times louder than restaurants, and that square footage should be reduced to allow only one or two small drinking establishments.
- Allowing 47,500 sqft for a retail store in the Grove PUD would accommodate big-box retailers and large grocery stores not compatible with residential streets. Please limit single retail tenants to 25,000 square feet maximum to be more appropriate for neighborhood-serving establishments retail.
- The projected traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood collector and local residential streets have been allowed to have this much traffic, and no example can be found. The 2 lane Bull Creek Road currently carries 7000 vehicles a day. The proposed Grove PUD currently will about triple that. The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. Approving of such excess in violation of code is unprecedented in Austin.
- The adjacent residential streets lack sidewalks and bicycle accommodations and excessive overflow traffic on those streets is unsafe for the families and children who live on these streets. Traffic will spill into three residential neighborhoods north and south of The Grove site, and severely congest residential traffic all along 45th Street.
- If The Grove PUD is amended to reduce the most intensive commercial uses in favor of neighborhood-serving office and retail, vehicle trips from outside the immediate area will be far less.
- The Grove developer's own multi-modal study identified millions in needed traffic calming and improvements. The PUD should be amended to include at least \$3 million in funding for off-site traffic calming and multi-modal improvements with the cost shared by the developer and future tax-increment financing from the development.
- The Grove PUD contains an unexpected proposed extension of Jackson Avenue to a mid-block intersection on 45<sup>th</sup> by demolishing a single-family home at 2627 W 45<sup>th</sup>, which City staff has said will have "profound impacts" to area traffic. But this new street from 35<sup>th</sup>/Mopac to 45<sup>th</sup> has NOT been studied for its impacts to the traffic network, possibly even backing traffic up to the MoPac off ramp. The proposed intersection design at 2627 W 45<sup>th</sup> does not meet ANY City standard. It conflicts with adjacent home driveways and other intersecting streets, creating a dangerous situation for pedestrian/bicycle traffic, existing 45<sup>th</sup> Street traffic, residents driveways on 45th Street, and adjacent neighborhood streets. Such an intersection will not adequately or safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45<sup>th</sup> entirely.

- The nearest high-capacity transit is over a mile away on Lamar Blvd, and the bus service on Bull Creek Rd is not easily scaleable in the single-family neighborhoods. The Grove PUD should be amended to require future transit ridership build-outs and a Transportation Demand Management (TDM) program to insure it is adequate to support the proposed development density.

The Grove's proposed development density greatly exceeds what is appropriate and within City vision of quality development. We need your help to make sure developmental planning follows sustainable guidelines.

Thank you for your time and commitment.

Pam Knight

Commissioners,

I live 2 blocks north from The Grove at Shoal Creek PUD. I give back to my community by donating 100's of volunteer hours each year to the City of Austin similar to you. I am looking forward to a superior development at 45th & Bull Creek where we can walk through neighborhood streets on our way to parks, or visit new families in their homes and townhomes or shopping at small neighborhood stores as envisioned by Imagine Austin for this location.

The scale of the proposed Grove at Shoal Creek PUD is far from a neighborhood center as described in Imagine Austin. The Grove proposal has more in common with a Town Center like Mueller or The Domain drawing thousands of visitors per day from across Austin by car not public transit options. The Grove should be more appropriately scaled for the this non-transit focused location including: office and retail serving a neighborhood center; transportation infrastructure not overburdened by an additional 19K of trips; intersections properly studied and designed to sustain multi-modal options; and lastly impervious cover far below the 82% projected on non-parkland/open space to mitigate historical flooding on this portion of Shoal Creek.

I understand that city staff is concerned with the total amount of development for this location. I am most concerned with the amount of retail and office spaces proposed. From the

- 15,000 sq ft of bars which exceeds the sq ft of bars on Rainey Street
- Retail sq ft targeting big box stores of 47,500 sq ft. not local neighborhood stores
- Office space sized to support the large scale retail not the neighborhood
- Car parking forced on to surrounding streets due to inadequate availability
- Commercialization of public parkland with restaurants blocking access to the park

There are factual reasons why the Parks Board voted the Grove not superior and the Environmental Commission voted it not superior. The requested entitlements and 27 code modifications in the Grove proposal do not warrant a superior rating at this time. There are too unaddressed zoning and land use questions associated with the Grove PUD. Please tell the applicant to fully address questions and requests by voting the Grove not superior on Tuesday.

Additionally, I respectfully request that you consider Bull Creek Road Coalition's reasonable recommendations for amendments to the Grove PUD which addresses many of these commonly held concerns. These amendments are intended to meet the goals of Imagine Austin, respect the transportation limitations and context of the site, but to also embrace the City's need for affordable housing and middle-income housing in this part of Austin.

Thank you for serving the citizens of Austin's as guardians of our city's development,

Ranleigh Hirsh

2624 W49th Street

Austin, Tx 78731

**Please know that I OPPOSE the superior rating for "The Grove PUD" and hope you will support staff recommendations which require a more reasonable and less intense development plan for this tract. Thank you for your consideration.**

**I am NOT against any and all development on this site and hope you will support the BCRC's reasonable recommendations for amendments to this PUD which will address many of the commonly held concerns regarding The Grove. These amendments are intended to meet the goals of Imagine Austin, respect the transportation limitations and context of the site, but to also embrace the City's need for affordable housing and middle-income housing in this part of Austin.**

Additionally:

-The traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood collector and local residential streets have been allowed to have this much traffic, and no example can be found.

- The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.

-The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

-The Grove's parks were found to be "not superior" by City staff, the Parks Board, and insufficient by the Environmental Commission. Parkland is a top priority for the neighborhoods surrounding the site since this area is identified as park deficient by the City. The Grove PUD should be amended to include an additional 4 to 6 acres of dedicated parkland that adds active recreation space, greater street frontage for security, increased preservation of sensitive areas, and room for flood mitigation features along the south and east of the site.

-The Grove's site includes some of the most magnificent heritage oak groves in central Austin and all efforts should be made to preserve and protect these trees for the enjoyment of future generations. The Grove PUD proposes to only protect the 75% critical root zone and concentrate active recreation around these trees which has proven to damage and ultimately destroy similarly beloved trees in other developments. The Grove PUD should be amended to include protection of the 100% critical root zone and additional active recreation parkland to help protect this invaluable natural feature in central Austin.

- The Grove PUD will add nearly 50 acres of impervious cover to an already flood-prone watershed. Millions of dollars' worth of property damage and lives have been lost due to Shoal Creek flooding. The PUD commits to meeting only one of two minimums in the City Code – on-site peak-flow detention of storm water OR contributing \$950,000 fee-in-lieu of on-site detention. Either of these options alone are not superior. The Grove PUD should be amended to allow the City to require BOTH of these options to mitigate the increase on storm water flows and help fund erosion mitigation improvements on Shoal Creek within the site.

Best,

Susan Longley

I am a neighbor of the PUD proposal called The Grove at Shoal Creek. There are many issues that the neighbors are concerned about. I am most concerned about two issues: The protection of the heritage trees in the Grove and also the increased traffic congestion.

I would like to see a plan by The Grove on what they are doing to protect the many heritage trees on this land. I have run through the property many times and the trees are stunning and careful planning needs to happen to protect these trees that cannot be replaced if damaged or destroyed.

Second, I live off 38th and Medical and during rush our, I can't easily exit Mopac because drivers use this feeder road to get ahead of their location on Mopac, causing a long backup at the exit ramp. So I have started exiting at 45th, take 45th to Shoal Creek and drive south on Shoal Creek to 39th street to my home in Rosedale. This exit is also very backed up, and at Bull Creek and 45th I have to wait 2-3 light turns to get through. Then at Shoal Creek, the traffic is extremely backed up, making it a challenge to turn onto Shoal Creek. But it is my only option. Driving down Shoal Creek is a disaster with the backup on Shoal Creek being 1/2 mile or more.

If The Grove is built according to their plans, it will increase traffic an additional 17,000-19,000 cars per day at 45th and Bull Creek. The Grove's proposed solution is to tear down a home on 45th, and add in another exit into 45th just east of the 45th Street / Bull Creek intersection. This will cause more traffic backup on 45th with cars pulling into and out of The Grove especially during rush hour.

I don't understand why a development company would be allowed to build such a dense project in an area that cannot support the traffic and long list of development issues.

As a resident of Rosedale neighborhood, I urge you to take into consideration the impact this project will have on our lovely neighborhoods.

Thank you for your time,

Kathy Monte / 3907 Bailey Lane, 78756

As a long time resident of Rosedale ( 36 years) I would like to express my sorrow over the

development of those beautiful 75 acres. My wife, myself, my children and many generations of our dogs have walked the dog park for decades. We believe those 75 Acres are among the most beautiful in Central Texas. If you haven't yet, you need to walk there. Any judgment would be in ignorance without doing so. In any season and at anytime of day the beauty is outstanding. I believe it's a sin to develop that land and I hold our city government and the ignorance of all of us who should have been more proactive responsible for the loss.

I know the development is almost inevitable. It would have been so easy to turn that into a park. We live off of 45th Street on Sinclair Avenue and I'm pretty sure with the increased traffic we'll be forced to move. We are entering our senior years and already it is very difficult and time-consuming to leave our neighborhood by car most of the day, especially at rush hours. (By foot we already need to walk to the traffic signals at 45th or 49th Street. The stop sign at Shoal Creek is too dangerous. For many decades Rosedale was one neighborhood. Recently 45th Street has severed that neighborhood in half; North Rosedale and South Rosedale separated by 45th Street. Until not too long ago it was possible to walk continuously across any of Rosedale streets from north to South. So much for "walkable" neighborhoods! It is now nearly impossible because of the traffic on 45th Street and with the development of The Grove it certainly will be impossible for anybody other than risk-takers to cross 45th Street) I'm pretty sure this development will be the final straw and we will be forced to leave Austin, the home and neighborhood we love, after nearly four decades. I know we are not alone in facing this sad decision.

I have wondered how Austin has become a traffic gridlock. I guess the development interest have trumped those councils and boards which were supposed to be looking out for the quality of life in Austin. But it's hard to blame those earlier councils and boards as many didn't see the unprecedented growth coming. But it is clear as day that the impact of the traffic from The Grove will be devastating. And because of that clarity and undeniability to place to put the blame will be equally clear. Chuck and Emily Vorspan

**Andrew D. Rivera**

(Interim Planning Commission and Zoning and Platting Commission Liaison)

Administrative Assistant to Jerry Rusthoven

City of Austin - Planning & Zoning Department

505 Barton Springs Road, 5<sup>th</sup> Floor

Austin, Texas 78704

512-974-6508

[www.austintexas.gov](http://www.austintexas.gov)

**From:** Becky Beaver

**Sent:** Monday, June 20, 2016 3:51 PM

**To:** Rivera, Andrew

**Subject:** Oppose the Grove PUD as currently proposed

**Importance:** High

I am a 45-year resident of Austin, and in the course of my time here, I have worked really hard to try to make this community a better place. I was proud of the city as a place to raise my family and delighted that my children had the good fortune to be born in such a livable city. However, I fear I could not say the same for many parts of Austin now, as intense unfettered development has already choked many central neighborhoods to the point of gridlock, and "The Grove PUD" as currently proposed by its developer is the latest example of a proposed development of ill-conceived density and neighborhood incongruity which stands to devastate the seven neighborhoods which immediately abut it. I would ask that you review the points below regarding the realities of the proposed "Grove PUD". No matter how aggressively Milestone/ARG attempts to spin their development concept, it doesn't take any level of observation or sophistication to figure out very quickly that what they are proposing simply won't work on so many different levels. Although it would have made so much sense for the City to acquire this parcel for much-needed parkland for an area underserved by parks, I understand that at the time the parcel became available that was not financially feasible for the City budget to absorb. Thus, I certainly do not oppose all development of this tract now that it is in private hands, and understand that there are certain plans for developing this tract which could benefit the surrounding area and be compatible with the existing adjacent neighborhoods. When the State placed the land for sale, they made it clear that they were marketing a property whose highest and best use would be single family and low density residential. It is very hard for me to recognize this tract as comporting in any way with that concept. The concept ARG is proffering has many restaurants and bars, an office tower half the size of the Frost Bank Tower, and 3000 new residents. By their own estimate, the development will put over 19,000 new vehicles per day on the narrow residential streets which border the tract. The intersection of Bull Creek Road and 45<sup>th</sup> is already approximately 4,000 vehicles a day over-capacity, and there is no way at all for the neighboring areas, including even Mopac, to absorb the numbers of vehicles this development would bring. Further, as we should have learned in this season of such dangerous flash flooding, putting extensive amounts of new impervious cover in the immediate Shoal Creek watershed is just a prescription for disaster downstream. Of the 75 acres of undeveloped acres in the tract, "The Grove"'s PUD proposal has now reduced the number of usable acres for parks down to fewer than 10, with a significant amount of what they purport to set aside as "parkland" for the residents being in the actual Shoal Creek creekbed. Additionally, the number of units in the development which meet the criteria for affordability continues to diminish. I hate to sound too lawyerly, but this development as proposed simply doesn't withstand scrutiny and the rationalization of the proponents does not withstand cross-examination. I would ask that you please support the City staff's and other commission's determinations that there are many aspects of this PUD that do not meet superior criteria, and that you send the proposal and the developers back to work with the neighborhoods and City staff to reduce the intensity of the development so that it is compatible with the neighborhoods which surround it. These



neighborhoods are some of the very few central city neighborhoods which remain truly livable, and it would undoubtedly decimate them to recommend this PUD as currently proposed.

## Becky Beaver

Attorney

Law Office of Becky Beaver

816 Congress Avenue

Suite 1600

Austin, Texas 78701

(512) 474-5791

(512) 474-4169 Facsimile

## SCALE AND INTENSITY

- The office/retail portion of the proposed Grove PUD is a large town center-sized development. According to Imagine Austin, this intensity of development should only be allowed on major transportation arterials, not on a two-lane neighborhood collector street surrounded by residential streets and homes. A regional customer and employee base will be required to support this large commercial center as evidenced by the multiple large parking structures proposed by the developers. The Grove PUD should be amended to include only neighborhood-serving commercial conforming to Imagine Austin.

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- The City staff agrees that the developer's proposal included too much development on this site considering its limitations. However, the staff recommendation includes an overall building square

footage cap and a reduction in the *least* intensive uses proposed for the site. The Grove PUD should be amended to reduce the most intensive commercial entitlements proposed in the PUD rather than an overall cap.

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## TRAFFIC

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no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.

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- The overflow of traffic in the adjacent neighborhoods, which is unavoidable, is compounded by the design of the 1940's and 50's residential streets which lack sidewalks and bicycle accommodations. Doubling, tripling, or more the traffic on these streets creates an unsafe situation for the families and children who live on these streets.

- The Grove PUD includes zero off-site traffic calming and multi-modal improvements in these adjacent neighborhoods although the developer's own multi-modal study identified millions in needed and desired improvements. The PUD should be amended to include at least \$3 million in funding for off-site traffic calming and multi-modal improvements with the cost shared by the developer and future tax-increment financing from the development.

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- The Grove PUD proposes a "right-in/right-out" intersection at 2627 W 45th, but the preliminary design provided does not meet ANY City standard and conflicts with adjacent home driveways and other intersecting streets. The proposal will create an extremely dangerous situation for the proposed pedestrian/bicycle crossing at this location, existing 45<sup>th</sup> traffic, and residents getting in/out of their

driveways and adjacent neighborhood streets. City staff has only been able to find a Taco Cabana driveway as an example of this type of intersection design in Austin which serves a fraction of the traffic The Grove will generate. It is also apparent that such an intersection will not adequately and safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45<sup>th</sup> for these and other reasons.

- The transit available at The Grove's site is not adequate to support the significant development proposed. The nearest high-capacity transit is over a mile away on Lamar Blvd, and the bus service on Bull Creek Rd is not easily scaleable since the street begins and ends in single-family neighborhoods. The Grove PUD should be amended to require transit ridership "triggers" for future build-outs and an aggressive Transportation Demand Management (TDM) program that includes hard targets for multi-modal trips by office and retail employees.

## **PARKS AND DRAINAGE**

- The Grove PUD's parkland proposal is inadequate to serve the many needed uses: protection of sensitive environmental features on the site, preservation of the magnificent heritage groves, restoration of the rapidly-eroding Shoal Creek banks, accommodating flood-control provisions for immediate downstream neighbors and the entire flood-prone watershed, and active recreation for the thousands of existing and new residents.

- The Grove's parks were found to be "not superior" by City staff, the Parks Board, and insufficient by the Environmental Commission. Parkland is a top priority for the neighborhoods surrounding the site since this area is identified as park deficient by the City. The Grove PUD should be amended to include an additional 4 to 6 acres of dedicated parkland that adds active recreation space, greater street frontage for security, increased preservation of sensitive areas, and room for flood mitigation features along the south and east of the site.

- The Grove's site includes some of the most magnificent heritage oak groves in central Austin and all efforts should be made to preserve and protect these trees for the enjoyment of future generations. The Grove PUD proposes to only protect the 75% critical root zone and concentrate active recreation around these trees which has proven to damage and ultimately destroy similarly beloved trees in other

developments. The Grove PUD should be amended to include protection of the 100% critical root zone and additional active recreation parkland to help protect this invaluable natural feature in central Austin.

- The Grove PUD will add nearly 50 acres of impervious cover to an already flood-prone watershed. Millions of dollars' worth of property damage and lives have been lost due to Shoal Creek flooding. The PUD commits to meeting only one of two minimums in the City Code – on-site peak-flow detention of storm water OR contributing \$950,000 fee-in-lieu of on-site detention. Either of these options alone are not superior. The Grove PUD should be amended to allow the City to require BOTH of these options to mitigate the increase on storm water flows and help fund erosion mitigation improvements on Shoal Creek within the site.

**From:** Swittliff1@aol.com

**Sent:** Monday, June 20, 2016 3:41 PM

**To:** Rojas, Gabriel - BC; Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** The Grove

Dear Commission,

I am concerned about the denseness and intensity of the development for "The Grove PUD" proposed by the developer. I am requesting that you do not grant this development a superior rating. The recommendations of the city's staff should be followed as they have assessed the serious impact this development will have upon all of Austin.

Thank you for your consideration of my request.

Sally Wittliff

**From:** Aditya Rustgi

**Sent:** Monday, June 20, 2016 3:35 PM

**To:** Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** The Grove. One Neighbor's concerns

Dear ZAP Commissioners,

I am resident of 3803 Petes path, in the Ridgelea community just south of the proposed Grove Development.

I understand that the PUD is coming up in front of ZAP, and due to a personal commitment I wont be able to attend the public meeting on Tuesday, but i wanted to take a few seconds and write in my thoughts about the proposed development.

First of all, let me clarify that I am not against the proposed development; rather, I favor the development. But what we want out that place is something we can be proud of, something that meshes well with the character of the neighborhood within which it will lie. I am excited about the prospect of neighborhood scale retail, something my family can walk to. I am excited about the prospect of a community park, that we can use and that will replace our current usage of the space.

Yet, I favor and support the BCRC position that the current development is not superior, as you would imagine it and compared to possibly a single family development in that neighborhood. Here are my concerns:

1. Traffic. No one likes to spend their day stuck in traffic. If the current PUD plan was to be approved without revision, the wellbeing of the new residents and existing ones would be adversely affected. Even without the PUD, the waiting time during peak traffic hours is sometimes of the order of 10-15 minutes at the 45th and bull creek intersection. The PUD, as it stands today, would only make it worse. Besides traffic, I am concerned that the additional trips would create a safety hazard, especially for children who walk to the brykerwoods school in the morning.
2. Office Space: Which brings us to the root cause of the peak traffic. Office space. As i understand it, the amount of office space being proposed in the middle of what is residential neighborhood is inappropriate and unnecessary.

3. Parkland. The current parkland being proposed, in a neighborhood that has been deemed lacking sufficient parkland, is insufficient. The developer must commit to increasing parkland, in a meaningful and genuine way.

4. Flooding control. Since we live south of the proposed development abutting the shoal creek, we have, over the last 2 years seen how excessive rains can pose a danger to the property of the residents in my neighborhood, both at idlewild due to sub-surface flooding, and along jefferson due to rising creek level. Last year, I saw, with my eyes the water rise onto the jefferson street, nearly close to the house of our family friends.

While these are some of the concerns, I support the Ridgelea neighborhood resolution that was based on the survey we did of our residents. You can see that most of the residents in my neighborhood share these concerns.

We urge the ZAP to take a critical look at the planned PUD, as we try to make our city better for both new and existing residents.

Thank you for your time,

Regards

Aditya Rustgi

(512-293-9283)

-----Original Message-----

From: M Catherine Sargent [

Sent: Monday, June 20, 2016 3:33 PM

To: Thomas.Weber@austintexas.gov; ann.denkier@austintexas.gov; jolene.kiolbassa@austintexas.gov; abriel.rojas@austintexas.gov; ana.aguirre@austintexas.gov; dustin.breithaupt@austintexas.gov; bruce.evans@austintexas.gov; yvette.flores@austintexas.gov; betsy.greenberg@austintexas.gov; susan.harris@austintexas.gov; Sunil.Lavani@austintexas.gov; Rivera, Andrew

Subject: The Grove

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I do \*not\* believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of

traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I support the Bull Creek Road Coalition's proposed amendments that make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this City deserves.

Thank you for your time and consideration on this important case.

Sincerely,  
M.Catherine Sargent, MD  
4205 Edgemont Drive  
Austin, Texas

**From:** Becky Beaver [  
**Sent:** Monday, June 20, 2016 3:51 PM  
**To:** Rivera, Andrew  
**Subject:** Oppose the Grove PUD as currently proposed  
**Importance:** High

I am a 45-year resident of Austin, and in the course of my time here, I have worked really hard to try to make this community a better place. I was proud of the city as a place to raise my family and delighted that my children had the good fortune to be born in such a livable city. However, I fear I could not say the same for many parts of Austin now, as intense unfettered development has already choked many central neighborhoods to the point of gridlock, and "The Grove PUD" as currently proposed by its developer is the latest example of a proposed development of ill-conceived density and neighborhood incongruity which stands to devastate the seven neighborhoods which immediately abut it. I would ask that you review the points below regarding the realities of the proposed "Grove PUD". No matter how aggressively Milestone/ARG attempts to spin their development concept, it doesn't take any level of observation or sophistication to figure out very quickly that what they are proposing simply won't work on so many different levels. Although it would have made so much sense for the City to acquire this parcel for much-needed parkland for an area underserved by parks, I understand that at the time the parcel became available that was not financially feasible for the City budget to absorb. Thus, I certainly do not oppose all development of this tract now that it is in private hands, and understand that there



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## SCALE AND INTENSITY

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**From:** Chuck Vorspan  
**Sent:** Monday, June 20, 2016 12:35 PM  
**To:** Rivera, Andrew  
**Subject:** The grove

As a long time resident of Rosedale ( 36 years) I would like to express my sorrow over the development of those beautiful 75 acres. My wife, myself, my children and many generations of our dogs have walked the dog park for decades. We believe those 75 Acres are among the most beautiful in Central Texas. If you haven't yet, you need to walk there. Any judgment would be in ignorance without doing so . In any season and at anytime of day the beauty is outstanding. I believe it's a sin to develop that land and I hold our city government and the ignorance of all of us who should have been more proactive responsible for the loss.

I know the development is almost inevitable. It would have been so easy to turn that into a park. We live off of 45th Street on Sinclair Avenue and I'm pretty sure with the increased traffic well be forced to move. We are entering our senior years and already it is very difficult and time-consuming leaving our neighborhood by car most of the day, especially at rush hours . ( By foot we already need to walk to the traffic signals at 45th or 49th Street. The stop sign at Shoal Creek is too dangerous. For many decades Rosedale was one neighborhood. Recently 45th Street has severed that neighborhood in half; North Rosedale and South Rosedale separated by 45th Street. Until not too long ago it was possible to walk continuously across any of Rosedale streets from north to South. So much for "walkable" neighborhoods! It is now nearly impossible because of the traffic on 45th Street and with the development of The Grove it certainly will be impossible for anybody other than risk-takers to cross 45th Street) I'm pretty sure this development will be the final straw and we will be forced to leave Austin, the home we love , after nearly four decades. I know we are not alone in facing this sad decision. Chuck and Emily Vorspan

**From:** Andi Napier [  
**Sent:** Monday, June 20, 2016 12:33 PM  
**To:** thomas.weber@austintexas.gov; ann.denkler@austintexas.gov; jolene.kiolbassa@austintexas.gov; gabrielrojas@austintexas.gov; ana.aguirre@austintexas.gov; dustin.breithaupt@austintexas.gov; bruce.evans@austintexas.gov; yvette.flores@austintexas.gov; betsy.greenberg@austintexas.gov; susan.harris@austintexas.gov; sunil.lavani@austintexas.gov; Rivera, Andrew  
**Subject:** The Grove PUD

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I do \*not\* believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

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We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you for your time and consideration on this important case.

Andi Napier

**From:** John Spath [

**Sent:** Monday, June 20, 2016 3:25 PM

**To:** Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** Grove at Shoal Creek

Dear ZAP Commissioners,

As a very-close neighbor of the proposed development (I'm on the West side of Idlewild Road, directly abutting), I have to admit a bit of shame in not being more involved with the proceedings thus far. Like many, I've simply been too busy to attend more than a handful of meetings. However, I'm proud that many of my friends and neighbors are representing my beliefs in the form of the BCRC.

After I bought and moved into my house some 23 years ago, I often wondered what would happen to the property behind my house. I'm not someone who keeps too many tabs on zoning regulations, but always felt like my interests would be somewhat protected by the City. The surroundings seemed too awkward (from an infrastructure standpoint) to allow anything terribly big or dense to move in. I also assumed that, because there were no businesses operating along this part of Bull Creek Rd, that they were probably not allowed (and probably for good reason). I assumed that it's proximity to Shoal Creek would allow it special attention (especially because of Shoal Creek's duality as natural area/hike-and-bike/Park zone... but also it's historical frequency with flooding (both here, and all the way to downtown). As time passed, and the city has grown, I've seen some efforts by the city to advocate more dense developments along

some of the major transportation corridors (opening up realistic usability of mass transit!). I assumed that the city would attempt to dissuade (via zoning and regulations) inappropriately-sized developments where they simply didn't make sense. I have to say, that in my opinion: this area is inappropriate for the scale of development that's proposed. To call it "superior" would be sad.

I'm writing in hopes that you'll seriously consider the BCRC's suggestions before making any recommendations. My concern is fundamentally for my adjacent surroundings. However, as the State proceeds in unloading it's real-estate in large chunks in the city's core, I can only imagine that we'll be setting a precedent here, and we'd be missing a great opportunity to help create something that will be of benefit to all Austinites (including all those with "assumptions" such as my own, and limited time to spend in the trenches).

Thanks for your time and service!

John Spath

4012 Idlewild Rd.

As a neighbor of The Grove at Shoal Creek, I do \*not\* believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

I support the Bull Creek Road Coalition's proposed amendments that make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this City deserves.

Thank you for your time and consideration on this important case.



**From:** Katy Aldredge

**Sent:** Monday, June 20, 2016 3:13 PM

**To:** Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** Grove at Shoal Creek Feedback

Hello,

I am a resident of the Post West Austin apartment complex and I am a concerned neighbor of the PUD proposal called the Grove at Shoal Creek.

I moved to Post West Austin from an apartment complex on South Lamar Boulevard because I was looking for a quieter, more neighborhood-style apartment. The hustle and bustle of South Lamar was too much for me. That's why I ask that you to support the Bull Creek Road Coalition's reasonable recommendations for amendments to this PUD which will address many of the commonly held concerns regarding The Grove. These amendments are intended to meet the goals of Imagine Austin, respect the transportation limitations and context of the site, but to also embrace the City's need for affordable housing and middle-income housing in this part of Austin.

My biggest concern with the Grove at Shoal Creek PUD is the amount of traffic that will be brought to Bull Creek Road. The office/retail portion of the proposed Grove PUD is a large town center-sized development. According to Imagine Austin, this intensity of development should only be allowed on major transportation arterials, not on a two-lane neighborhood collector street surrounded by residential streets and homes. A regional customer and employee base will required to support this large commercial center as evidenced by the multiple large parking structures proposed by the developers. The Grove PUD should be amended to include only neighborhood-serving commercial conforming to Imagine Austin.

The Grove PUD as proposed is more than double the scale of The Triangle which is bound by three arterials and abundant transit. The Grove PUD is triple the scale of Crestview Station which directly accesses Lamar, the MetroRail, and other high-capacity transit options. The intensity of the proposed Grove development needs to consider the site's limited street and transit connectivity as envisaged by Imagine Austin which calls for locating intense development on activity corridors where transportation options are easier to scale up to meet demand. This is not possible or prohibitively expensive in the middle of single-family neighborhoods where The Grove site is located.

The City staff agrees that the developer's proposal included too much development on this site considering its limitations. However, the staff recommendation includes an overall building square footage cap and a reduction in the least intensive uses proposed for the site. The Grove PUD should be amended to reduce the most intensive commercial entitlements proposed in the PUD rather than an overall cap.

The Grove PUD includes an allowable 15,000 square feet of bars which is not compatible with the residential uses surrounding and within the proposed development. Bars are also allowed to be 3 times louder than restaurants which, again, is not compatible with the surrounding land uses. The Grove PUD should be amended to reduce this "cocktail lounge" entitlement to a square footage that allows only one or two neighborhood-sized drinking establishments.

The traffic generated on residential streets by The Grove PUD is unprecedented in Austin. City staff has been asked to provide examples of where neighborhood collector and local residential streets have been allowed to have this much traffic, and no example can be found.

The Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets.

The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

The Grove PUD should be amended to reduce the allowable trip counts from the most intensive commercial uses in favor of neighborhood-serving office and retail which will naturally generate less vehicle trips from outside the immediate area.

The overflow of traffic in the adjacent neighborhoods, which is unavoidable, is compounded by the design of the 1940's and 50's residential streets which lack sidewalks and bicycle accommodations.

Doubling, tripling, or more the traffic on these streets creates an unsafe situation for the families and children who live on these streets.

The Grove PUD includes zero off-site traffic calming and multi-modal improvements in these adjacent neighborhoods although the developer's own multi-modal study identified millions in needed and desired improvements. The PUD should be amended to include at least \$3 million in funding for off-site traffic calming and multi-modal improvements with the cost shared by the developer and future tax-increment financing from the development.

The Grove PUD includes an extension of Jackson Avenue through an existing single-family home which will be demolished to enable a new mid-block intersection to 45th. This new collector street from 35th/Mopac to 45th has NOT been studied for its impacts to the traffic network and adjacent neighbors. The Grove PUD proposes a "right-in/right-out" intersection at 2627 W 45th, but the preliminary design provided does not meet ANY City standard and conflicts with adjacent home driveways and other intersecting streets. The proposal will create an extremely dangerous situation for the proposed pedestrian/bicycle crossing at this location, existing 45th traffic, and residents getting in/out of their driveways and adjacent neighborhood streets. City staff has only been able to find a Taco Cabana driveway as an example of this type of intersection design in Austin which serves a fraction of the traffic The Grove will generate. It is also apparent that such an intersection will not adequately and safely fit on the SF-2 house lot. The Grove PUD should be amended to remove this street through 2627 W 45th for these and other reasons.

Thank you very much for your attention to this matter. I look forward to having a new development near by and to hopefully be able to walk to a restaurant for a bite to eat, but I will be very disappointed if the already high traffic counts for Bull Creek Road make it impossible for me to travel around my neighborhood.

Best Regards,

Katy Aldredge

Post West Austin Resident

**From:** Natalie Gauldin [

**Sent:** Monday, June 20, 2016 2:46 PM

**To:** Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** Recommend The Grove

Dear ZAP Commissioners,

On behalf of the grassroots neighborhood group, Friends of The Grove, I would like to encourage you to vote in favor of recommending The Grove at Shoal Creek. Our group, consisting of over 100 voting members and over 600 forum participants, favors a dense mixed use development for this property. When forming our official [advocacy goals](#), we prioritized walk-ability, bike-ability, and transit use alongside a healthy mix of affordable and market rate housing.

As neighbors to the project, we understand the concerns coming out of some of the other community groups. We had similar concerns with traffic and flood management among other things, but none of us have the time nor expertise to perform complete engineering studies on these critical issues. Because of this, we decided to defer to City of Austin staff for recommendations on this project. Knowing the COA team spent countless hours reviewing the project over the past year, we feel confident in supporting their recommendations for this project.

I live Rosedale roughly ½ a mile from the property and on Shoal Creek Blvd, one of the streets that will be most affected by traffic from this project. I've read all of my neighbors' concerns on the listservs and on social media and spoke with them at neighborhood meetings. I have not heard any points that have not been addressed by COA staff or the developer of the project. I am confident this project will be an asset to this neighborhood and serves as a shining example of the compact and connected vision our community communicated through the Imagine Austin plan.

Tomorrow night you will have the opportunity to show support for a plan that will offer walk-ability to a completely car dependent portion of town and ensure onsite affordability to one of the most expensive areas of Austin. Please consider voting to recommend The Grove.

Thank you,

Natalie Gauldin

Chair, Friends of The Grove

Fotgatx.com

Fb.com/groups/friendsofthegrove

**From:**

**Sent:** Monday, June 20, 2016 2:02 PM

**To:** Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** Comments on the Grove at Shoal Creek

Dear ZAP Commissioners,

As a neighbor of The Grove at Shoal Creek, I do *\*not\** believe the PUD is superior as proposed. The Grove PUD is not compliant with Imagine Austin or the adopted Growth Concept Map, adds significant large-scale intensive uses inappropriate for the site's limitations, generates a substantial amount of traffic on surrounding residential streets well above the maximum traffic levels in the City code, and does not include superior community benefits like adequate parkland and flood mitigation.

The Grove PUD as proposed is more than double the scale of The Triangle which is bound by three arterials and abundant transit. The Grove PUD is triple the scale of Crestview Station which directly accesses Lamar, the MetroRail, and other high-capacity transit options. The intensity of the proposed Grove development needs to consider the site's limited street and transit connectivity as envisaged by Imagine Austin which calls for locating intense development on activity corridors where transportation options are easier to scale up to meet demand. This is not possible or prohibitively expensive in the middle of single-family neighborhoods where The Grove site is located.

Additionally, the Grove PUD is expected to add 19,400 vehicle trips a day to the 7,000 already using 2-lane Bull Creek Road which travels through three residential neighborhoods north and south of The Grove site. There is no way to get to or from The Grove site without traveling through adjacent low-volume residential streets. The Grove's proposed traffic is 600% the maximum traffic level prescribed in the City code for residential collector streets like Bull Creek Road and over 400% the maximum traffic level per City Code for Jackson Avenue. The approval of these code exceedances in traffic is unprecedented in Austin.

I support the Bull Creek Road Coalition's proposed amendments which make The Grove a truly superior PUD that adheres to Imagine Austin. These amendments prioritize residential and on-site affordable housing, mitigates the traffic impacts to local streets, and provides appropriate benefits to the City and surrounding neighborhoods including additional usable parkland and flood protections. These amendments also meet the staff recommendation's intent and retain the significant overall entitlements and flexibility desired by the developer. A win-win for all stakeholders!

We have one shot to get this right for Austin, its current residents, and countless future generations. Please approve the BCRC's amendments and help achieve the truly superior development this city deserves.

Thank you for your time and consideration on this important case.

Julie Puentes

Oakmont Heights Resident



**From:** Pim Mayo

**Sent:** Tuesday, June 21, 2016 12:16 AM

**To:** Sirwaitis, Sherri

**Cc:** Jeff Mayo; Weber, Thomas - BC; Denkler, Ann - BC; Kiolbassa, Jolene - BC; Rojas, Gabriel - BC; Aguirre, Ana - BC; Breithaupt, Dustin - BC; Evans, Bruce - BC; Flores, Yvette - BC; Greenberg, Betsy - BC; Harris, Susan - BC; Lavani, Sunil - BC; Rivera, Andrew

**Subject:** Re: The Grove - Comments - Case No. C814-2015-0074

Dear Ms. Sirwaitis,

Please add the petition regarding the 2627 W 45th St. property to my comments for the June 21, 2016 ZAP meeting regarding The Grove at Shoal Creek. These materials show that 948 Austin residents signed a petition against 2627 W. 45th Street becoming a roadway for The Grove.

These attachments include:

- (1) the Petition with signatures,
- (2) signatures sorted by City, and
- (3) Petition comments.

Thank you,

Pim Mayo

On Sun, Jun 19, 2016 at 11:33 PM, Pim Mayo < wrote:

Ms. Sirwaitis,

Attached, please find my official comment form and emails that I would like attached to my comment form regarding the above referenced zoning case.

Thank you,



Pim Mayo

2623 W. 45th Street

Recipient: City of Austin, Texas

Letter: Greetings,

2627 W. 45th Street Should Not Become a Driveway for The Grove.

2627 W. 45th Street, also known as Lot 43 in Shoal Creek Village, Section 2, is zoned SF-2, and a one-story single-family home is currently on the property. The home is situated on a neighborhood street. In April 2015, ARG Bull Creek Ltd. purchased this property. Just a few months prior, ARG was the winning bidder on the 75-acre tract adjacent to homes on W. 45th Street. When ARG released their first master plan for their proposed "The Grove at Shoal Creek" planned use development on April 2, 2015, 2627 W. 45th Street was not included in the master plan. However, that had changed by the time ARG released their second master plan on July 9, 2015. The July 9 plan showed that 2627 W. 45th Street would be used as a vehicular driveway.

The Bull Creek Road Coalition, or BCRC, is comprised of representatives from the seven neighborhood associations that surround the 75-acre tract. On July 29, 2015, BCRC released its Alternative Vision for the site, which limited use of 2627 W. 45th Street to pedestrian and bicycle access. Then, in October 2015 ARG released a Traffic Input Analysis that states "No access directly to 45th is planned." Many took this along with other assurances that 2627 W. 45th would not be used for vehicle access and thought this was one issue that had been resolved. We were wrong.

On March 25, 2016, the City of Austin issued a memo stating "After interdepartmental discussion, the proposed development shall dedicate Jackson Avenue as a public roadway to the City of Austin. As agreed by the applicant, Lot 43, Shoal Village Section 2, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street."

You may be asking yourself, "Why is the developer dedicating this lot to the City of Austin when all other streets in the proposed development are private streets?" Shoal Village Section 2 is affected by deed restrictions or restrictive covenants that limit use of these lots for "residential use." Presumably, the City believes that it can skirt the deed restrictions for "public policy"--in this case, a roadway to support a large development that cannot rely solely on Bull Creek Road. Instead of modifying the development to work within the confines of the land, the City of Austin and ARG have decided to instead modify the neighborhood to make the development fit.

If you are a resident of Austin, please sign this petition if you agree that 2627 W. 45th Street should not be used as an access point to The Grove. It is already very sad that this original structure built in the 1950's is likely to be demolished (it has Queen Anne style touches and is arguably one of the cutest houses on the block), but we cannot let the developer encroach on property owners near the proposed development even further by allowing ARG and the City of Austin to insert a roadway in the middle of a neighborhood street that will carry 3,000 cars a day (source: Milestone presentation, March 30, 2016).

Related articles:

"The House on 45th Street" (Austin Chronicle, April 1, 2016, <a href="http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/" rel="nofollow">http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/</a>

"Tensions Rise as Grove Development Gets Support from City Planners" (Austin American-Statesman, April 1, 2016, <a href="http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman\_internallink\_referralbox\_free-to-premium-referral" rel="nofollow">http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman\_internallink\_referralbox\_free-to-premium-referral</a>

# Item C-01 Part 6

## Comments

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Name	Location	Date	Comment
Paula gordon	Austin, TX	2016-04-02	This is a safety issue for anyone driving east or west along 45th street including thousands of drivers and Austin residents that take this route from Mopac. It certainly concerns me the City of Austin left this in the hands of the developer to tell the neighbors without giving those neighbors any rights to be heard on the issue. Frankly, I'm embarrassed by the City of Austin planners on this one.
Chris Allen	Austin, TX	2016-04-02	No ROAD through this home!
tara levy	austin, TX	2016-04-02	The city is already running rough-shod over our neighborhood, they should leave this home intact.
Sara Speights	Austin, TX	2016-04-02	I'm signing because it is dangerous to put a street through that location. I know it well. There is a solution: the developer can reduce the size of the development to fit the neighborhood street infrastructure.
jeremy maurer	Austin, TX	2016-04-02	I'm a concerned citizen that lives on W 44th St
Jeff Mayo	Austin, TX	2016-04-02	I'm signing because the working-class homeowners on W 45th St have real property rights that CoA wants to trample. Scale back The Grove's intensity a fraction of what's proposed, and this unsafe, geometry-bending entrance/road isn't needed. Even if scaled back, ARG can still have the most dense development in Austin. At the current size, W 45th St residents' safety, rights, and property are being sacrificed to make an extremely profitable development even more money.
Jackie Stence	Austin,, TX	2016-04-02	I live in the Shoalmont neighborhood near the proposed Grove at Shoal Creek. I believe that taking down this house and making it be an exit from the Grove is a mistake. It will make it nearly impossible for people to get in and out of their driveways along 45th St. It will also induce the excessive traffic to try and use our neighborhood as a cut through.
Beverly Veltman	Austin, TX	2016-04-02	My friends live near this development. I know its history and dimensions. This is not going to work, The surrounding streets are already a nightmare.
Sandy Muir	Austin, TX	2016-04-02	That is way too much development for the neighborhood. Traffic is bad enough now. I shudder to think what it will be if this property is developed.
Luke Stence	Austin, TX	2016-04-02	Protect my childhood neighborhood!
Carolyn Mixon	Austin, TX	2016-04-02	A residential lot in a neighborhood with deed restrictions should not be allowed to become a street in order to benefit a developer. This street will make W. 45th more dangerous and congested, result in cut-through traffic in adjacent neighborhood where I live, and decrease property values for residents on W. 45th, Chiappero, and Oakmont.
Latha Joyce	Austin, TX	2016-04-03	We cannot allow these PUD's to continue to circumvent all the normal procedures and policies set for normal development. We are not anti-development but are very concerned by exclusion of city traffic experts in this particular decision and by the seeming back room deals between the developer and the city. While the Grove could be a welcome addition to the neighborhood if only Milestone would take neighborhood concerns about the too-high density development on little Bull Creek seriously and let outside traffic planners be the ones to give us the numbers.
Angela Coleman	Austin, TX	2016-04-03	For the developer to continue to ignore the wishes of the combined neighborhoods is obscene. To have the city be complicit is insane. This road is a tragedy waiting to happen.

Name	Location	Date	Comment
Dan Bost	Austin, TX	2016-04-03	This is one of the biggest points of deception related to The Grove PUD. Please reconsider the alternative version provided by the BCRC to limit access to bicyclists and pedestrians.
Dawn Lewis	Austin, TX	2016-04-03	This is so wrong and it sets a horrible precedent for all the neighborhoods in Austin that are having to deal with the out of control growth and development that Austin is so unprepared to deal with--
Suzanne Estes	Austin, TX	2016-04-03	Creating a street through the middle of a row of single family homes for the sole purpose of further enriching a developer is WRONG! I feel for the people who's reasonable expectation for their homes will be ruined by this action.
kim meyer	austin, TX	2016-04-03	I own a house in w 48 and when I move back in when I'm 60, if I'm able to afford it!!!! don't want all the additional traffic trying to run me over.
Ashley Martin	Austin, TX	2016-04-03	Our neighborhoods are disappearing. I'd like residents and neighborhood associations to have more of a say, vs big money coming in to revamp Austin.
Ryann Rathbone	Austin, TX	2016-04-03	I live near this development and I couldn't even imagine living next door to this. It is so wrong for the neighbors not to have a voice!
Pim Mayo	Austin, TX	2016-04-03	In Mayor Adler's own words: "We need to recognize that in a city that has 2 million people in the metropolitan area today, 3 million people predicted by 2030, 4 million people within 10 years of that, we're going to have to be building more densely than we're building now. But we can't do that density in the middle of neighborhoods because that too is disruptive and will [make us] lose part of our spirit and our soul."  "The Challenge of Keeping Austin, Austin" (Metropolis Magazine, March 29, 2016, <a href="http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/" rel="nofollow">http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/</a>)
Cynthia Keohane	Austin, TX	2016-04-03	I live about 2 miles away. This is a terrible idea for any residential neighborhood.
Don Redmond	Austin, TX	2016-04-03	I do not believe that The Grove cares about the neighborhood or any potential traffic issues. They want to make their money and get out -- and leave the residents to deal with their mess.
Judy W Sargent	Austin, TX	2016-04-03	I'm opposed to making lot#43 on Wed 45th Street a road for vehicle traffic. It will make it difficult for the residents on 45th St to get in and out of their driveways.
Daniel Joyce	Austin, TX	2016-04-03	This development is skirting the law in many ways and too high density for the neighborhood. Traffic will be diverted into tiny streets with small children playing basketball and learning to ride 2 wheelers.
brian horst	Austin, TX	2016-04-03	it's ridiculous. plain and simple.
Erin Friedman	Austin, TX	2016-04-03	I cannot possibly understand why the city and council members would allow for the density of this project and the traffic and safety nightmare that will occur. It makes no sense why an alternate plan with less density and traffic wouldn't be the better choice. Clearly the city staff and counsel members who support this very large scale project have no regard for our children's safety.
Joan brook	austin, TX	2016-04-03	Development should not encroach on citizens rights and civil liberties.
Sue Bass	Austin, TX	2016-04-03	2627 W. 45th Street was not included in the master plan. The plan was changed-Instead of modifying the development to work within the confines of the land, the City of Austin and ARG have decided to instead modify the neighborhood to make the development fit.

Name	Location	Date	Comment
Grayson Cox	austin, TX	2016-04-03	This driveway is ill-conceived in an attempt to mitigate the traffic impacts of a regionally-sized 3.2 million square feet development proposal that simply does not belong on this site. Residents' homes and safety should not be put at risk to make a developer's unreasonable proposal possible.
Don Williams	austin, TX	2016-04-03	The lives of the homeowners next door are more important than big money's desire to pillage the land.
Eva Hawley	Springfield, IL	2016-04-03	Were this my neighborhood, I would want the developers plan to work within the frame-work of the existing neighborhood.
Christine GALIDA	Austin, TX	2016-04-03	The city needs to quit siding with developers! I wouldn't want this to happen to my property. My neighborhood has already been deluged with "student dorms" rather than single family homes.
Vallarie Sinclair	Austin, TX	2016-04-03	PUD zoning and the abuse of it by City of Austin has turned it into one of the most damaging and detrimental zoning options. PUD zoning is the tool of choice for the greedy developer and the money hungry City officials in bed with them to do what they want, how they want, without any accountability to the taxpayers they serve. This is just another disgusting example of unthoughtful growth that damages neighborhoods, property values and directly impacts the welfare of those living next to it.
jake lorling	Austin, TX	2016-04-03	I strongly support this.
DeAnn Friedholm	Austin, TX	2016-04-03	Smart development is what we need. The current Grove plan is way too dense for the location & infrastructure -- much more so than the Triangle or Mueller developments. This new proposed street will make 45th Street even more difficult to get on and off. Please scale back the Grove plan and not allow this new street.
Maida Barbour	Austin, TX	2016-04-03	The Grove's scope is far too large for this neighborhood, and there is not enough infrastructure to accommodate it.
Celia Mange	Austin, TX	2016-04-03	Something zoned residential, with homes on both sides, should not be redone do to become a driveway for a major development.
Tracy Kuhn	Austin, TX	2016-04-03	I live one block off 45th Street. In addition to obvious traffic issues this will cause, I am alarmed at the back room, non transparent way this decision evolved. The developer has been dishonest with the neighbors and the City appears to be engaged in back room, palm-greasing Tsmmany Hall tactics.
Richard Denneu	Austin, TX	2016-04-03	Im tired of what over development has done to Austin and neighborhoods, driven people from their homes, made the city unaffordable.. Austin has ceased to be a community and has become a commodity up for sale to the highest bidder.
Judy Nolte	Austin, TX	2016-04-03	45th street is a nightmare currently! NO road through this HOME!!!
Erika Brown	Austin, TX	2016-04-03	I do not appreciate the "surprise" tactics in play here! This proposed plan completely negates concern for safety of the contingent neighbors.
Judy Nolte	Austin, TX	2016-04-03	This modification is very underhanded and Wrong!
Betty Littrell	Austin, TX	2016-04-03	As a property owner living directly adjacent to this development, I am very concerned about the proposed street into the project from 45th Street. As a primary east-west street from MoPac, 45th is already heavily traveled. I find it appalling that project and city leaders would support a plan for a street that will put families living directly next to this street with young childten in danger. This street will disrupt their lives and diminish the value of their property. How can our city council representative and Milestone be so heartless?

Name	Location	Date	Comment
carol wagner	austin, TX	2016-04-03	Bull creek road , 45th ,Shoalcreek Blvd. and surrounding neighbors roads cannot support the traffic . This project needs to be cut back in scale. The developers need to be honest , and quit the spin. They will still make money, but let's not have them laughing all the way to the bank, while we sit in traffic. CWagner
kenneth nolte	Burnet, TX	2016-04-03	I feel like Milestone did this in a very underhanded way!!
jan justice	Austin, TX	2016-04-03	it is outrageous to do this
Nancy Day	Austin, TX	2016-04-03	So many neighborhoods in Austin are faced with this sort of over development. We need to be cognizant of the entire city and its history and culture, not just the whims of developers. We need the City to have our backs as individuals who own our modest homes.
Elizabeth Tieman	Austin, TX	2016-04-03	The total disregard for zoning, deed restrictions, and the safety and well being of this neighborhood is a travesty. My spirit and soul are crushed.
Bennett Brier	Austin, TX	2016-04-03	It is unjust, under handed, and mean that the city will work with a developer to concoct back room deals to implement bad policy that endangers families. This sets a bad precedent of what the city can do to anyone, anywhere in Austin. This should offend and frighten all fair-minded people.
Mary Kahle	Austin, TX	2016-04-03	This is an egregious backpedaling on promises, much to the detriment of this homeowner.
Katie Simon	Austin, TX	2016-04-03	What's to stop the developer from buying more homes on 45th and forcing out neighbors because their property values tanked? Do they want all those homes to disappear so they can widen 45th to accommodate more traffic? Stop the madness!
Linda Collins	Austin, TX	2016-04-03	In solidarity with the neighbors hoping for responsible and compatible development.
Karen Shopoff Roof	Austin, TX	2016-04-03	The Grove as planned lacks any respect for existing neighbors and neighborhoods.
Margaret Powis	Austin, TX	2016-04-03	The developers are trying to put the neighborhood out of the picture and not allow us a voice. They use any means to discredit the neighbors and their representatives, fair or foul.
Jason Dye	Elgin, TX	2016-04-03	People bought houses in the original neighborhood without the additional traffic. This creates quite a bit of additional burden on them. Why are their rights not being taken into consideration, they are tax payers
David Hibbs	Austin, TX	2016-04-03	Inappropriate to begin destruction of that neighborhood. New tract should be designed to fit into existing transportation infrastructure.
Stephanie Savage	Austin, TX	2016-04-03	I live in the Ridgelea neighborhood and am very concerned about the way the City has been handling The Grove at Shoal Creek's PUD application and not taking adequate consideration of neighbors' concerns.
Betsy Brown	Austin, TX	2016-04-03	The Grove could be a real asset to the neighborhood or make things really, really awful for those who live or travel in this area. I will continue to hope for the former, though I worry a lot about it being the latter. This latest move by the developer and apparently uncaring/ignorant/colluding City personnel that is allowing a home to become a street without community input (What if YOU lived or owned property next door?!?) has me more concerned than ever.
Mahnaz Koohrang	Austin, TX	2016-04-03	Development of this big project in such a small area is catastrophic for Austin Central neighborhood.
RANLEIGH HIRSH	Austin, TX	2016-04-03	This is a serious breach of city laws on zoning. Changing the zoning on this single family home to kowtow to developer demands is a complete miscarriage of justice

Name	Location	Date	Comment
Reza Koohrangpour	Austin, TX	2016-04-03	Corrupted city officials + Developer's greed & big pocket = The worst idea in Austin: turning a single family house in the middle of the residential neighborhood into a driveway.
Mark Sainsbury	Austin, TX	2016-04-03	Individuals and neighborhoods are more important than developers' profits
Patty Mitzel	Austin, TX	2016-04-03	I am signing this because we have to preserve out older neighborhoods.
Jamie Thompson	Austin, TX	2016-04-03	The amount of additional traffic projected for this project is beyond comprehension. Circumventing multiple rules and processes to get what you want is corruption at its finest.
Catherine Attaway-Krueger	Austin, TX	2016-04-03	The developers of the Grove lied to all of the concerned citizens with their plan. Ms. Gallo should realize that we knew that the development would come, but at the lies.....
Julie Wauchope	Austin, TX	2016-04-03	I want a plan for this area that is realistic and follows the zoning laws. I want an independent report on the expected increase in traffic and its affect on the neighborhood.
Sabrina Bradley	Austin, TX	2016-04-03	Creating a street through the middle of single family homes onto an already dangerous and congested 45th street is ill conceived and simply a distraction. The real issue is that The Grove, as currently conceived - a 3.2 million square feet development - does not belong on this site. For the safety of current and future residents, The Grove's density should be commensurate with the surrounding infrastructure.
Cathy Bennett	Austin, TX	2016-04-03	Traffic is already CRAZY on 45th - has been for years and will only get worse with development.
Michael Castillo	Austin, TX	2016-04-03	Developer should nit dictate to our city ,we need not another development,traffic gridlock, ! Come visit but go back home !! Cultivate your own coolness !!
Marian Alexander	Austin, TX	2016-04-03	It is absolutely outrageous that this should be happening. The planned Grove at Shoal Creek is a nothing but a MONSTROSITY that has negatively affected many families even before being built.
Sara Summers	Austin, TX	2016-04-03	This will not be the last home taken or the last irreversible decision made at this neighborhood's expense. Ask any firefighter, police officer or EMT how this bloated development will impact their response times.
Juliet Garcia	Austin, TX	2016-04-03	Our inner city family neighborhoods are being ruined in the name of development with 'affordable housing" , which is a joke. These developers are making everything unaffordable that is why so many old time residents are moving out. Making a driveway by moving a residential house is horrible for the neighbors and integrity of the neighborhood.
Beverly Dunn	Austin, TX	2016-04-03	My mother lives at Westminster manor and I don't like the way this project has been handled by the city
Joy Sottile	Austin, TX	2016-04-03	The grove is a bad idea for the whole neighborhood and nobody should lose their home!!
Nick Zappitelli	Austin, TX	2016-04-03	This development sets a precedent for the future of Austin development. Let's make sure it is superior.
susan conroy	austin, TX	2016-04-03	This is wrong in every sense of the word.
Angela Williams	Austin, TX	2016-04-03	None of the surrounding residences should become a driveway for The Grove! There is a solution: the developer can reduce the size of the development to fit the neighborhood street infrastructure.
Isis Valencia	Austin, TX	2016-04-03	Emminent Domain does NOT apply here. Shame on you, developers!



Name	Location	Date	Comment
samantha sanford	austin, TX	2016-04-03	The Grove, as planned, is out of scale for the surrounding infrastructure. Traffic safety and congestion must be fairly addressed and executed before any development on such a large tract of land begins. Milestones proposed plan to take 8-10 feet of current residents property is unconscionable, dangerous, and does little to alleviate traffic flow and safety concerns.
Jeremy Miller	Austin, TX	2016-04-03	come on COA - you can do better. Money will flow and the grove will get built - all of that is good. This "road" proposal is a terrible thing.
Jennifer Thompson	Austin, TX	2016-04-03	A developer who overpaid for property should never be allowed to trample on the rights of those who live in the surrounding neighborhoods. None of us are anti-development. We would like an appropriate and scaled project in line with the infrastructure that would be able to support such a development. Not only can Bull Creek Road and 45th not support this development, but the backlog that will result will end up backing up onto MoPac in both directions. Westminster is a retirement facility that often requires EMS visits and I have not heard the developer speak to the response time for emergency services in this area with such a development. As for emergency services, will we add first responder infrastructure in central Austin commensurate with the increased growth? Are we going to see another fire station? EMS station? Additional police? We know that there is already a backlog to get response and our first responders are stretched thin as it is. This development is near one of the major medical facilities in this city. Do we really want to delay response times to a hospital and create a nightmare on MoPac (similar to the 183 flyover on I-35) because a developer wanted to make more return on an investment?
Susan Thompson	Austin, TX	2016-04-03	I live in Rosedale and continue to be shocked by the actions of the Topfer family owned Milestone Development and a few elected officials (including CM Gallo and Mayor Adler) in the development of The Grove. It is absurd to think it OK to build a busy street within feet of houses in a neighborhood as access to a 500 million dollar development. Neighbors on either side of the proposed road will lose not only their homes but their quality of life. Many of us will be victims of as yet unequalled in Austin traffic changes that will impact many neighborhoods surrounding the development. Thus far the development and the city have engaged behaviors ranging from slippery politics to all out lies cloaked in PR rhetoric. We may not be able to stop this development but we can help our neighbors to save their homes ... we hope. It is time the City of Austin hears the voices of the people effected by the careless actions of Milestone Development.
Melanie Martin	Austin, TX	2016-04-03	This is horrible work by our city, and this development can be done without taking residential homes.
Rick Reeder	Austin, TX	2016-04-03	It's illegal
Deborah DeStefano	Austin, TX	2016-04-03	The Grove as planned is too dense for this area. It is not right for this development to be built at the expense of our existing inner city neighborhoods.
Justin Tajchman	Austin, TX	2016-04-03	I believe The City of Austin is placing special interests and back room deals above the concerns of its citizens. This project is clearly of an inappropriate scale for a 2-lane neighborhood road.
Helen Young	Austin, TX	2016-04-03	This is too close to the houses on either side. Look at Street View -- the house to the west will have traffic very close to bedroom windows. Residents will also have a very difficult time getting out of their driveways.
Diane Swinney	Austin, TX	2016-04-03	I travel Shoal Creek and 45th Street every day to get home from work. The traffic is already bad in the afternoons. The Grove will cause much more traffic and will adversely affect the neighborhoods around the development.

Name	Location	Date	Comment
J.J. van Sitteren	Austin, TX	2016-04-03	I live close to there and have a home in Rosedale, where I will eventually live. Traffic in that area is already tactic. Adding that much more traffic and make one lot another thoroughfare right between the other house is a burden.
Jerry Young	Austin, TX	2016-04-03	If this project were scaled to this well-established neighborhood, such a destructive and selfish gash wouldn't be needed.
Thuy Thao Cao	Austin, TX	2016-04-03	The new owner of the house is allowed to do what they wish, but they must understand that their actions significantly affect their neighbors and compromise their quality of life. I challenge them to live on those streets for at least 6 months.
John Hrnclir	Austin, TX	2016-04-03	I and most of my neighbors understand that the tract where the Grove is to be developed should have higher density than the surrounding neighborhood, but the current proposed PUD zoning would allow far, far more intensity than the infrastructure in place and proposed can sustain. There have been numerous meetings among the developers and the contiguous neighbors, but practically no significant changes to proposal that would make it remotely compatible with existing land uses have been accepted. The PUD application is neither sustainable nor compatible with the surrounding neighborhoods. My home is contiguous to the Grove tract, so I will be heavily impacted by this proposal.
Michael McCluskey	Austin, TX	2016-04-03	I drive W. 45th. every day to and from work. The road is already heavily congested during peak times. Adding an uncontrolled intersection at this location will create an unsafe hazard for drivers encountering stopped cars attempting to turn into the Grove. There is simply no way to make this a safe intersection with the tight turn radius and limited sight distance available here.
James Parker	Austin, TX	2016-04-03	I resent the surreptitious attempt to circumvent existing neighborhood deed restrictions. The fact that COA city employees refuse to honor deed restrictions is further evidence of citizens' non-value to city planners.
Luis Venitucci	Austin, TX	2016-04-03	I will vote against ANY and ALL members who allow this to continue
Mark van Gelder	Austin, TX	2016-04-03	The City of Austin should stand up forcefully for the expressed interests of existing neighborhood residents, rather than working to accommodate the impact pressures from developers which are in opposition to the residents' wishes.
Michael Hernandez	Austin, TX	2016-04-03	I am tired of them eating away at the few neighborhoods we have left.
Susan Greene	Houston, TX	2016-04-03	We need to tsk back our city from developers who have no civic pride or interests of neighborhoods.
Patricia White	Austin, TX	2016-04-03	Neighborhoods are what make Austin great. Please do not destroy them.
Jon Anderson	Austin, TX	2016-04-03	This appears to be a ridiculous half measure to a real challenge associated with this proposed development. Obviously community input and impacts are being disregarded. Politics as usual.
Josephine Macaluso	Austin, TX	2016-04-04	I live a few houses away and as it is, I can barely get out of my driveway safely. We don't need to increase the traffic flow onto 45th St. I am going to be literally trapped in my home.

Name	Location	Date	Comment
cat jeanes	Austin, TX	2016-04-04	<p>Wanted to share my Facebook post here too:</p> <p>Ryder and I live directly next to this property. First, let me say I'm not against this development. I am a born and raised Austinite and I love the direction our city is moving. However, I am not for the city condemning a house directly next to mine and turning it into a street. A street that will stand literally 5 feet away from Indiana's bedroom window. This is our house, our home, and from a moral and ethical stand point, it doesn't make sense to throw away all of our rights and safety in order to advance the success of this development. There has not been a single survey done to even check the safety of something like this for our family. Not a single city representative has contacted us about a street being built directly next to our house, however, city officials have talked to the developer multiple times about this. It doesn't make sense. I have reached out to our council member Sheri Gallo - Austin City Council District 10 and she has not acknowledged me or my voice of concerns for our family once. So I'm asking all of my friends that read this to take a second, read this, and help stop this street from being built literally a couple of feet away from our house. I ask you to think and consider how you would feel if you lived next door to this. If your 2 year old child's room was literally 5 feet away from where this proposed road is supposed to go. We are being steamrolled by people who don't care about our situation - the developer and our elected representative-- and need help from people that support us and the safety of our family. I sincerely thank you if you have the time...and apologize for the long post, but this is the reality of where we are right now.</p>
Jen Boza	Chicago, IL	2016-04-04	This is insane.
Sarah Angulo	Austin, TX	2016-04-04	Crowding, traffic, and pollution concerns
Carol Cain	Austin, TX	2016-04-04	My driveway is off Jackson Ave. this will critically impeded my access and egress to my home.
Edward Jassin	Austin, TX	2016-04-04	Austin should be for austinites, not for developers. Keep Austin Neighborhoods. Stop selling them.
Matthew Bracht	Austin, TX	2016-04-04	It is getting increasingly difficult to live and work in this city. We need affordable housing not more "Luxury Apts & Condos"
Rachel Robillard	Austin, TX	2016-04-04	This should have NEVER been considered for a street-- the traffic from this project is going to be out of control.
Andrea Bradford	Austin, TX	2016-04-04	The neighborhood should have more of a voice in this development process.
Jonathan Brumley	Austin, TX	2016-04-04	It's against the rights of a homeowner to have neighboring land rezoned without some sort of compensation.
L Cowan	Austin, TX	2016-04-04	<p>This house needs to remain as is and the developers need to reconsider how the neighbors feel about the project and highly consider what they are saying. Why is that so hard to do? They live here so they should listen and stop exercising so much greed - this area - the grove - needs to be more green, park like space and not a living compound with thousands of people - it will not work.</p>

Name	Location	Date	Comment
Kent Hemingson	Austin, TX	2016-04-04	<p>this proposal will create a significantly increased amount of east bound traffic on West 45th, making it nearly impossible to back out of our drive...a very dangerous situation!</p> <p>this plan will dump a significantly increase amount of east bound traffic on West 45th St, making it neary impossible for us to back out of our drive...a very dangerous situation that can be prevented.</p>
Richard Mountain	Austin, TX	2016-04-04	<p>It is criminal to condemn a house house for a private venture, This is a serious, if not criminal abuse of power and is not acceptable!</p> <p>The traffic on 45th st. is already a nightmare during commute times, adding a high volume street would greatly exacerbate what is already a bad situation.</p>
Jacqueline OKeefe	Austin, TX	2016-04-04	This is an outrageous abuse of power and abdication of responsibility by city officials.
Andrew Sokolov	Austin, TX	2016-04-04	this is unacceptable!
Gloria Mata Pennington	Austin, TX	2016-04-04	I care about my neighbors and our neighborhood.
Romalda Allsup	Austin, TX	2016-04-04	<p>This development has already created alot of dissension in the neighborhood. The use of this property on 45th impacts all other property adjacent and the entire street will be end up being used for their project. Not cool! I say no.</p>
Julia Kirby	Austin, TX	2016-04-04	<p>Traffic already makes 45th St. almost impassable during rush hour, with cars backed up on Bull Creek and 45th St. both directions.</p>
Kristin Knifton	Austin, TX	2016-04-04	I am a property owner close to 45th street and firmly believe the street cannot handle the additional traffic. I also believe the rights of the adjacent homeowners to the property in question should be respected!
Kristin Hamlett	Austin, TX	2016-04-04	The "process" behind the decision to make this into a "street" is so very flawed, just like everything else about The Grove.
betina foreman	Austin, TX	2016-04-04	<p>The existing home owners have the right of quiet enjoyment of their homes. Adding a Bar/Restaurant on this single family residential street will be disruptive and damaging to the neighborhood.</p>
Gloria Hunt	Austin, Ecuador	2016-04-04	I own a home in Rosedale and do not want to see this happen. It is a terrible precedent to set and a sign of more to come.

Name	Location	Date	Comment
Susan Gillespie	Austin, TX	2016-04-04	I own property in the Ridglea neighborhood and oppose this plan. It sets a troubling precedent.
Patsy Graham	Austin, TX	2016-04-04	I drive by that intersection often. Because it is now a 4-way stop it backs up already. This would cause a nightmare; it is just too close to the intersection!
Molly Hyde-Caroom	APO, NJ	2016-04-04	Families, especially those with young children, need to be safe! I hope you hear when they say they are not opposing the development, just the location of the road. Please help keep them safe!
Jim Lyons	Austin, TX	2016-04-04	I strongly oppose this project and the traffic it will attract.
Maura Brown	New York, NY	2016-04-04	I strongly oppose this plan. It is unjust, under handed, and mean that the city will work with a developer to implement bad policy that endangers families. The current plans to put a road through at 2627 West 45th sets a bad precedent of what the city can do to anyone, anywhere in Austin.
JoAnna Rollings	Austin, TX	2016-04-04	A real, working traffic plan needs to be provided for the City of Austin. This is a sham.
laurie winnette	austin, TX	2016-04-04	I'm signing this because of the sudden notification of this change by Milestone. The lack of good faith and transparency is appalling.
Mary Cunningham	Austin, TX	2016-04-04	As a taxpayer, I deeply resent whomever it is, at or near the top in Austin city government, who abruptly cut short the participation of professional city staffers -- and instead conducted backroom politics. Our tax dollars pay for the salaries of these staff professionals. I understand there were 80 staffers working on this to ensure a compatible, feasible project. That's alot of tax dollars to waste.
Kim Ackermann	Austin, FL	2016-04-04	This amount of traffic will overwhelm the neighborhood and the residents deserve better treatment and consideration
Rich Balcum	Austin, TX	2016-04-04	This street should be left RESIDENTIAL and a lot not used as a thoroughfare into the planned development behind this property.
Milli Pope	The Colony, TX	2016-04-04	Heavy traffic coming from both directions will make it even more difficult and dangerous to get out of my driveway.
Hilary Saltzman	Austin, TX	2016-04-04	I live right near here and know all of this will make traffic way worse, and negatively impact the Ridglea neighborhood.
Edward Russ	Austin, TX	2016-04-04	I live in the neighborhood and this is totally wrong! This swill create cut through traffic down Finley Dr where we have lots of kids playing and walking in the street!
Kathryn Harris	Austin, TX	2016-04-04	I live in a neighborhood adjacent to this development, where my family has owned property since 1981. It is imperative that Austin listen to its longtime residents regarding new developments. If we do not, Austin will continue to transform into a bland US city, rather than retaining our unique Austin vibe which has brought so much success to the city. Longtime residents request that the entrance to this development located at 2627 W. 45th Street be a pedestrian and bicycle entrance only.
Donna Samuelson	Austin, TX	2016-04-04	45th street simply cannot handle more traffic than it currently holds. The Grove development is massive and will dump thousands more car trips on already overloaded streets. Don't let the Grove get away with it. It's simply not responsible growth.
Jane Norwood	Austin, TX	2016-04-04	The developer of The Grove is not being honest with the city or the neighbors about his plans. This project is about immediate financial gain for the developer with no regard for the long term consequences for the neighborhood or the city. It's up to the Council to see through this sham and use existing regulations and requirements to insist on a reasonable plan.

Name	Location	Date	Comment
Scott Samuelson	Austin, TX	2016-04-04	We live in the small street across from the house proposed for conversion. Due to only single car ports/garages, most everyone has vehicles on the narrow, winding street. Cut-through traffic will be hazardous and detrimental for the many with small children. The Chiappero/45th intersection, with several thousand more daily car trips, will become more difficult for neighbors to enter 45th, and, likely, a dangerous intersection.
Laura Luthy	Austin, TX	2016-04-04	I live in the neighborhood where this is happening.
Kristina Segura	Kyle, TX	2016-04-04	Please stop ruining Austin TX!
Dusty Dorsett	Austin, TX	2016-04-04	I believe this action devalues the homes in this neighborhood.
Dane Adkinson	Austin, TX	2016-04-04	Lack of safety & residential care in subdividing traffic and neighbors
Greg Garner	Austin, TX	2016-04-04	I live in the neighborhood and entry points shouldn't turn to houses into corner lots on the road that has been there 65 years
Karyn Jensen	Austin, TX	2016-04-04	It is not appropriate for the city to put a driveway to a huge development sandwiched between two houses. Also, 45th street cannot handle the additional cars as it is.
Julie Brigham	Austin, TX	2016-04-04	We don't need another parking lot, we need to treasure our history and keep this house where it is!
Jennifer Virden	Austin, TX	2016-04-04	I'm sick and tired of the COA allowing developers to get away with insane projects that worsen our traffic problems.
Will cline	Austin, TX	2016-04-04	It is unfair to the neighbors of this property to put a street so close to their property.
Sharon Gallagher	Austin, TX	2016-04-04	Too high intensity for an existing neighborhood, No roads to take on the extra traffic. Highland Terrace is already at max capacity for traffic hours and has no bike lane, no sidewalk. Reduce the development. Donate/sell 1/2 to the city for park land modest development of rest. If it is necessary to develop it doesn't HAVE to be this high intensity.
Gene Kincaid	Austin, TX	2016-04-04	In all prior public meetings I've attended this has been represented as a pedestrian and bicycle access point, not a through-street extension of Jackson Ave. This portion of the 3/30/16 Grove presentation was a complete and unwelcome surprise.
Patricia Robertson	Austin, TX	2016-04-04	It will add to 45th that is already a narrow and heavy traffic area. It will handicap families of 45th.
Jeremy Swanson	Austin, TX	2016-04-04	I'm signing because I'm sick and tired of the city selling out to developers who destroy the culture of Austin in exchange for developments that lure out-of-state buyers who come in and further erode the culture and the feel of Austin. Stop moving to Austin. Austin is full.
Parker Holt	Austin, TX	2016-04-04	Austin is turning into Dallas.
Bouldin Roxann	Austin, TX	2016-04-04	Our Inner City Neighborhoods need to be protected by our Elected City Officials from encroaching development that will take away the quality of life for the families that live in these wonderful neighbors. Once our neighborhood homes are torn down by developers for commercial and apartments we loose our quality of family life. We have plenty of commercial business and apartments along Burnet, North Lamar and Guadalupe. This is a beautiful piece of land and a jewel for families living in the neighboring subdivisions. This is a wonderful house. I use to talk to the owner as I walked my dog and he kept wonderful care of this home. It's sad that it would be a street with more cars feeding onto an already busy 45th Street and also ruin the quality living of the neighboring homes.

Name	Location	Date	Comment
Shelly Sitton	Tomball, TX	2016-04-04	As a fourth generation austinite whose family was affected by imminent domain I'm sick of the city screwing over land owners for their own gain
Madeline Cosgrovd	Austin, TX	2016-04-04	I want to keep money-hungry businesses out of the neighborhoods that give Austin it's charm
Karen Miller	Killeen, TX	2016-04-04	This use of this land is going to create all kinds of problems and this driveway is just a piece of it. I am opposed to the whole plan.
Aaron Acosta	austin, TX	2016-04-04	The city must follow rules like the residents of the city.
Megan Kressin	Nashville, TN	2016-04-04	There was no rezoning or neighborhood consideratoin. This is a deed restricted area, and should not be converted to a public right-of-way. This is a blatant disregard for the city rules the rest of us all have to live with.
Justin Shaffer	Austin, TX	2016-04-04	The amount of development where rules are being skated in order to accommodate overzealous development in Austin is getting to the absurd.
Eileen Gill	Austin, TX	2016-04-04	This is a TERRIBLE idea---people who live in this part of town have to drive on this already very dangerous road to access their heritage homes. having all of these cars trying to enter 45th st via this access point is nuts.
Audrey Heinemann Carlson	Seaside, CA	2016-04-04	I was raised in Austin and visit my elderly mother annually. I am dismayed about the building developments that have caused hardships for long time locals.
Tracy Vaught	Austin, TX	2016-04-04	I'm signing because this house is directly across 45th from my street. 45th is inadequate as an east-west major "highway" - and it is outrageous that the people who own the house and surrounding neighbors had no rights to have input into the zoning. It seems like a sleazy deal all around.
Mary White	Austin, TX	2016-04-04	I use the roads around the area to access businesses I patronize on a regular basis. I find 45th St and Bull Creek narrow and busy enough as it is. I can't imagine what it would be like with a huge development in that area. They could have a road and bridge that crosses Shoal Creek that exits by the State Library, not in the middle of a residential area on a narrow and curvy street.
Alexis Dorchester	Austin, TX	2016-04-04	Doing such defaces Austin and what we are All about. Start doing that kind of thing where does our city go!?
Craig Blome	Austin, TX	2016-04-04	This is an improper use of eminent domain to benefit a private entity.
Belia Nichols	Austin, TX	2016-04-04	This is destroying the neighborhood. There are deed restrictions and they can't just be erased to please a developer!!! How can the city allow this?
Hannah Nelson	Austin, TX	2016-04-04	I'm tired of the City of Austin overrunning its citizens.
Tim Moore	Austin, TX	2016-04-04	Development has been getting the benefits of existing road infrastructure for far too long, creating congestion messes. It's time they be required to pay for ALL the road improvements needed even if they have to give up a large portion of their land to do it.
Sammy Huffaker	Austin, TX	2016-04-04	I'm signing because I do not believe this is a reasonable way to for cars and trucks to access the new PUD.
Jenny Butterworth	Austin, TX	2016-04-04	I'm extremely concerned about the amount of density being planned for this area and the amount of traffic it will create. I would like to see more green space in this area.
Charles Huffaker	Austin, TX	2016-04-04	2627 W. 45th Street Should Not Become a Driveway for The Grove. 45th street/Bull Creek cannot handle the additional traffic the Grove will create. Traffic Engineers need to study the traffic flow on these two streets and truly determine how to proceed with this development.



Name	Location	Date	Comment
Angelica Lopez	Austin, TX	2016-04-04	The reasons everyone is running to our city are rapidly vanishing in favor of turning Austin into just another metropolis. Save some of the things that will help keep Austin unchanged!
Judith Sokolow	Austin, TX	2016-04-04	Our neighborhood can't handle more traffic. It's already congested on 45th Street. We need more, not less, green space.
Megan Baker	Austin, TX	2016-04-04	This is an abuse of authority.
Alison Tartt	Austin, TX	2016-04-04	1. It's ridiculous to cut a street in the middle of this block. 2. I strongly disapprove of the underhanded way this plan has been ramrodded through.
Susan Stroescu	Austin, TX	2016-04-04	This is not right!
robin mcclahahan	convreses, TX	2016-04-04	becuse leave it like it is
Beth Kennedy	Austin, TX	2016-04-04	Austin city Council should not be willing to cave to developers at the expense of its current residents, nor change the master plan without input from the neighborhood. The City Council should NOT be in the pocket of developers to the detriment of homeowners who purchased property in a single family dwelling zone - PERIOD!
Sarah Torchin	San Francisco, CA	2016-04-04	this development is far too large for the surrounding streets and neighborhood. this 'solution' will only make things worse.
Geri Moore	Austin, TX	2016-04-04	If they bought the property only a few months after winning the bid to develop, it makes me suspicious that their were some shady dealings with the city beforehand. The city missed a golden opportunity to have a premier park and very small urban development north of Zilker. They could have been known more for the desire to have wonderful open spaces. Now Austin will forever be known for their greed and desire to pave everything.
Chris Votaw	Austin, TX	2016-04-04	What is being done to this family is just wrong.
Melissa Bixby	Austin, TX	2016-04-04	None of these people must live in our neighborhood. If they did, they wouldn't be approving yet another addition to the traffic congestion in and around Bull Creek and 45th.
Jennifer Wilson	Austin, TX	2016-04-04	This is ridiculous and should be stopped!!!
Leslie Morris	Austin, TX	2016-04-04	It's the right thing to do.
ralph wolfer	Austin, TX	2016-04-04	I'm signing because I will be a resident of this neighborhood within 6 months and do not want to see this community disrupted because of poor planning and proper insight.
Catherine Lenox	Austin, TX	2016-04-04	I live in Allandale, right next to the proposed development, travel through that area almost daily, and hate to see neighborhoods railroaded like this and their character and liveability, as well as Austin's as a whole, ruined like this.
John Day	Austin, TX	2016-04-04	I'm signing because I don't think The Grove should have access to 45th St. The location where the proposed driveway will be is too tight and curvy as it is.
Catherine Cioffi	Cedar Park, TX	2016-04-04	The same thing is happening in my neighborhood and I think it is terrible.
A Saint-Romain	Austin, TX	2016-04-04	Developers should not have the legal right to destroy a residence and change the zoning!
Alan Beaubien	Framingham, MA	2016-04-04	A native of Austin, I lived very close to the area I question it is it designed to handle the traffic and it is entirely unfair to the residents who will be directly - and adversely - impacted.
Glenda McKinney	Austin, TX	2016-04-04	45th is already over-used, considering the lane width and curves.



Name	Location	Date	Comment
Mary Alice Castello	Austin, TX	2016-04-04	I'm signing because I don't believe 45th Street can handle the additional traffic which will be brought to it by the Grove. Neighborhoods should not be adversely affected to the extent the Grove will impact the lives of current residents.
Leonora King	Austin, TX	2016-04-04	This whole development is awful. The way that it has come into being is almost criminal and I do NOT like it when developers and the City go to bed together!!!!
QDenise Fischer	Austin, TX	2016-04-04	I used to live in this neighborhood and believe there is value in preserving some of the original architectural integrity of the neighborhood. These houses are well-built and reminiscent of times when workmanship mattered. Not to mention, but this is a perfectly fine house and it would be a waste to tear down a structure to create a road, especially when assurances were made that this would not happen.
Kim Mosley	Austin, TX	2016-04-04	2627 W. 45th Street Should Not Become a Driveway for The Grove
Culver Danina	Austin, TX	2016-04-05	I live in the neighborhood.
Karen Kleiman	Austin, TX	2016-04-05	We need to preserve what makes this part of Austin special!
Robin Fruehe	Austin, TX	2016-04-05	I think the Grove has done some shady things with the help of Sherry Gallo. Unacceptable!
Anita ballard	Austin, TX	2016-04-05	This plan is a significant change to what the developer said they were going to do to control traffic on 45th street.
Staley Gray	Austin, TX	2016-04-05	Milestone Builders built two custom homes behind our home. The new homes are so large that the natural water flow was altered significantly and wreaked havoc on our property during the rains in 2015. Milestone has not corrected the problem to date. I am not confident this developer will be an honorable steward of this beautiful piece of property.
Kevin Walter	Austin, TX	2016-04-05	This is unconscionable. The City is ignoring its own regulations in order to cower to a greedy developer. It's already disgusting that they're allowing this bloated development to happen next to a landmark retirement home. This cannot stand.
Monica Mueller	Austin, TX	2016-04-05	I am against cut-through traffic in our neighborhood.
Ami Patel	Austin, TX	2016-04-05	I think the city should not allow this house to be demolished to make way for a new road. We need to support the neighborhood and the local families.
Lauren Russell	Austin, TX	2016-04-05	I'm signing because I live in this neighborhood, and this business entry would be a huge disruption and tragedy to our neighborhood community.
Liz Darwin	Austin, TX	2016-04-05	I was born and raised in Austin, Tx. I have lived in Allandale for 16 years and I believe that the people who made Austin "weird" are being pushed out by taxes, traffic, developers and people who don't appreciate Austin. I think the families living in this area should have their property, their neighborhood and lifestyles respected. Sneaking in changes suggests that there is no respect for the families in this area and suggests that this is the tip of the iceberg for negative changes.
Jill Christian	Austin, TX	2016-04-05	I support the residents of Bull Creek.
Leslie Valentine	Pelham, NY	2016-04-05	This is wrong. I'm a native who grew up in West Austin and have family who live nearby. We do not need more movie theatres or shopping centers that sell useless stuff, BUT we do need to keep more of the open green space Austin is known for and not add to the horrific traffic congestion.

Name	Location	Date	Comment
Buddy Miller	Austin, TX	2016-04-05	this is similar battle of home owners VS developer like we had with The Triangle development. lotza talk resulting in minimal change by the developer. i dont mind developing the tract BUT only IF the neighborhoods impacted support its scope and design.
David Stence	Austin, TX	2016-04-05	I love my Neighborhood.
Suzi Sands	Austin, TX	2016-04-05	Too much traffic.
Laura Sharp	Austin, TX	2016-04-05	not well planned, traffic will be a nightmare. if you were going to make it nice, make it look like the mall at the woodlands.
tem Clayton	Wylie, TX	2016-04-05	Why tear something down if you don't have to.
Kareem Hajjar	Belmont, TX	2016-04-05	It's the right thing to do.
Marita Leonard	Austin, TX	2016-04-05	I care about the quality of our neighborhoods.
Aditya Rustgi	Austin, TX	2016-04-05	I don't want the developer or city to bend the rules to get their way.
Carmen Bradford	Austin, TX	2016-04-05	I have play dates here and the traffic that will be brought in jeopardizes my kids safety.
Jessica Sterns	Austin, TX	2016-04-05	We believe this project is too large. Too dense. ARG obviously doesn't live in the neighborhood, I guarantee they would never want a project this big across from their home. The city needs to wake up, it's 2016, we know so much about what a healthy sustainable project should look like. Seriously.
Susie fowler	Spicewood, TX	2016-04-05	Don't like tearing down functional housing.
Deborah Hiser	Austin, TX	2016-04-05	Because of the traffic
Семён Хамзин	San Marcos, TX	2016-04-05	Our son, daughter and 3 grandchildren live in the neighborhood and we want them to be safe.
JOHN bello	Austin, TX	2016-04-05	i'm fairly certain the grove si going to need more access than just bull creek. I'm just not certain this is the way to go about it. maybe there's a different option.
Sharon Watkins	Austin, TX	2016-04-05	I don't agree with this use.
Kathleen Vermillion	Austin, TX	2016-04-05	SHOCKING that our city is allowing this developer to go forward with this plan ...IGNORING the concerns of all the neighborhoods
Sherry Smith	Austin, TX	2016-04-05	This development will destroy a scenic area and clog the neighborhood with traffic. A retirement community across the street will be negatively impacted by noise and traffic replacing a quiet ambience that is appropriate for the retirement and nursing facility that has long been popular with Austinites.
Nancy McMillen	Austin, TX	2016-04-05	Don't tear down houses in order to satisfy all the greedy developers. Find another way.
Ann Beggs	Austin, TX	2016-04-05	because
Tammy Starling	Austin, TX	2016-04-05	I care about my neighborhood and do not want the increased traffic that this project will bring to our neighborhood.
Darcie Fromholz	Austin, TX	2016-04-05	There has got to be another option. I understand that plot has been on the radar of developers for a long time; Reed, you can do better by your community.
Michelle Gatto	Austin, TX	2016-04-05	I grew up in Rosedale and feel angry by the chnages to such a historic neighborhood. I would imagine that the developer's are not from her and have NO emotional ties!
Dianna Gielstra	Austin, TX	2016-04-05	I'm signing because this is becoming an environmental justice issue as well. Poor planning and decreased environmental quality goes against what Austin represents. This is an area at risk of flooding, and poor development can place the city coffers at risks when hazard response is needed and lawsuits follow.

Name	Location	Date	Comment
Judy Roby	Austin, TX	2016-04-05	We don't want to be forced to move from our peaceful home since 1989. The inappropriate level of development will render Bull Creek and 45th streets unusable. Seven story buildings, hundreds of thousands of feet of commercial development, and bars do not belong in the middle of long established neighborhoods of single family homes. Wouldn't it be great if greed, advertising, and political influence did not invariably defeat ordinary citizens?
Heather Johnson	Austin, TX	2016-04-05	We need to preserve Greenspace, and follow existing laws, which are there for a reason. Preserve the neighborhood!
Carol Klahn	Austin, TX	2016-04-05	45th St. Is a narrow, winding residential street. Due to its access to Loop 1, it is currently busier than its design warrants. Additional traffic should not enter directly onto this street.
Erick Del cid	Austin, TX	2016-04-05	Keep Austin Great
Shelly Ogle	Austin, TX	2016-04-05	I believe in good neighborhoods and sensible development.
pam normandy	Austin, TX	2016-04-05	We have to stop this madness -Austin Corruption by Politicians and Developers. I totally agree that 2627 W. 45th Street should not be used as an access point to The Grove. We cannot let the developer encroach on property owners near the proposed development even further by allowing ARG and the City of Austin to insert a roadway in the middle of a neighborhood street that will carry 3,000 cars a day.
Beth Condon	Austin, TX	2016-04-05	I'm signing because this is the right thing to do when the system we should be involved in as tax payers and residents of this area is WRONG. I can barely pull out onto 45th now, I can only imagine the problems and danger to lives with this street.
Nancy Scanlan	Austin, TX	2016-04-05	I use 45th street every day and dread this development - plus the residents of nearby Westminster will suffer the increased traffic.
Tommy Wald	Austin, TX	2016-04-05	I am concerned about increasing traffic in an already congested intersection and road way.
Jennifer Paris	Austin, TX	2016-04-05	I am impacted.
Kari Lavelle	Austin, TX	2016-04-05	This is wrong for our community.
Ty Allen	Austin, TX	2016-04-05	This proposes development is out of scale with the surrounding neighborhood and the roads that serve it.
Rachel Farris	Austin, TX	2016-04-05	Austin is disappearing before our eyes.
Jennifer rodgers	Austin, TX	2016-04-05	I live close to this area and this corner is a part of my daily drive. Traffic is already terribly congested, and the neighborhood and street traffic will be greatly increased, creating dangerous driver and pedestrian risk.
Kuruvila Mani	Austin, TX	2016-04-05	45th Street is a dangerous enough street already without the additional traffic caused by this street. Also there is no justification for changing the deed restrictions by the city and completely destroying the value of the two houses adjacent to this house.
Laura Rice	Austin, TX	2016-04-05	I'm signing because ENOUGH IS ENOUGH around here!!
Michael Rudzki	Austin, TX	2016-04-05	We need to stand up to developers to keep the spirit of Austin alive.
Susan Weber	Austin, TX	2016-04-05	I think we need to preserve our neighborhoods--not tear down good homes for the benefit of 3 minutes faster driving time.
Elizabeth Anderson	Austin, TX	2016-04-05	The COA shouldn't be able to provide work arounds for developers to their own land use ordinances. This will harm the existing neighborhood more than it will improve the grove development.

Name	Location	Date	Comment
Emily Tracy-Haas	Los Angeles, CA	2016-04-05	I now live in LA, but grew up on Bull Creek Road in the old two story stone house from the 1800s and still have friends & relatives there in the neighborhood and love and respect them all. They are horrified at what is happening to their treasured neighborhood. What the Developers are doing is outrageous... plain & simple.
Daniel Crandall	Grants Pass, OR	2016-04-05	As a further Austin resident who is about to move back, I support the long time residents of this neighborhood and the city engineers. The city is growing, but let's not ruin it in the name of greed. I'm sure there is a way to support growth and preserve neighborhoods.
Alyssa Riley	Stockton, CA	2016-04-05	As a member of the Central Austin community, the density of the proposed housing is detrimental to the neighborhood upon which it will encroach.
Gwen Delk	Austin, TX	2016-04-05	This is an egregious overstep of development and threat to community well being. Ridiculous that this could happen so openly. Mayor Adler, City Council Members, or Milestone Developers would you like to live in either of the two homes directly beside 2627 W. 45th Street? Let alone any of the many other original homes in that stretch that make up the character and fabric of these Central Austin neighborhoods and make them so appealing to live in...until they become adjacent to an enormous commercial development and their property values plummet because most people who purchase these homes before you decided on this paradigm change from residential to commercial don't want to face a busy street in front and have a commercial district behind them so God bless them, who's going to buy these homes when the owners are pushed out of their neighborhoods that no longer resemble what they found so appealing before?
Angela Melina Raab	Austin, TX	2016-04-05	These are our neighbors. They could be us. Let's treat them as we would wish to be treated.
patsy keef	Austin, TX	2016-04-05	I believe that the fabric of Austin is being unraveled one neighborhood at a time & Austin is becoming unrecognizable. What made each area neighbor unique & quaint is being destroyed & now we have big box buildings instead. Its a crime!
Mary Ann Noble	Leander, TX	2016-04-05	I'm sick of greedy developers (& the City Council) turning Austin into a concrete jungle.
Carrah Roy	Austin, TX	2016-04-05	It's time for the Austin City Council to care about citizens more than developers.
Carrie Becker	Austin, TX	2016-04-05	This is in my neighborhood and would and would undermine its integrity.
Andrea Saenz	Round Rock, TX	2016-04-06	I sure wouldn't want a highway in my neighborhood
Christine Shaw	Austin, TX	2016-04-06	Over and over it appears that our City Planning Committee and City Council "sell out" the big money of the DEVELOPERS without true concern for the consequences of the people of Austin.
Karen Owens	Austin, TX	2016-04-06	Even though I'm not a resident of this neighborhood, I'm troubled by the precedent set here, and the ongoing trend in Austin that the interests of developers always seem to trump the interests of the citizens. Enough!
Kelley Novak	Austin, TX	2016-04-06	They shouldn't lose their home.
Rebecca Redwood	Austin, TX	2016-04-06	I do not agree with modifying this neighborhood by expanding Jackson Ave. to dump more cars onto 45th St. constantly.
julie lauterstein	austin, TX	2016-04-06	concerned for due process and citizens rights
tona pittman	austin, TX	2016-04-06	No business should be permitted to run roughshod through the lovely neighborhoods that make Austin a wonderful place to live.

Name	Location	Date	Comment
Shelbie White	Austin, TX	2016-04-06	It's outrageous the surrounding homeowners have not been consulted about something that affects the value and safety of their home!
Todd Shaw	Austin, TX	2016-04-06	The voices of the people must be heard.
Traa Anders	Austin, TX	2016-04-06	The developer is an interloper who is overtaking a home that does not need to be included in this overstepping of reasonable boundaries for purposes of marketing a shoddy, money-grab of a development.
carol burton	Austin, TX	2016-04-06	it's totally outrageous that the city is even thinking about letting the developer do this!!!!
janice samuelson	Austin, TX	2016-04-06	I am in support of not demolishing this house on 45th out of the respect and integrity of the family and a family neighborhood. Our city is loosing its integrity to developers .
Diana hyland	Austin, TX	2016-04-06	i don't want to see traffic pour into a residential narrow street and block traffic.
Ted Ducote	Austin, TX	2016-04-06	This is wrong and there is no other way to put it
John Griessen	Austin, TX	2016-04-06	This has had no hearings in public, so due process of law is being subverted.
Mark Wells	Austin, TX	2016-04-06	There should be a public hearing before a house is converted to a commercial driveway.
Leslie Martin	austin, TX	2016-04-06	When we realize all of our beautiful and unique spaces are gone who's is go as want to live or Come here.
Kelso King	Austin, TX	2016-04-06	I oppose development at the expense of existing neighborhoods.
Patricia Williams	Austin, TX	2016-04-06	I used to live in Rosedale and would consider moving back if it doesn't become a parking lot!
Molly Hinds	Austin, TX	2016-04-06	I lived in this neighborhood for many years. This would relegate a nice neighborhood to another urban center.
Nicole Wayman	Austin, TX	2016-04-06	This drastic change to the adjacent properties is unjust, impacting their quality of life. This situation will worsen the curvy, dangerous racetrack aka 45th street. When 45th shuts down due to this change, traffic will push to neighborhood streets where kids, pets and families play. The ripple effect of this will forever change the landscape of our neighborhood.
Kathleen Monte	Austin, TX	2016-04-06	I don't like the city of Austin approving the teardown of a home to build a road into a new, large complex without any discussion from the folks with homes next to the road. Shame on you.
Charles Barksdale	Austin, TX	2016-04-06	This will only clog up 45th more!
Laura Bauman	Austin, TX	2016-04-06	The City should quit hurting its residents to accommodate the very selfish needs of developers. We have to follow the rules. So should the developers.
Doug Simmer	Austin, TX	2016-04-06	I use 45th street several times per week. It is already too crowded. Not pleased they wish to add even more traffic to a road this crowded.
Steven Moore	Austin, TX	2016-04-06	The project as it stands now is too dense and will bring too much traffic to the existing neighborhoods.
Ellen Reeder	Austin, TX	2016-04-06	While I sympathize, this is not about one house, one street, or even one development. It's about the city sending a message to the many future developers that they may flout the rules and ignore/bypass the quality of life and even safety of existing residents.
Seth Johnson	Austin, TX	2016-04-06	Traffic on 45th street is too busy to support a commercial entrance at this location just east of a major intersection with a stoplight.
Maximilian Ekesi	Austin, TX	2016-04-06	Ridglea Neighbor concerned about the safety of nearby neighbors to this new driveway.

Name	Location	Date	Comment
Kathryn Millan	Austin, TX	2016-04-06	I am tired of the city selling its soul to developers! Stop! And stop the tax breaks to big corps for moving here! Everyone wants to move to Austin, we should make them pay more!
Peggy Seely	Austin, TX	2016-04-06	I have opposed this development from the beginning. The displacement of this family for the sake of this ill-conceived development project is one more travesty.
Eric Mickelson	Austin, TX	2016-04-06	In Mayor Adler's own words: "We need to recognize that in a city that has 2 million people in the metropolitan area today, 3 million people predicted by 2030, 4 million people within 10 years of that, we're going to have to be building more densely than we're building now. But we can't do that density in the middle of neighborhoods because that too is disruptive and will [make us] lose part of our spirit and our soul."  "The Challenge of Keeping Austin, Austin" (Metropolis Magazine, March 29, 2016, <a href="http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/" rel="nofollow">http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/</a>)
Susan Marshall	Austin, TX	2016-04-06	City administrators, STAND UP and SUPPORT CENTRAL AUSTIN NEIGHBORHOODS!
Shane Herman	Austin, TX	2016-04-06	45th is to busy at this area to be an in and out for the development.
W. Krause	Austin, TX	2016-04-07	I drive 45th every day and it already has too much traffic.
Jason Savage	Austin, TX	2016-04-07	Elected officials should take the time to listen to the people living in the neighborhoods affected by this development, not just to the greedy developers.
Lyn Krause	Austin, TX	2016-04-07	You're destroying old neighborhoods of fine folks who have lived in Austin for a long time. The developer simply wants to make money off of innocent folks who want peace and quiet. For shame!
Lori Czop Assaf	Austin, TX	2016-04-07	I'm signing because we need to find a better solution without creating traffic on an already over congested area.
Rose Blanchard	Austin, TX	2016-04-07	I'm tired of this unwise disappointing housing development trend that leaves majority of long term Austin residents powerless
Meredith Brethe	Austin, TX	2016-04-07	I live in THIS neighborhood, and I see every day the problems not only inherent in the "plan" from the developers, but the ongoing changes that represent an increasingly more dense population. It's very frustrating in the first place, but the idea that it is going to inundated with low income/and/or excessive volumes of people is disturbing in the extreme. It boggles the mind that this appears to be rolling along
Ken Barnes	Nacogdoches, TX	2016-04-07	Trumpism in reverse.
Erika Bsumek	Austin, TX	2016-04-07	"Instead of modifying the development to work within the confines of the land, the City of Austin and ARG have decided to instead modify the neighborhood to make the development fit." This kind of activity is unwise. 45th is already over burdened and unsafe.
Amy Strong	Austin, TX	2016-04-07	Not fair to adjacent homeowners, bad for traffic
Eileen Priya	Austin, TX	2016-04-07	This just isn't right. The city needs to listen to its residents, not just developers.
Jeff Rogers Jr.	Austin, TX	2016-04-07	If the city is going to selectively listen, they should at least listen to multi generation Austin Natives.

Name	Location	Date	Comment
John Keohane	Austin, TX	2016-04-07	Demolishing/inserting a street may mean \$\$ for someone, but it doesn't make any sense to those who will then have to live with it. It will drain traffic to streets already set to overuse, require an additional stop light to 45th street to further hamper traffic flow. It's idea whose time is not.
Amy Chamberlain	Austin, TX	2016-04-08	It appears that the City of Austin has not considered the interest of this homeowner, who I believe will be the most adversely affected of all homeowners adjacent to the development. This is not an eminent domain case. It is unjust.
Jessica Brier	Oakland, CA	2016-04-08	As a native Austinite who grew up in a house blocks away from 2627 W. 45th Street, I am disappointed and disheartened by the proposed Grove development. This project threatens to permanently compromise the character and accessibility of this neighborhood. I was so lucky to grow up here, and in Central Austin, and it breaks my heart to imagine this amazing place turned into a corporate development that cares little about families and neighbors. I'll continue to oppose this development from afar, in solidarity with my parents who still occupy their beautiful, historic home on Idlewild Road.
meredith withers	Austin, TX	2016-04-08	Homeowners should not be penalized on their property or neighbors for the development going in. No one would want to live next door to a street that connects 45th to the new development. This is a long standing neighborhood and it needs to be respected.
Ed Wallace	Austin, TX	2016-04-08	Traffic impacts yet to be studied, and no buffer between adjacent houses and new driveway. Noise to those houses 24/7.
Casey Burns	Austin, TX	2016-04-09	I live in the neighborhood and don't want this
Morgan Howard	Missouri City, TX	2016-04-09	My mother lives near this location too and it is high time people take responsible approaches for "improving" the quality of life in my hometown.
Trish Sierer	Austin, TX	2016-04-09	Preserve Austin
Karen Collier	Austin, TX	2016-04-09	I'm sick of watching the neighborhoods of Austin destroyed.
Linda Smith	Austin, TX	2016-04-09	This is a ridiculous idea to an already congested street!
Kent Hemingson	Austin, TX	2016-04-09	This is really important, as currently the over 21,000 cars per day that zoom down 45th St make it difficult and unsafe to even get out of our drive. Adding more vehicles is not only irresponsible, but just plain stupid!
dinny peterson	Austin, TX	2016-04-10	i lived in that neighborhood for 13 years. i avoid 45th because of the traffic and narrow lanes. i feel for the community. please keep egress off of 45th. just makes sense.native austinite.
Melanie McLeroy	Austin, TX	2016-04-10	This property should be developed more carefully, please slow down and facilitate a thoughtful, progressive, careful process for a beautiful opportunity for Austin's future!
Will Grover	Austin, TX	2016-04-11	This is an inappropriate use of residential property, to the profit of a corporation which doesn't share neighborhood values.
andrea lasseter	austin, TX	2016-04-11	Negative impact on the neighborhood and terrible traffic on an already difficult road.
ernest mckenney	Austin, TX	2016-04-11	I am very concerned about the 15,000+ additional trips a day that come with the current version of the Grove development. I am very concerned about the behind closed door decisions by city management to railroad the approval of this project.
Connor Matthews	Austin, TX	2016-04-11	If this is to become a street, SF-3 zoning requires it go through the appropriate public due process.



Name	Location	Date	Comment
Laur Bailie	Austin, TX	2016-04-11	We already have too much traffic!
Jeff Archer	Austin, TX	2016-04-11	The existing zoning on the purchased lot is all the neighbors have to protect them in the reasonable and foreseeable use of their property. This change in use next door asks too much of them without significant compensation at least. This sets a horrible precedent.
Pam Knight	Austin, TX	2016-04-12	This is a residential street! Why is the city ignoring regulations regarding residential limitations and allowing developers to treat a neighborhood as if it is a commercial thoroughfare? The Grove was supposed to be primarily single family homes with contained multifamily. What happened? Why are city planners not protecting our neighborhood from excessive commercial land use? It was clearly decided and stated on several occasions that 45th street would NOT be an access street for the Grove. The only reason they now think access from 45th is needed is because they are not following residential regulations and have allowed the developer to keep packing more and more on the land. STOP IT!
Dianne Mountain	Austin, TX	2016-04-25	The City shouldn't murder our zoning and compatibility standards and walk all over their tax-paying residents to help a well-funded corporation that didn't do their due diligence. All that with no public process.
Michelle WALD	Austin, TX	2016-04-28	I don't think the density of the grove will fit in our neighborhood!
Patricia Micks	Cedar Park, TX	2016-06-17	My friends deserve to know the truth about the home they bought--BEFORE they bought it
Kathryn Caldwell	AUSTIN, TX	2016-06-18	This PUD is going to demolish the existing neighborhood. I've driven 45th and Bull Creek. It's inconceivable to me that it is ok with the City of Austin to raise traffic levels 10 times or more through residential neighborhoods.



	Name	City	State	Postal Code	Country
1	Deborah Ellison	ausitn	Texas	78702	United States
2	Pim Mayo	Austin	Texas	78731	United States
3	mary harvey	austin	Texas	78705	United States
4	Paula Gordon	Austin	Texas	78731	United States
5	Chris Allen	Austin	Texas	78756	United States
6	tara levy	austin	Texas	78756	United States
7	Daniel De La Garza	Austin	Texas	78731	United States
8	Sara Speights	Austin	Texas	78731	United States
9	Echo Bond	Austin	Texas	78756	United States
10	anita sybesma	Austin	Texas	78731	United States
11	Jeremy Maurer	Austin	Texas	78731	United States
12	Jeff Mayo	Austin	Texas	78731	United States
13	Julie Hardwick	Austin	Texas	78756	United States
14	Beverly Veltman	Austin	Texas	78724	United States
15	Rowena Dasch	Austin	Texas	78705	United States
16	Judith Morris	Austin	Texas	78757	United States
17	Sandy Muir	Austin	Texas	78731	United States
18	Luke Stence	Austin	Texas	78731	United States
19	Wes Gandy	Austin	Texas	78731	United States
20	Nancy Goodman-Gill	Austin	Texas	78731	United States
21	Carolyn Mixon	Austin	Texas	78731	United States
22	Sharon Blythe	Austin	Texas	78750	United States
23	Karen McLinden	Austin	Texas	78756	United States
24	Anne Herman	Austin	Texas	78745	United States
25	Marianne Sanders	Austin	Texas	78756	United States
26	shorey russell	Austin	Texas	78757	United States
27	Latha Joyce	Austin	Texas	78731	United States
28	Angela Coleman	Austin	Texas	78756	United States
29	Roseanne Giordani	Austin	Texas	78731	United States
30	Julia Grossman	Austin	Texas	78732	United States
31	Dan Bost	Austin	Texas	78731	United States
32	Alana Mallard	Austin	Texas	78731	United States
33	Sharane Wang	Austin	Texas	78722	United States
34	Dawn Lewis	Austin	Texas	78731	United States
35	Marsha Riti	Austin	Texas	78751-2211	United States
36	Suzanne Estes	Austin	Texas	78731	United States
37	Jeff Pennell	Austin	Texas	78731	United States
38	Kim Meyer	Austin	Texas	78746	United States
39	Jason Roe	Austin	Texas	78757-1706	United States
40	Donna Ford	Austin	Texas	78731	United States
41	Ryan PirkI	Austin	Texas	78756	United States
42	Audrea Moyers	Austin	Texas	78758	United States
43	Ashley Martin	Austin	Texas	78704	United States
44	Sarah Hunter	Austin	Texas	78731	United States

45	Peggy Maceo	Austin	Texas	78757	United States
46	Ryann Rathbone	Austin	Texas	78751	United States
47	Amy Wood	Austin	Texas	78731	United States
48	Trisha Shepard	Austin	Texas	78703-3036	United States
49	Cynthia Keohane	Austin	Texas	78756	United States
50	Don Redmond	Austin	Texas	78731	United States
51	Elizabeth Anderson	Austin	Texas	78705	United States
52	James Parker	Austin	Texas	78731	United States
53	Brad Parsons	Austin	Texas	78731	United States
54	Bennett Brier	Austin	Texas	78731	United States
55	Aamer Shaukat	Austin	Texas	78731	United States
56	Judy W Sargent	Austin	Texas	78731	United States
57	Daniel Joyce	Austin	Texas	78731	United States
58	renee Keeney	Austin	Texas	78757	United States
59	Janet Delaney	Austin	Texas	78731	United States
60	brian horst	Austin	Texas	78705	United States
61	Kent Johnson	Austin	Texas	78731	United States
62	Erin Friedman	Austin	Texas	78731	United States
63	Simon Tassano	Austin	Texas	78735	United States
64	Jennifer Vickers	Austin	Texas	78765-4279	United States
65	Joan Brook	Austin	Texas	78731	United States
66	Sue Bass	Austin	Texas	78704	United States
67	Philip Courtois	Austin	Texas	78731	United States
68	Elizabeth Newkirk	Austin	Texas	78731	United States
69	Grayson Cox	Austin	Texas	78731	United States
70	Don Williams	Austin	Texas	78759	United States
71	Melissa Page	Austin	Texas	78755	United States
72	Eva Hawley	Austin	Texas	78704	United States
73	Holly houser	Austin	Texas	78731	United States
74	Christine Galida	Austin	Texas	78751-1124	United States
75	Cat Jeanes	Austin	Texas	78731	United States
76	Toni Ardizzone	Austin	Texas	78756	United States
77	Vallarie Sinclair	Austin	Texas	78759	United States
78	Cyral Miller	Austin	Texas	78756	United States
79	Kerren Campa	Austin	Texas	78756	United States
80	Kim Relph	Austin	Texas	78756	United States
81	JACOB LORFING	Austin	Texas	78756	United States
82	Sherry Grona	Austin	Texas	78752	United States
83	Kathy Cloyd	Austin	Texas	78731	United States
84	DeAnn Friedholm	Austin	Texas	78756	United States
85	Kristin Asthalter	Austin	Texas	78704	United States
86	Maida Barbour	Austin	Texas	78731	United States
87	Celia Mange	Austin	Texas	78731	United States
88	Tracy Kuhn	Austin	Texas	78756	United States
89	Cynthia Stein	Austin	Texas	78745	United States

90	Richard Denneu	Austin	Texas	78731	United States
91	Wendy Albrecht	Austin	Texas	78704	United States
92	A P David	Austin	Texas	78705	United States
93	Susan Dial	Austin	Texas	78756	United States
94	Zarqua Khan	Austin	Texas	78756	United States
95	Erika Brown	Austin	Texas	78756	United States
96	Torgny Stadler	Austin	Texas	78756	United States
97	Judy Nolte	Austin	Texas	78756	United States
98	Betty Littrell	Austin	Texas	78731	United States
99	Carol Wagner	Austin	Texas	78756	United States
100	Ken Nolte	Austin	Texas	78756	United States
101	Jan Justice	Austin	Texas	78756	United States
102	Nancy Day	Austin	Texas	78745	United States
103	Elizabeth Tieman	Austin	Texas	78756	United States
104	Edith Kemp	Austin	Texas	78756	United States
105	Ellen Reeder	Austin	Texas	78731	United States
106	Mary Kahle	Austin	Texas	78731	United States
107	Linda Collins	Austin	Texas	78756	United States
108	D Lopez	Austin	Texas	78731	United States
109	Drew Bixby	Austin	Texas	78731	United States
110	John Dodson	Austin	Texas	78705	United States
111	Kelly Schaub	Austin	Texas	78751	United States
112	Chris Treadaway	Austin	Texas	78756	United States
113	Karen Rooff	Austin	Texas	78731	United States
114	Margaret Powis	Austin	Texas	78756	United States
115	Amy Hauft	Austin	Texas	78756	United States
116	Victoria Goodman	Austin	Texas	78751	United States
117	David Hibbs	Austin	Texas	78749	United States
118	Kevin Ford	Austin	Texas	78731	United States
119	Michael Holleran	Austin	Texas	78731	United States
120	Kelly Reilley	Austin	Texas	78731	United States
121	Reza Koohrangpour	Austin	Texas	78731	United States
122	Merrily Porter	Austin	Texas	78731	United States
123	David Garcia	Austin	Texas	78756	United States
124	Stephanie Savage	Austin	Texas	78731-6148	United States
125	Betsy Brown	Austin	Texas	78731	United States
126	Shahnaz Koohrang	Austin	Texas	78759	United States
127	Mahnaz Koohrang	Austin	Texas	78759	United States
128	Dale Gray	Austin	Texas	78756	United States
129	RANLEIGH HIRSH	Austin	Texas	78731	United States
130	Mark Sainsbury	Austin	Texas	78751	United States
131	John Lethco	Austin	Texas	78749-1786	United States
132	Patty Mitzel	Austin	Texas	78748	United States
133	sabrina bradley	Austin	Texas	78731	United States
134	Jack Risley	Austin	Texas	78756	United States

135	Jamie Thompson	Austin	Texas	78756	United States
136	Gabby Ybarra	Austin	Texas	78753	United States
137	Regina Allen	Austin	Texas	78756	United States
138	Nancy Levack	Austin	Texas	78723	United States
139	Catherine Attaway-Krueger	Austin	Texas	78756	United States
140	Julie Wauchope	Austin	Texas	78756	United States
141	Kristen Hotopp	Austin	Texas	78702	United States
142	Cathy Bennett	Austin	Texas	78731	United States
143	Michael Castillo	Austin	Texas	78757	United States
144	John Fruehe	Austin	Texas	78756	United States
145	Marian Alexander	Austin	Texas	78731	United States
146	Leslie Cohen	Austin	Texas	78731	United States
147	Justin Smith	Austin	Texas	78731	United States
148	melanie jones	Austin	Texas	78731	United States
149	Deborah D. Tucker	Austin	Texas	78756	United States
150	Sara Summers	Austin	Texas	78731	United States
151	Juliet Garcia	Austin	Texas	78757	United States
152	Beverly Dunn	Austin	Texas	78703	United States
153	Joy Sottile	Austin	Texas	78701	United States
154	celeste schenck	Austin	Texas	78756	United States
155	Nick Zappitelli	Austin	Texas	78756	United States
156	Kelly Lancaster	Austin	Texas	78756	United States
157	susan conroy	Austin	Texas	78731	United States
158	Paula Martin	Austin	Texas	78703	United States
159	John Sanford	Austin	Texas	78731	United States
160	Angela Williams	Austin	Texas	78731	United States
161	Isis Valencia	Austin	Texas	78723	United States
162	Samantha Sanford	Austin	Texas	78731	United States
163	Jeremy Miller	Austin	Texas	78756	United States
164	Jennifer Thompson	Austin	Texas	78711-2108	United States
165	Susan Thompson	Austin	Texas	78756	United States
166	Margaret English-Knipp	Austin	Texas	78757	United States
167	glenda adkinson	austin	Texas	78756	United States
168	Sarah Koohrangpour	Austin	Texas	78731	United States
169	Melanie Martin	Austin	Texas	78723	United States
170	James Stoker	Austin	Texas	78756	United States
171	Monica Cox	Austin	Texas	78746	United States
172	Rob Abraham	Austin	Texas	78756	United States
173	Drew Bradford	Austin	Texas	78731	United States
174	Melissa Lopez	Austin	Texas	78756	United States
175	John Rooff	Austin	Texas	78731	United States
176	Megan White	Austin	Texas	78756	United States
177	L. Schreve	Austin	Texas	78756	United States
178	Mina Loomis	Austin	Texas	78756	United States
179	B Glaser	Austin	Texas	78756	United States

180	Anne Heinen	Austin	Texas	78705	United States
181	Rick Reeder	Austin	Texas	78731	United States
182	Linda Anderson	Austin	Texas	78751	United States
183	cassy shaukat	Austin	Texas	78731	United States
184	Gina Akin	Austin	Texas	78731	United States
185	Deborah DeStefano	Austin	Texas	78756	United States
186	Noelle Boyle	Austin	Texas	78756	United States
187	Tony Fryer	Austin	Texas	78756	United States
188	Laura Cooper	Austin	Texas	78757	United States
189	Katherine Willis	Austin	Texas	78731	United States
190	Justin Tajchman	Austin	Texas	78731	United States
191	FREDERICK ZEINNER	Austin	Texas	78731	United States
192	Stephen Witt	Austin	Texas	78731	United States
193	Jennifer Henry	Austin	Texas	78757	United States
194	Helen Young	Austin	Texas	78756	United States
195	Cara Taylor	Austin	Texas	78757	United States
196	Diane Swinney	Austin	Texas	78757	United States
197	J.J. van Sitteren	Austin	Texas	78703	United States
198	Jerry Young	Austin	Texas	78756	United States
199	Gary Culpepper	Austin	Texas	78731	United States
200	Ginger Fosdick	Austin	Texas	78731	United States
201	Kathryn Wahlers	Austin	Texas	78731	United States
202	Jim Thompson	Austin	Texas	78756	United States
203	Ann Palmer	Austin	Texas	78756	United States
204	Crystal Cao	Austin	Texas	78731	United States
205	John Hrncir	Austin	Texas	78731	United States
206	Gail Gemberling	Austin	Texas	78756	United States
207	Dan Dean	Austin	Texas	78765	United States
208	Michelle Brinkman	Austin	Texas	78752	United States
209	Michael McCluskey	Austin	Texas	78756	United States
210	Catherine Best	Austin	Texas	78757	United States
211	James Parker	Austin	Texas	78757	United States
212	Anne Miller	Austin	Texas	78756	United States
213	Luis Venitucci	Austin	Texas	78757	United States
214	Paul Borelli	Austin	Texas	78757	United States
215	Amy McFarland	Austin	Texas	78731	United States
216	Linda Sheehan	Austin	Texas	78757	United States
217	Amity Courtois	AUSTIN	Texas	78731	United States
218	Colleen Jamison	Austin	Texas	78731	United States
219	Thomas Applewhite	Austin	Texas	78704	United States
220	Mark v. G.	Austin	Texas	78757	United States
221	Richard Relph	Austin	Texas	78756	United States
222	Karen S	Austin	Texas	78751	United States
223	Michael Hernandez	Austin	Texas	78734	United States
224	Donna Ingram	Austin	Texas	78731	United States

225	Susan Greene	Austin	Texas	78750	United States
226	Anita Boyd	Austin	Texas	78734	United States
227	tim hahn	Austin	Texas	78731	United States
228	Molly Minor	Austin	Texas	78703	United States
229	Kirsten Tait	Austin	Texas	78731	United States
230	Elaine Goodson	Austin	Texas	78731	United States
231	Anne Helmick-Lyon	Austin	Texas	78756	United States
232	Patricia White	Austin	Texas	78757	United States
233	Jon Anderson	Austin	Texas	78748	United States
234	Erik Madrid	Austin	Texas	78757	United States
235	Josephine Macaluso	Austin	Texas	78731	United States
236	Sarah Angulo	Austin	Texas	78731	United States
237	Susan Somerville	Austin	Texas	78756	United States
238	Emily Keith	Austin	Texas	78759	United States
239	Annie Arnold	Austin	Texas	78727	United States
240	Carol Cain	Austin	Texas	78732	United States
241	Halie Beckham	Austin	Texas	78727	United States
242	Linda Lansdowne	Austin	Texas	78731	United States
243	Ed Jassin	Austin	Texas	78746	United States
244	Katie Lawrence	Austin	Texas	78704	United States
245	Matthew Bracht	Austin	Texas	78749	United States
246	Rachel Robillard	Austin	Texas	78731	United States
247	Montana Piñeyro	Austin	Texas	78756	United States
248	tiffany peters	Austin	Texas	78731	United States
249	Andrea Bradford	Austin	Texas	78731	United States
250	Austin Arnold	Austin	Texas	78727	United States
251	Tracy Sole	Austin	Texas	78756	United States
252	Gayle Worley	Austin	Texas	78757	United States
253	Heather Rigsbee	Austin	Texas	78749	United States
254	Julia Ward	Austin	Texas	78722	United States
255	Jonathan Brumley	Austin	Texas	78756	United States
256	Patty Coffman	Austin	Texas	78756	United States
257	Malcolm Nelson	Austin	Texas	78704	United States
258	Marjorie Boulden	Austin	Texas	78705	United States
259	L Cowan	Austin	Texas	78731	United States
260	Keith Baron	Austin	Texas	78748	United States
261	David Norris	Austin	Texas	78731	United States
262	Bruce Baldwin	Austin	Texas	78731	United States
263	Brady Beckham	Austin	Texas	78727	United States
264	Maureen Milligan	Austin	Texas	78731	United States
265	Annette Stachowitz	Austin	Texas	78756	United States
266	Ashley Thompson	Austin	Texas	78731	United States
267	Janelle Buchanan	Austin	Texas	78701	United States
268	Megan Jones-Smith	Austin	Texas	78756	United States
269	Emily Barclay	Austin	Texas	78757	United States



270	LEA SANDOZ	Austin	Texas	78731	United States
271	David Coffman	Austin	Texas	78756	United States
272	Sula Howell	Austin	Texas	78756	United States
273	Katey Steadman	Austin	Texas	78723	United States
274	Ana Denman	Austin	Texas	78731	United States
275	Kent Hemingson	Austin	Texas	78756	United States
276	Mihai Sirbu	Austin	Texas	78731	United States
277	Richard Mountain	Austin	Texas	78756	United States
278	Mandy Watkins	Austin	Texas	78731	United States
279	Amber Laroche	Austin	Texas	78757	United States
280	Jacqueline OKeefe	Austin	Texas	78756	United States
281	Andrey Sokolov	Austin	Texas	78731	United States
282	Gloria Mata Pennington	Austin	Texas	78756	United States
283	Laura Carter	Austin	Texas	78757	United States
284	daniel mejia	Austin	Texas	78759	United States
285	Gina burchenal	Austin	Texas	78703	United States
286	Kimberly Hulley	austin	Texas	78701	United States
287	jeryl schultz	Austin	Texas	78756	United States
288	Andrea McGee	Austin	Texas	78703	United States
289	Elena Daugherty	Austin	Texas	78731	United States
290	Charles Riou	Austin	Texas	78731	United States
291	Mia Burton	Austin	Texas	78756	United States
292	Barbara McArthur	Austin	Texas	78756	United States
293	Katherine Altenbaugh	Austin	Texas	78731	United States
294	Mike Mayberry	Austin	Texas	78731-5502	United States
295	Karla Irvin	Austin	Texas	78703	United States
296	Ron LeBlanc	Austin	Texas	78723	United States
297	David Durbin``	Austin	Texas	78756	United States
298	Martha Cole	Austin	Texas	78757	United States
299	Romalda Allsup	Austin	Texas	78703	United States
300	Richard Martinez	Austin	Texas	78722	United States
301	Wade Prater	Austin	Texas	78751	United States
302	Melinda Horan	Austin	Texas	78756-3904	United States
303	Susan Carter	Austin	Texas	78735	United States
304	Julia Kirby	Austin	Texas	78731	United States
305	Chris Velasquez	Austin	Texas	78702	United States
306	Jon Etkins	Austin	Texas	78757	United States
307	walter fulton	Austin	Texas	78756	United States
308	Julie Klushnik	Austin	Texas	78704	United States
309	Michael Jones	Austin	Texas	78731	United States
310	Martin Rodriguez	Austin	Texas	78731	United States
311	Jon Loyens	Austin	Texas	78756	United States
312	Kristin Knifton	Austin	Texas	78756	United States
313	Kristin Hamlett	Austin	Texas	78723	United States
314	Dubravka Romano	Austin	Texas	78757	United States

315	betina foreman	Austin	Texas	78739	United States
316	Gloria Hunt	Austin			Ecuador
317	Mark Wilson	Austin	Texas	78756	United States
318	Robert George	Austin	Texas	78756	United States
319	Susan Gillespie	Austin	Texas	78728	United States
320	Patsy Graham	Austin	Texas	78757	United States
321	Michael hoinski	Austin	Texas	78731	United States
322	Gregory Glazner	Austin	Texas	78722	United States
323	Susan Schulz	Austin	Texas	78757	United States
324	Nickolaus Gruendler	Austin	Texas	78727	United States
325	Anne Vargas	Austin	Texas	78731	United States
326	Jennifer Burke	Austin	Texas	78756	United States
327	Tara Kirkland	Austin	Texas	78756	United States
328	Courtney Willenzik	Austin	Texas	78757	United States
329	Whitney Thurman	Austin	Texas	78757	United States
330	Tracee Flowers	Austin	Texas	78752	United States
331	Sheila Reiter	Austin	Texas	78757	United States
332	Jim Lyons	Austin	Texas	78731	United States
333	Grizelda Moreno	Austin	Texas	78723	United States
334	Jessie Pearson	Austin	Texas	78756	United States
335	Teresa Cue'	Austin	Texas	78731	United States
336	Merrell Anne Shearer	Austin	Texas	78757	United States
337	Karen Farnsworth	Austin	Texas	78756	United States
338	Maura Brown	Austin	Texas	78731	United States
339	Flora Batts	Austin	Texas	78727	United States
340	JoAnna Rollings	Austin	Texas	78756	United States
341	Laurie Winnette	Austin	Texas	78756	United States
342	Mary Cunningham	Austin	Texas	78756	United States
343	Amy Schaefer	Austin	Texas	78757	United States
344	Laurel Eskridge	Austin	Texas	78756	United States
345	daniel hernandez	Austin	Texas	78731	United States
346	Kim Ackermann	Austin	Texas	78749	United States
347	Donna Edgar	Austin	Texas	78731	United States
348	Lacy Moore	Austin	Texas	78704	United States
349	Anne Bustard	Austin	Texas	78756	United States
350	Cathy Vasquez-Garcia	Austin	Texas	78703	United States
351	Anna Wilson	Austin	Texas	78757	United States
352	Rich Balcum	Austin	Texas	78731	United States
353	Hilary Saltzman	Austin	Texas	78703	United States
354	Kathryn Harris	Austin	Texas	78731	United States
355	Cynthia Pryor	Austin	Texas	78757	United States
356	Louisa Hoberman	Austin	Texas	78731	United States
357	Michael Dillard	Austin	Texas	78749	United States
358	Donna Samuelson	Austin	Texas	78731	United States
359	Terese Wier	Austin	Texas	78705	United States



360	Lauren McMullen	Austin	Texas	78731	United States
361	Matthew Durr	Austin	Texas	78757	United States
362	Jane Norwood	Austin	Texas	78735	United States
363	Scott Samuelson	Austin	Texas	78731	United States
364	monica choi	Austin	Texas	78756	United States
365	Laura Luthy	Austin	Texas	78756	United States
366	Jason Wallace	Austin	Texas	78703	United States
367	Jessica Otwell	Austin	Texas	78756	United States
368	Carol Drake	Austin	Texas	78701	United States
369	Becky Coats	Austin	Texas	78749	United States
370	Sarah Herman	Austin	Texas	78757	United States
371	sarah dunsworth	austin	Texas	78751	United States
372	Elizabeth Long	Austin	Texas	78757	United States
373	Jessica Tate	Austin	Texas	78741	United States
374	Jessica Votaw	Austin	Texas	78746	United States
375	Kathryh Bonesteel	Austin	Texas	78703	United States
376	Dusty Dorsett	Austin	Texas	78731	United States
377	Dane Adkinson	Austin	Texas	78756	United States
378	Celeste Hill	Austin	Texas	78756	United States
379	Leah Roberts	Austin	Texas	78756	United States
380	Mariah Crownover	Austin	Texas	78731	United States
381	Mayra Briones	Austin	Texas	78741	United States
382	Greg Garner	Austin	Texas	78731	United States
383	Gabe Hensley	Austin	Texas	78731	United States
384	Karyn Jensen	Austin	Texas	78757	United States
385	Julie Brigham	Austin	Texas	78739	United States
386	Anne Hansen	Austin	Texas	78757	United States
387	Denise Ketcham	Austin	Texas	78756-2825	United States
388	Keith Pflieger	Austin	Texas	78756	United States
389	Jennifer Virden	Austin	Texas	78759	United States
390	Stephen LaChance	Austin	Texas	78731	United States
391	Dean Ortega	Austin	Texas	78757	United States
392	William Cline	Austin	Texas	78751	United States
393	Sharon Gallagher	Austin	Texas	78731	United States
394	Sara Edwards	Austin	Texas	78749	United States
395	Christine Wylie	Austin	Texas	78745	United States
396	Karen P Moore	Austin	Texas	78757	United States
397	Richard Hall	Austin	Texas	78757	United States
398	Edgar Ocasio	Austin	Texas	78748	United States
399	Meredith LaChance	Austin	Texas	78731	United States
400	Sarah Chatham	Austin	Texas	78745	United States
401	Bethany Leeker	Austin	Texas	78702	United States
402	Casey Butler	Austin	Texas	78704	United States
403	Linda Wiegman	Austin	Texas	78756	United States
404	Jamie Corum	Austin	Texas	78757	United States

405	David King	Austin	Texas	78704	United States
406	Kaytlen Powers	Austin	Texas	78704	United States
407	Lisa Valdez	Austin	Texas	78704	United States
408	Heather Banks	Austin	Texas	78741	United States
409	Melissa Monroe	Austin	Texas	78731	United States
410	Rachel Diaz	Austin	Texas	78744	United States
411	Anne Bruno	Austin	Texas	78756	United States
412	Diana Gittinger	Austin	Texas	78723	United States
413	Gene Kincaid	Austin	Texas	78731-6128	United States
414	Amy hufford	austin	Texas	78757	United States
415	Patricia Robertson	Austin	Texas	78731	United States
416	Wravan Godsoe	Austin	Texas	78750	United States
417	Angela Caras	austin	Texas	78757-1620	United States
418	Jeremy Swanson	Austin	Texas	78727	United States
419	Parker Holt	Austin	Texas	78735	United States
420	Bouldin Roxann	Austin	Texas	78703	United States
421	Will Person	Austin	Texas	78749	United States
422	Ashley Storey	Austin	Texas	78759	United States
423	Stephen Schottman	Austin	Texas	78731	United States
424	Stephen Cutler	Austin	Texas	78749	United States
425	Michelle Cheney	Austin	Texas	78701	United States
426	Cameron Creamer	Austin	Texas	78748	United States
427	jonathan bobbitt	Austin	Texas	78734	United States
428	William Vreugde	Austin	Texas	78750	United States
429	Maddie Cosgrove	Austin	Texas	78756	United States
430	Colleen flynn	Austin	Texas	78704	United States
431	Raynor Leigh	Austin	Texas	78756	United States
432	Jacquelyn Jeanes	Austin	Texas	78728	United States
433	Paula Murray	Austin	Texas	78731	United States
434	KELLY BREMER	Austin	Texas	78756	United States
435	karen miller	Austin	Texas	78704	United States
436	Sean Starke	Austin	Texas	78757	United States
437	Tara White	Austin	Texas	78744	United States
438	Karol Middleton	Austin	Texas	78757	United States
439	Aaron Acosta	Austin	Texas	78731	United States
440	Laurie doran	Austin	Texas	78759	United States
441	Allison Brubaker	Austin	Texas	78757	United States
442	James David Johnson	Austin	Texas	78722	United States
443	Megan Kressin	Austin	Texas	78756	United States
444	Leigh Edgar	Austin	Texas	78731	United States
445	Lisa Grant	Austin	Texas	78759	United States
446	Justin Shaffer	Austin	Texas	78726	United States
447	Lauren Horst	Austin	Texas	78748	United States
448	Meredith estes	Austin	Texas	78757	United States
449	Marshall Cloyd	Austin	Texas	78759	United States

450	Eileen Gil	Austin	Texas	78705	United States
451	Richard Campa	Austin	Texas	78757	United States
452	Scott Parks	Austin	Texas	78729	United States
453	Kelly Davis	Austin	Texas	78749	United States
454	Jacquelyn Henion	Austin	Texas	78736	United States
455	Jack Miller	Austin	Texas	78729	United States
456	Randal Kretzler	Austin	Texas	78757	United States
457	Suzann Stover	Austin	Texas	78701	United States
458	CJ Stone	Austin	Texas	78731	United States
459	Jane O'Connell	Austin	Texas	78757	United States
460	Mary White	Austin	Texas	78731	United States
461	Alexis Dorchester	Austin	Texas	78746	United States
462	Kelly Hayden	austin	Texas	78746	United States
463	Craig Blome	Austin	Texas	78739	United States
464	Nicole Merritt	Austin	Texas	78702	United States
465	Debra Junell	Austin	Texas	78757	United States
466	Matthew Kressin	Austin	Texas	78756	United States
467	Belia Nichols	Austin	Texas	78757	United States
468	Hannah Nelson	Austin	Texas	78703	United States
469	Madison Cooper	Austin	Texas	78757	United States
470	Kim Wooten	Austin	Texas	78757	United States
471	Mike Herdzina	Austin	Texas	78731	United States
472	William Willhoite	Austin	Texas	78731	United States
473	Tim Moore	Austin	Texas	78704	United States
474	Candice Ransom	Austin	Texas	78750	United States
475	Sammy Huffaker	Austin	Texas	78731	United States
476	Janet Williams	Austin	Texas	78756	United States
477	Jenny Butterworth	Austin	Texas	78756	United States
478	Charles Huffaker	Austin	Texas	78731	United States
479	Charlotte Bailey	Austin	Texas	78756	United States
480	A Lopez	Austin	Texas	78753	United States
481	Sara Culler	Austin	Texas	78704	United States
482	Pat Schieffer	Austin	Texas	78703	United States
483	Judith Sokolow	Austin	Texas	78731	United States
484	Anthony Senecal	Austin	Texas	78703	United States
485	Paul Lopez	Austin	Texas	78745	United States
486	Andrea Ovens	Austin	Texas	78749	United States
487	Megan Baker	Austin	Texas	78757	United States
488	Jeffrey Mayoff	Austin	Texas	78704	United States
489	Alison Tartt	Austin	Texas	78756	United States
490	Janet Janssen	Austin	Texas	78731	United States
491	Susan Stroescu	Austin	Texas	78748	United States
492	Jared White	Austin	Texas	78756	United States
493	Traci Laird	Austin	Texas	78751	United States
494	Michelle Cheng	Austin	Texas	78731	United States

495	Rhonda Morin	Austin	Texas	78723	United States
496	Robert Chavez	Austin	Texas	78703	United States
497	Sabrina Stafford	Austin	Texas	78745	United States
498	John Spath	Austin	Texas	78731	United States
499	Beth Kennedy	Austin	Texas	78757	United States
500	Jeanne Farrington	Austin	Texas	78757	United States
501	Andy Simmons	Austin	Texas	78731	United States
502	Teresa Lautzenheiser	Austin	Texas	78756	United States
503	Carol Ocasio	Austin	Texas	78748	United States
504	Kathleen OConnor	Austin	Texas	78748	United States
505	Amber Day	Austin	Texas	78704	United States
506	Sarah Torchin	Austin	Texas	78756	United States
507	James Root	Austin	Texas	78749	United States
508	Emmanuel Pamintuan	Austin	Texas	78759	United States
509	Gregory Sapire	Austin	Texas	78731	United States
510	Geri Leyva	Austin	Texas	78731	United States
511	Leila Thomas	Austin	Texas	78731	United States
512	Dan Strack	Austin	Texas	78739	United States
513	Austin Shults	Austin	Texas	78746	United States
514	Marcie Golliher	Austin	Texas	78731	United States
515	Scarlett Scalzo	Austin	Texas	78745	United States
516	Alice Best	Austin	Texas	78757	United States
517	Melissa Ushakov	Austin	Texas	78731	United States
518	Sue Lee	Austin	Texas	78756	United States
519	Kate Weaver	Austin	Texas	78745	United States
520	Chris Votaw	Austin	Texas	78746	United States
521	Jimmy Perez	Austin	Texas	78756	United States
522	Kristen Wright	Austin	Texas	78737	United States
523	Shermayne Crawford	Austin	Texas	78759	United States
524	Dimitry Ushakov	Austin	Texas	78731	United States
525	Scott Elbrecht	Austin	Texas	78729	United States
526	Melissa Bixby	Austin	Texas	78731	United States
527	Susan Weaver	Austin	Texas	78757	United States
528	Lori Bishop	Austin	Texas	78751	United States
529	Gina Rainey	Austin	Texas	78756	United States
530	George Altenbaugh	Austin	Texas	78731	United States
531	Jennifer Wilson	Austin	Texas	78745	United States
532	Tifphanie Turner	Austin	Texas	78745	United States
533	Leslie Morris	Austin	Texas	78732	United States
534	pat briggs	Austin	Texas	778757	United States
535	Reed Rallojay	Austin	Texas	78747	United States
536	ralph wolfer	Austin	Texas	78717	United States
537	Catherine Lenox	Austin	Texas	78757	United States
538	Jenny Day	Austin	Texas	78759	United States
539	Mia Westermann	Austin	Texas	78704	United States

540	Shannon Walton	Austin	Texas	78727	United States
541	Rance Marion	Austin	Texas	78741	United States
542	Shawnasee Retzloff	Austin	Texas	78745	United States
543	Marty McDougal	Austin	Texas	78745	United States
544	Anne Hebert	Austin	Texas	78751	United States
545	A Saint-Romain	Austin	Texas	78756	United States
546	dawn Hennessey	austin	Texas	78759	United States
547	Cathy Buck	Austin	Texas	78751	United States
548	Glenda McKinney	Austin	Texas	78701	United States
549	Erika Hibler	Austin	Texas	78731	United States
550	Jay Fisher	Austin	Texas	78756	United States
551	Jacy Warwick	Austin	Texas	78741	United States
552	Chris Sakulenzki	Austin	Texas	78751	United States
553	Mary Alice Castello	Austin	Texas	78757	United States
554	James Stevens	Austin	Texas	78702	United States
555	Leonora King	Austin	Texas	78726	United States
556	QDenise Fischer	Austin	Texas	78735	United States
557	Lew Troiano	Austin	Texas	78757	United States
558	Steven Roberts	Austin	Texas	78741	United States
559	molly Kamper	Austin	Texas	78758	United States
560	Kim Mosley	Austin	Texas	78756	United States
561	Ashley Craven	Austin	Texas	78704	United States
562	Karl Galinsky	Austin	Texas	78731	United States
563	Marcia Evers	Austin	Texas	78703	United States
564	Kathe Williams	Austin	Texas	78759	United States
565	Donna Ramsey	Austin	Texas	78704	United States
566	Barbara Frock	Austin	Texas	78757	United States
567	Jane Nelson	Austin	Texas	78704	United States
568	Tracy Sabel	Austin	Texas	78751	United States
569	Thea Whalen	Austin	Texas	78749	United States
570	Rebecca Reedy	Austin	Texas	78731	United States
571	James Yapple	Austin	Texas	78739	United States
572	Nancy Busbey	Austin	Texas	78731	United States
573	Tyler Laa	Austin	Texas	78701	United States
574	Culver Danina	Austin	Texas	78756	United States
575	Jairy Grisaffe	Austin	Texas	78757	United States
576	Ronda Pritchard	Austin	Texas	78736	United States
577	Karen Kleiman	Austin	Texas	78756	United States
578	Kate Smith	Austin	Texas	78757	United States
579	Becky Ashton	Austin	Texas	78758	United States
580	Robin Fruehe	Austin	Texas	78756	United States
581	Rachel Gray	Austin	Texas	78756	United States
582	Anita ballard	Austin	Texas	78756	United States
583	Virginia Hatch	Austin	Texas	78731	United States
584	Jan Reed	Austin	Texas	78705	United States

585	Betty Layton	Austin	Texas	78703	United States
586	Kate Van Dyke	Austin	Texas	78751	United States
587	Lisa Strong	Austin	Texas	78704	United States
588	Lisa Kaindl	Austin	Texas	78701	United States
589	Jackie Stone	Austin	Texas	78703	United States
590	Staley Gray	Austin	Texas	78703	United States
591	Kevin Walter	Austin	Texas	78757	United States
592	Monica Mueller	Austin	Texas	78731	United States
593	Ami Patel	Austin	Texas	78703	United States
594	Carmelite Luikart	Austin	Texas	78749	United States
595	Diana Garcia	Austin	Texas	78731	United States
596	Lauren Russell	Austin	Texas	78731	United States
597	Jessica Ezell	Austin	Texas	78757	United States
598	Liz Darwin	Austin	Texas	78757	United States
599	P Gallagher	Austin	Texas	78731	United States
600	Steve Hamlett	Austin	Texas	78723	United States
601	Lee Riemer	Austin	Texas	78704	United States
602	Erin Willig	Austin	Texas	78702	United States
603	mark schoenfeld	Austin	Texas	78702	United States
604	Jill Christian	Austin	Texas	78750	United States
605	K Peterson	Austin	Texas	78749	United States
606	Leslie Valentine	Austin	Texas	78746	United States
607	Gabriela Hahn	Austin	Texas	78731	United States
608	Tara Decker	Austin	Texas	78731	United States
609	Meredith carpenter	Austin	Texas	78748	United States
610	Leah Grier	Austin	Texas	78703	United States
611	David Fridlund	Austin	Texas	78703	United States
612	Laurie Loew	Austin	Texas	78755	United States
613	Phil Barton	Austin	Texas	78745	United States
614	Kevin Lee	Austin	Texas	78756	United States
615	Connie Vaughan	Austin	Texas	78704	United States
616	Johnathan Wahlers	Austin	Texas	78731	United States
617	Madelaine Kleid	Austin	Texas	78722	United States
618	Buddy Miller	Austin	Texas	78756	United States
619	Donald Wysocki	Austin	Texas	78756	United States
620	Matthew Parsons	Austin	Texas	78726	United States
621	Kata Carbone	Austin	Texas	78731	United States
622	David Stence	Austin	Texas	78731	United States
623	Wendy Moore	Austin	Texas	78747	United States
624	Sofia Casini	Austin	Texas	78722	United States
625	Thomas Willi	Austin	Texas	78731	United States
626	Angie Rhem	Austin	Texas	78749	United States
627	Victor Saenz	Austin	Texas	78723	United States
628	Jay Carpenter	Austin	Texas	78756	United States
629	Cathy Negrel	Austin	Texas	7731	United States



630	chris palaz	Austin	Texas	78722	United States
631	Patty Soule	Austin	Texas	78703	United States
632	Suzi Sands	Austin	Texas	78703	United States
633	Laura Sharp	Austin	Texas	78703	United States
634	Jennifer Parten	Austin	Texas	78752	United States
635	Tem Clayton	Austin	Texas	78703	United States
636	Mark Zuefeldt	Austin	Texas	78713	United States
637	Max Rohleder	Austin	Texas	78757	United States
638	Jason Fernandez	Austin	Texas	78703	United States
639	Deb Sorrells	Austin	Texas	78731	United States
640	Jeff Stephens Stephens	Austin	Texas	78723	United States
641	Nicole Williams	Austin	Texas	78759	United States
642	Marita Leonard	Austin	Texas	78757	United States
643	Pamela Snell	Austin	Texas	78731	United States
644	Deborah Besch	Austin	Texas	78731	United States
645	Kerry Edwards	Austin	Texas	78756	United States
646	Jeremy King	Austin	Texas	78731	United States
647	Amy Wood	Austin	Texas	78731	United States
648	Becky Beaver	Austin	Texas	78701	United States
649	Catherine Kyle	Austin	Texas	78703	United States
650	Craig Foster	Austin	Texas	78756	United States
651	Kathy Marcus	Austin	Texas	78703	United States
652	Aditya Rustgi	Austin	Texas	78731	United States
653	Susan Henderson	Austin	Texas	78750	United States
654	Carmen Bradford	Austin	Texas	78754	United States
655	Aaron Starr	Austin	Texas	78754	United States
656	Brunie Drumond	Austin	Texas	78751	United States
657	Lanith Derryberry	Austin	Texas	78731	United States
658	Jessica Sterns	Austin	Texas	78731	United States
659	Britton Parnell	Austin	Texas	78723	United States
660	Kristine Poland	Austin	Texas	78756	United States
661	Liath Appleton	Austin	Texas	78752	United States
662	Maria Raper	Austin	Texas	78753	United States
663	Sean Dunn	Austin	Texas	78731	United States
664	JOHN bello	Austin	Texas	78731	United States
665	Sharon Watkins	Austin	Texas	78756	United States
666	Jonathan Timmons	Austin	Texas	78747	United States
667	Kathleen Vermillion	Austin	Texas	78731	United States
668	Sherry Smith	Austin	Texas	78703-2536	United States
669	Nancy McMillen	Austin	Texas	78757	United States
670	Ann Chris Beggs	Austin	Texas	78745	United States
671	Tammy Starling	Austin	Texas	78731	United States
672	Jean Rigatti	Austin	Texas	78731	United States
673	Cynthia H Kozmetsky	Austin	Texas	78731	United States
674	Michael Ritter	Austin	Texas	78727	United States

675	Todd Thompson	Austin	Texas	78731	United States
676	Darcie Fromholz	Austin	Texas	78703	United States
677	Rebecca Gibbs	Austin	Texas	78756	United States
678	John Robey	Austin	Texas	78731	United States
679	Carissa Milam	Austin	Texas	78731	United States
680	Ann Blanz	Austin	Texas	78751	United States
681	Katherine Crenshaw	Austin	Texas	78731	United States
682	Juliee Beyt	Austin	Texas	78731	United States
683	jason decker	Austin	Texas	78731	United States
684	Michelle Gatto	Austin	Texas	78731	United States
685	Janis Beck	Austin	Texas	78703	United States
686	Elle Martin	Austin	Texas	78746	United States
687	Deborah Pearson	Austin	Texas	78703	United States
688	Susan Dore	Austin	Texas	78704	United States
689	Nancy Lann	Austin	Texas	78753	United States
690	Dianna Gielstra	Austin	Texas	78728	United States
691	Kim Treadaway	Austin	Texas	78701	United States
692	Judy Roby	Austin	Texas	78731	United States
693	Keri Bryan	Austin	Texas	78732	United States
694	Heather Johnson	Austin	Texas	78728	United States
695	Valerie Siewert	Austin	Texas	78757	United States
696	Erick Del cid	Austin	Texas	78754	United States
697	Tucker Thurman	Austin	Texas	78756	United States
698	Shelly Ogle	Austin	Texas	78756	United States
699	Libby Farris	Austin	Texas	78756	United States
700	Mandi McDaniel	Austin	Texas	78756	United States
701	William Paver	Austin	Texas	78731	United States
702	John Volz	Austin	Texas	78756	United States
703	D B	Austin	Texas	78731	United States
704	pam normandy	Austin	Texas	78731	United States
705	Erika Swanner	Austin	Texas	78736	United States
706	Meagan Labunski	Austin	Texas	78759	United States
707	Karen Saenz	Austin	Texas	78731	United States
708	Beth Condon	Austin	Texas	78756	United States
709	nancy scanlan	Austin	Texas	78731	United States
710	Nina Faulkner	austin	Texas	78731	United States
711	Polly Sparrow	Austin	Texas	78703	United States
712	Thomas Wald	Austin	Texas	78731	United States
713	Jennifer Paris	Austin	Texas	78757	United States
714	Kari Lavelle	Austin	Texas	78731	United States
715	Patrick Fuller	Austin	Texas	78729	United States
716	Ty Allen	Austin	Texas	78731	United States
717	Geoff Mueller	Austin	Texas	78731	United States
718	Daisy Bennett	Austin	Texas	78750	United States
719	Lori Kangun	Austin	Texas	78757	United States



720	mary reed	austin	Texas	78703	United States
721	Brandon Bauer	Austin	Texas	78731	United States
722	Craig Dale	Austin	Texas	78703	United States
723	Rachel Truair	Austin	Texas	78704	United States
724	Jennifer Rodgers	Austin	Texas	78731	United States
725	Kuruvila Mani	Austin	Texas	78756	United States
726	Laura Rice	Austin	Texas	78757	United States
727	Michael Rudzki	Austin	Texas	78756	United States
728	Susan Weber	Austin	Texas	78703	United States
729	Adriana Iglesias	Austin	Texas	78741	United States
730	Elizabeth Anderson	Austin	Texas	78705	United States
731	Elizabeth Haltom	Austin	Texas	78723	United States
732	Allan Weinberger	Austin	Texas	78704	United States
733	Alyssa Riley Hill	Austin	Texas	78757	United States
734	Julie Otsuki	Austin	Texas	78731	United States
735	Gwen Delk	Austin	Texas	78731	United States
736	nathan griffith	Austin	Texas	78757	United States
737	Kathy Shafer	Austin	Texas	78731	United States
738	Travis Bryant	Austin	Texas	78704	United States
739	Amy Zeinner	Austin	Texas	78731	United States
740	Caroline Joyner	Austin	Texas	78731	United States
741	Angela Melina Raab	Austin	Texas	78757	United States
742	Brooks Nettleship	Austin	Texas	78726	United States
743	Greg Bass	Austin	Texas	78756	United States
744	Kim Zipfel	AUSTIN	Texas	787316149	United States
745	Autumn Keiser	Austin	Texas	78703	United States
746	patsy keef	Austin	Texas	78735	United States
747	Cassie Park	Austin	Texas	78746	United States
748	Lauren Beck	Austin	Texas	78703	United States
749	Shirley Nichols	Austin	Texas	78731-2916	United States
750	Carrah Roy	Austin	Texas	78731	United States
751	Carrie Becker	Austin	Texas	78751	United States
752	Kathleen Smith	Austin	Texas	78731-5314	United States
753	Debbie Severinson	Austin	Texas	78728	United States
754	Sandi Spicer-Moore	Austin	Texas	78757	United States
755	Jane Sharpe	Austin	Texas	78704	United States
756	Aimee Hookstra	Austin	Texas	78733	United States
757	Lisa Davila	Austin	Texas	78703	United States
758	Catherine Ludeman	Austin	Texas	78757	United States
759	Jerry Suva	Austin	Texas	78757	United States
760	Christine Shaw	Austin	Texas	78745	United States
761	William Corbett	Austin	Texas	78756	United States
762	Lauren Neil	Austin	Texas	78731	United States
763	Karen Owens	Austin	Texas	78745	United States
764	Suzanna Ramos	Austin	Texas	Tx	United States

765	Kelley Novak	Austin	Texas	78749	United States
766	Heather Miller	Austin	Texas	78731	United States
767	rebecca redwood	Austin	Texas	78757	United States
768	Bradley Fink	Austin	Texas	78731	United States
769	julie lauterstein	Austin	Texas	78756	United States
770	Alexa Mar	Austin	Texas	78746	United States
771	Anna Lee	Austin	Texas	78703	United States
772	tona pittman	austin	Texas	78757	United States
773	Cary Jackson	Austin	Texas	78704	United States
774	Shelbie White	Austin	Texas	78759	United States
775	Todd Shaw	Austin	Texas	78731	United States
776	Kate Harrington	Austin	Texas	78756	United States
777	Tom Buchele-Wenner	Austin	Texas	78702	United States
778	William Dewberry	Austin	Texas	78751-3118	United States
779	Mary Guthrie	Austin	Texas	78756	United States
780	Traa Anders	Austin	Texas	78702	United States
781	carol burton	Austin	Texas	78751-3816	United States
782	Maria Shaw	Austin	Texas	78757	United States
783	Paula Cox	Austin	Texas	78756	United States
784	Anne Mignatti	Austin	Texas	78731	United States
785	Stephanie Petersen	Austin	Texas	78756	United States
786	Janice Samuelson	Austin	Texas	78757	United States
787	Diana hyland	Austin	Texas	78731	United States
788	Ted Ducote	Austin	Texas	78756	United States
789	Russell Arnold	Austin	Texas	78731	United States
790	Darylin Nagy	Austin	Texas	78703	United States
791	Stephen Marshall	Austin	Texas	78756	United States
792	Holly Scofield	Austin	Texas	78731	United States
793	Gregory Carter	Austin	Texas	78746	United States
794	John Griessen	Austin	Texas	78756	United States
795	Jennifer Allen-Butler	Austin	Texas	78756	United States
796	Mark Wells	Austin	Texas	78756	United States
797	cindy fisher	Austin	Texas	78757	United States
798	Leslie Martin	austin	Texas	78704	United States
799	Justin Swanson	Austin	Texas	78756	United States
800	Kelso King	Austin	Texas	78745	United States
801	Patty Williams	Austin	Texas	78703	United States
802	Molly Hinds	Austin	Texas	78746	United States
803	Barbara Brown	Austin	Texas	78746	United States
804	Kate Warren	Austin	Texas	78731	United States
805	Ty Schlegel	Austin	Texas	78717	United States
806	Gigi Taylor	Austin	Texas	78731	United States
807	Maureen Cole	Austin	Texas	78751	United States
808	Angie H Patterson	Austin	Texas	78731	United States
809	Kristin Fisher	Austin	Texas	78756	United States

810	Leah Payne	Austin	Texas	78751	United States
811	Casey Cook	Austin	Texas	78751	United States
812	Nicole Wayman	Austin	Texas	78756	United States
813	shana ellison	Austin	Texas	78757	United States
814	Kathleen Monte	Austin	Texas	78756	United States
815	Barbara Gibson	Austin	Texas	78751	United States
816	Charles Barksdale	Austin	Texas	78731	United States
817	Jen Silver	Austin	Texas	78745	United States
818	Deaton Bednar	Austin	Texas	78751	United States
819	Barbara Mahler	Austin	Texas	78751	United States
820	Rindy Fox	Austin	Texas	78753	United States
821	Laura Bauman	Austin	Texas	78751	United States
822	Janet Adams	Austin	Texas	78705	United States
823	Doug Simmer	Austin	Texas	78751	United States
824	mozelle white	austin	Texas	78731-5613	United States
825	Steven Moore	Austin	Texas	78757	United States
826	mike lavigne	Austin	Texas	78757	United States
827	John Taylor	Austin	Texas	78751	United States
828	Katherine Patton	Austin	Texas	78757	United States
829	Adrian Skinner	Austin	Texas	78751	United States
830	David Conner	Austin	Texas	78751	United States
831	Jim McCulloch	Austin	Texas	78744	United States
832	Tom Friedrich	Austin	Texas	78749	United States
833	S Simmer	Austin	Texas	78751	United States
834	Seth Johnson	Austin	Texas	78751	United States
835	Liz Franklin	Austin	Texas	78757	United States
836	Maximilian Ekesi	Austin	Texas	78731	United States
837	Megan Haley	Austin	Texas	78746	United States
838	Kathryn Millan	Austin	Texas	78751	United States
839	Peggy Seely	Austin	Texas	78731	United States
840	Miranda Woolfolk	Austin	Texas	78731	United States
841	Shelley Madsen	Austin	Texas	78751	United States
842	Amon Burton	Austin	Texas	78751	United States
843	Eric Mickelson	Austin	Texas	78751	United States
844	Susan Marshall	Austin	Texas	78751	United States
845	Cathleen McGarity	Austin	Texas	78731	United States
846	Shane Herman	Austin	Texas	78731	United States
847	Marcus Wilson	Austin	Texas	78756	United States
848	Cielle Ritter-Finch	Austin	Texas	78736	United States
849	dee jackson	Austin	Texas	78746	United States
850	Sandra Burchsted	Austin	Texas	78731	United States
851	Michelle Hedden	Austin	Texas	78703	United States
852	Peggy Moore	Austin	Texas	78751	United States
853	Jenell Wilmot	Austin	Texas	78756	United States
854	Boe Thompson	Austin	Texas	78756	United States

855	Patsy Tankersley	Austin	Texas	78705	United States
856	Robert Irish	Austin	Texas	78703	United States
857	Jim Vest	Austin	Texas	78751	United States
858	Ian Baronofsky	Austin	Texas	78755	United States
859	W. Krause	Austin	Texas	78757	United States
860	Jason Savage	Austin	Texas	78756	United States
861	L. C. Krause	Austin	Texas	78757	United States
862	Lori Czap Assaf	Austin	Texas	78759	United States
863	Leo esquibel	Austin	Texas	78750	United States
864	Chris S	Austin	Texas	78750	United States
865	Holly Moffitt	Austin	Texas	78757	United States
866	Rose Blanchard	Austin	Texas	78753	United States
867	Debra Bailey	Austin	Texas	78755	United States
868	Cali Chidester	Austin	Texas	78752	United States
869	Meredith Brethe	Austin	Texas	78705	United States
870	Clara Morrissey	Austin	Texas	78705	United States
871	Elva Mendoza	Austin	Texas	78757	United States
872	Diana Orta	Austin	Texas	78745	United States
873	Wallis Goodman	Austin	Texas	78731	United States
874	Nona Farris	Austin	Texas	78751	United States
875	Becca Dobberfuhl	Austin	Texas	78704	United States
876	Erika Bsumek	Austin	Texas	78751	United States
877	Amy Strong	Austin	Texas	78757	United States
878	Eileen Priya	Austin	Texas	78756	United States
879	Sharon Brown	Austin	Texas	78751	United States
880	Heather Hunziker	Austin	Texas	78751	United States
881	Katherine LeCompte	Austin	Texas	78703	United States
882	Edwin Johnson	Austin	Texas	78751	United States
883	Jeff Rogers Jr.	Austin	Texas	78704	United States
884	Isaac Martinez	Austin	Texas	78751	United States
885	John Keohane	Austin	Texas	78756	United States
886	Christy Miller	Austin	Texas	78756	United States
887	Paula Rhodes	Austin	Texas	78751	United States
888	William McBride	Austin	Texas	78756	United States
889	Caleb Stafford	Austin	Texas	78745	United States
890	Steven Hemmeline	Austin	Texas	78731	United States
891	Katherine Schonert	Austin	Texas	78731	United States
892	stephanie ashworth	austin	Texas	78731	United States
893	Brynn Rinehart	Austin	Texas	78757	United States
894	Katy Schreur	Austin	Texas	78757	United States
895	Mollie Davis	Austin	Texas	78731	United States
896	Alison Takata	Austin	Texas	78731	United States
897	Amy Chamberlain	Austin	Texas	78756	United States
898	Kalinda Howe	Austin	Texas	78741	United States
899	Meredith Wither	Austin	Texas	78731	United States

900	Robert Olwell	Austin	Texas	78756	United States
901	James Phares	Austin	Texas	78731	United States
902	Damon Osgood	Austin	Texas	78731	United States
903	Margaret Elder	Austin	Texas	78759	United States
904	Ed Wallace	Austin	Texas	78731	United States
905	Jennifer Naman	Austin	Texas	78704	United States
906	Tracy tull	Austin	Texas	78749	United States
907	Richard Wright	Austin	Texas	78702	United States
908	Vicki DeWeese	Austin	Texas	78736	United States
909	LM Render	Austin	Texas	78731	United States
910	Casey Burns	Austin	Texas	78731	United States
911	Jill Swanson	Austin	Texas	78756	United States
912	Trish Sierer	Austin	Texas	78756	United States
913	Karen Collier	Austin	Texas	78739	United States
914	Linds Smith	Austin	Texas	78757	United States
915	Tink Hardwick	Austin	Texas	78731	United States
916	dinny peterson	Austin	Texas	78703	United States
917	Stephanie Smith	Austin	Texas	78756	United States
918	Mary Sargent	Austin	Texas	78731	United States
919	Cameron Labunski	Austin	Texas	78759	United States
920	melanie mcleroy	Austin	Texas	78756	United States
921	Stephen Cook	Austin	Texas	78745	United States
922	Gerald Delk	Austin	Texas	78731	United States
923	Adam Guequierre	Austin	Texas	78702	United States
924	Jan Mabley	Austin	Texas	78756	United States
925	Will Grover	Austin	Texas	78756	United States
926	David Grover	Austin	Texas	78757	United States
927	SARAH FOWLER	AUSTIN	Texas	78741	United States
928	andrea lasseter	austin	Texas	78751	United States
929	ernest mckenney	Austin	Texas	78756	United States
930	Connor Matthews	Austin	Texas	78731	United States
931	Laur Bailie	Austin	Texas	78756	United States
932	Jeffrey Archer	Austin	Texas	78756	United States
933	Pam Knight	Austin	Texas	78756	United States
934	Amy Cline	Austin	Texas	78757	United States
935	Christine Sweeney	Austin	Texas	78756	United States
936	Beth Weber	Austin	Texas	78744	United States
937	Gloria Hernandez	Austin	Texas	78744	United States
938	Isabel Hamlet	Austin	Texas	78758	United States
939	Azim Hajjar	Austin	Texas	78703	United States
940	Mary Abell	Austin	Texas	78731	United States
941	Holly Day	Austin	Texas	78759	United States
942	Dianne Mountain	Austin	Texas	78756	United States
943	Michelle WALD	Austin	Texas	78731	United States
944	Collette Antoine Flukinger	Austin	Texas	78757	United States

945	jenny lawson	Austin	Texas	78749	United States
946	Kaytlen Powers	Austin	Texas	78704	United States
947	Kathy Caldwell	AUSTIN	Texas	78746	United States
948	Jackie Stence	Austin,	Texas	78731	United States
949	Royanne Poer	Abilene	Texas	79603	United States
950	Molly Hyde-Caroom	Alexandria	Virginia	22305	United States
951	Morgan Howard	Amarillo	Texas	79121	United States
952	Jose Ruvira	Atlanta	Georgia	30327	United States
953	George Liko	Bairdford	Pennsylvania	15006	United States
954	Cristina Perez Guembe	Barañain		31010	Spain
955	Amy Baxter	Bastrop	Texas	78602	United States
956	Kareem Hajjar	Belmont	Texas	78604	United States
957	Nancy Hanus	Blanco	Texas	78606	United States
958	gnaTravis Glenn	Brooklyn	New York	11215	United States
959	Catherine Cioffi	Cedar Park	Texas	78613	United States
960	Patricia Micks	Cedar Park	Texas	78613	United States
961	Jen Boza	Chicago	Illinois	60616	United States
962	Alison Ruettiger	Chicago	Illinois	60622	United States
963	robin mcclahahan	convreses	Texas	78109	United States
964	Michael Grossi	Coram	New York	11727	United States
965	Millicent Pope	Crane	Texas	79731	United States
966	Mikila Zaorski	Dallas	Texas	75228	United States
967	DAVID JOHNSON	Dripping Springs	Texas	78620	United States
968	Reinae Kessler	Dripping springs	Texas	78620	United States
969	Jason Dye	Elgin	Texas	78621	United States
970	Stephanie Thompson	Fort Worth	Texas	76110	United States
971	Alan Beaubien	Framingham	Massachusetts	1701	United States
972	Zahir Aziz	Fremont	California	94555	United States
973	Gabrielle Peak	George town	Texas	78628	United States
974	Kent Johnson	Georgetown	Texas	78633	United States
975	Joyce Gill	Georgetown	Texas	78633	United States
976	Daniel Crandall	Grants Pass	Oregon	97527	United States
977	Kerstin Ackerman	Harper	Texas	78631	United States
978	Nick Williams	Hermosa Beach	California	90254	United States
979	Caroline Williams	Hermosa Beach	California	90254	United States
980	Lauren Reece	Houston	Texas	77095	United States
981	Kristopher Alles	Houston	Texas	77079	United States
982	Christy Troutman	Houston	Texas	77008	United States
983	Virginia Lynch	Jackson	Georgia	30233	United States
984	Kristina Segura	Kyle	Texas	Kyle TX 78540	United States
985	Marisa Wells	Leander	Texas	78641	United States
986	Mary Ann Noble	Leander	Texas	78641	United States
987	Karen Carter	Lewisville	Texas	75077	United States
988	Joann Escamilla	Lockhart	Texas	78644	United States
989	Emily Tracy-Haas	Los Angeles	California	90046	United States



990	Jessica Brier	Los Angeles	California	90027	United States
991	LAURIE LONGMAN	MANCHACA	Texas	78652	United States
992	Lindsey Stevens	Manor	Texas	78653	United States
993	Kay Nettle	Manor	Texas	78653	United States
994	Alina Morales	Miami Springs	Florida	33166	United States
995	Kathleen Parsons	Millerton	Pennsylvania	16936	United States
996	Ken Barnes	Nacogdoches	Texas	75965	United States
997	Cherenda Dobitz	Oklahoma City	Oklahoma	73162	United States
998	Jeff Badre	Ontario	California	91762	United States
999	JJ Morales	Penitas	Texas	78576	United States
1000	Rebecca Clark	Pflugerville	Texas	78660	United States
1001	Charles Trevino	Pflugerville	Texas	78660	United States
1002	Amy Kantoff	Pflugerville	Texas	78660	United States
1003	Keri Cassel	Pflugerville	Texas	78660	United States
1004	Deborah Sample	Round Rock	Texas	78664	United States
1005	Nancy Martin	Round Rock	Texas	78664	United States
1006	sal tagliareni	Round Rock	Texas	78681	United States
1007	David Lozano	Round Rock	Texas	78681	United States
1008	Shannon Shannon	Round Rock	Texas	78681	United States
1009	Andrea Saenz	Round Rock	Texas	78664	United States
1010	Tracy Foerster	Round Rock, TX.	Texas	78681	United States
1011	Natalie Allsup-edwards	Salt Lake City	Utah	84115	United States
1012	Jill Flanigan	San Antonio	Texas	78259	United States
1013	hayden housson	san antonio	Texas	78261	United States
1014	Erica Kerns	San Antonio	Texas	78209	United States
1015	Laurie Baucum	San Antonio	Texas	78215-1377	United States
1016	Chris Walters	San Benito	Texas	78586	United States
1017	Roxanne Hendricks	San Diego	California	92128	United States
1018	Robert Ortiz	San Francisco	California	94111	United States
1019	Brigitte Tait	San Marcos	Texas	78666	United States
1020	Kala Shah	San Rafael	California	94901	United States
1021	Audrey Heinemann Carlson	Seaside	California	93955	United States
1022	Deandra Stap	South Portland	Maine	4106	United States
1023	Susie fowler	Spicewood	Texas	78669	United States
1024	John Robb	Tasman		7198	New Zealand
1025	kym beckwith	terlingua	Texas	79852	United States
1026	Shelly Sitton	Tomball	Texas	77375	United States
1027	Emily Price	Washington	District of Columbia	20011	United States
1028	mike griffis			9860	Mexico

Recipient: City of Austin, Texas

Letter: Greetings,

2627 W. 45th Street Should Not Become a Driveway for The Grove.

2627 W. 45th Street, also known as Lot 43 in Shoal Creek Village, Section 2, is zoned SF-2, and a one-story single-family home is currently on the property. The home is situated on a neighborhood street. In April 2015, ARG Bull Creek Ltd. purchased this property. Just a few months prior, ARG was the winning bidder on the 75-acre tract adjacent to homes on W. 45th Street. When ARG released their first master plan for their proposed "The Grove at Shoal Creek" planned use development on April 2, 2015, 2627 W. 45th Street was not included in the master plan. However, that had changed by the time ARG released their second master plan on July 9, 2015. The July 9 plan showed that 2627 W. 45th Street would be used as a vehicular driveway.

The Bull Creek Road Coalition, or BCRC, is comprised of representatives from the seven neighborhood associations that surround the 75-acre tract. On July 29, 2015, BCRC released its Alternative Vision for the site, which limited use of 2627 W. 45th Street to pedestrian and bicycle access. Then, in October 2015 ARG released a Traffic Input Analysis that states "No access directly to 45th is planned." Many took this along with other assurances that 2627 W. 45th would not be used for vehicle access and thought this was one issue that had been resolved. We were wrong.

On March 25, 2016, the City of Austin issued a memo stating "After interdepartmental discussion, the proposed development shall dedicate Jackson Avenue as a public roadway to the City of Austin. As agreed by the applicant, Lot 43, Shoal Village Section 2, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street."

You may be asking yourself, "Why is the developer dedicating this lot to the City of Austin when all other streets in the proposed development are private streets?" Shoal Village Section 2 is affected by deed restrictions or restrictive covenants that limit use of these lots for "residential use." Presumably, the City believes that it can skirt the deed restrictions for "public policy"--in this case, a roadway to support a large development that cannot rely solely on Bull Creek Road. Instead of modifying the development to work within the confines of the land, the City of Austin and ARG have decided to instead modify the neighborhood to make the development fit.



If you are a resident of Austin, please sign this petition if you agree that 2627 W. 45th Street should not be used as an access point to The Grove. It is already very sad that this original structure built in the 1950's is likely to be demolished (it has Queen Anne style touches and is arguably one of the cutest houses on the block), but we cannot let the developer encroach on property owners near the proposed development even further by allowing ARG and the City of Austin to insert a roadway in the middle of a neighborhood street that will carry 3,000 cars a day (source: Milestone presentation, March 30, 2016).

Related articles:

"The House on 45th Street" (Austin Chronicle, April 1, 2016, <a href="http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/" rel="nofollow">http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/</a>

"Tensions Rise as Grove Development Gets Support from City Planners" (Austin American-Statesman, April 1, 2016, <a href="http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman\_internallink\_referralbox\_free-to-premium-referral" rel="nofollow">http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman\_internallink\_referralbox\_free-to-premium-referral</a>

# Item C-01 Part 6

## Signatures

130 of 162

Name	Location	Date
Pim Mayo	Austin, TX, United States	2016-04-02
mary harvey	austin, TX, United States	2016-04-02
Paula Gordon	Austin, TX, United States	2016-04-02
Chris Allen	Austin, TX, United States	2016-04-02
tara levy	austin, TX, United States	2016-04-02
Daniel De La Garza	Austin, TX, United States	2016-04-02
Sara Speights	Austin, TX, United States	2016-04-02
Echo Bond	Austin, TX, United States	2016-04-02
anita sybesma	Austin, TX, United States	2016-04-02
Jeremy Maurer	Austin, TX, United States	2016-04-02
Jeff Mayo	Austin, TX, United States	2016-04-02
Jackie Stence	Austin,, TX, United States	2016-04-02
Julie Hardwick	Austin, TX, United States	2016-04-02
Beverly Veltman	Austin, TX, United States	2016-04-02
Rowena Dasch	Austin, TX, United States	2016-04-02
Judith Morris	Austin, TX, United States	2016-04-02
Sandy Muir	Austin, TX, United States	2016-04-02
Luke Stence	Austin, TX, United States	2016-04-02
Wes Gandy	Austin, TX, United States	2016-04-02
Nancy Goodman-Gill	Austin, TX, United States	2016-04-02
Carolyn Mixon	Austin, TX, United States	2016-04-02
Sharon Blythe	Austin, TX, United States	2016-04-03
Karen McLinden	Austin, TX, United States	2016-04-03
Anne Herman	Austin, TX, United States	2016-04-03
Marianne Sanders	Austin, TX, United States	2016-04-03
shorey russell	Austin, TX, United States	2016-04-03
Latha Joyce	Austin, TX, United States	2016-04-03
Angela Coleman	Austin, TX, United States	2016-04-03
Cherenda Dobitz	Oklahoma City, OK, United States	2016-04-03
Roseanne Giordani	Austin, TX, United States	2016-04-03

Name	Location	Date
Julia Grossman	Austin, TX, United States	2016-04-03
Dan Bost	Austin, TX, United States	2016-04-03
Alana Mallard	Austin, TX, United States	2016-04-03
Sharane Wang	Austin, TX, United States	2016-04-03
Dawn Lewis	Austin, TX, United States	2016-04-03
Marsha Riti	Austin, TX, United States	2016-04-03
Suzanne Estes	Austin, TX, United States	2016-04-03
Jeff Pennell	Austin, TX, United States	2016-04-03
Kim Meyer	Austin, TX, United States	2016-04-03
Jason Roe	Austin, TX, United States	2016-04-03
Donna Ford	Austin, TX, United States	2016-04-03
Ryan PirkI	Austin, TX, United States	2016-04-03
Audrea Moyers	Austin, TX, United States	2016-04-03
Ashley Martin	Austin, TX, United States	2016-04-03
Sarah Hunter	Austin, TX, United States	2016-04-03
Peggy Maceo	Austin, TX, United States	2016-04-03
Ryann Rathbone	Austin, TX, United States	2016-04-03
Amy Wood	Austin, TX, United States	2016-04-03
Trisha Shepard	Austin, TX, United States	2016-04-03
Cynthia Keohane	Austin, TX, United States	2016-04-03
Don Redmond	Austin, TX, United States	2016-04-03
Elizabeth Anderson	Austin, TX, United States	2016-04-03
James Parker	Austin, TX, United States	2016-04-03
Brad Parsons	Austin, TX, United States	2016-04-03
Bennett Brier	Austin, TX, United States	2016-04-03
Aamer Shaukat	Austin, TX, United States	2016-04-03
Judy W Sargent	Austin, TX, United States	2016-04-03
Daniel Joyce	Austin, TX, United States	2016-04-03
renee Keeney	Austin, TX, United States	2016-04-03
Janet Delaney	Austin, TX, United States	2016-04-03
brian horst	Austin, TX, United States	2016-04-03
Kent Johnson	Austin, TX, United States	2016-04-03

Name	Location	Date
Kala Shah	San Rafael, CA, United States	2016-04-03
Erin Friedman	Austin, TX, United States	2016-04-03
Deborah Ellison	ausitn, TX, United States	2016-04-03
Simon Tassano	Austin, TX, United States	2016-04-03
Jennifer Vickers	Austin, TX, United States	2016-04-03
Joan Brook	Austin, TX, United States	2016-04-03
Sue Bass	Austin, TX, United States	2016-04-03
Philip Courtois	Austin, TX, United States	2016-04-03
Elizabeth Newkirk	Austin, TX, United States	2016-04-03
Grayson Cox	Austin, TX, United States	2016-04-03
Don Williams	Austin, TX, United States	2016-04-03
Melissa Page	Austin, TX, United States	2016-04-03
Eva Hawley	Austin, TX, United States	2016-04-03
Holly houser	Austin, TX, United States	2016-04-03
Christine Galida	Austin, TX, United States	2016-04-03
Cat Jeanes	Austin, TX, United States	2016-04-03
Toni Ardizzzone	Austin, TX, United States	2016-04-03
Vallarie Sinclair	Austin, TX, United States	2016-04-03
Cyral Miller	Austin, TX, United States	2016-04-03
Kerren Campa	Austin, TX, United States	2016-04-03
Kim Relph	Austin, TX, United States	2016-04-03
JACOB LORFING	Austin, TX, United States	2016-04-03
George Liko	Bairdford, PA, United States	2016-04-03
Sherry Grona	Austin, TX, United States	2016-04-03
Kathy Cloyd	Austin, TX, United States	2016-04-03
DeAnn Friedholm	Austin, TX, United States	2016-04-03
Kristin Asthalter	Austin, TX, United States	2016-04-03
Maida Barbour	Austin, TX, United States	2016-04-03
Celia Mange	Austin, TX, United States	2016-04-03
Tracy Kuhn	Austin, TX, United States	2016-04-03
Cynthia Stein	Austin, TX, United States	2016-04-03
Richard Denneu	Austin, TX, United States	2016-04-03

Name	Location	Date
Wendy Albrecht	Austin, TX, United States	2016-04-03
A P David	Austin, TX, United States	2016-04-03
Susan Dial	Austin, TX, United States	2016-04-03
Zarquua Khan	Austin, TX, United States	2016-04-03
Erika Brown	Austin, TX, United States	2016-04-03
Torgny Stadler	Austin, TX, United States	2016-04-03
Judy Nolte	Austin, TX, United States	2016-04-03
Betty Littrell	Austin, TX, United States	2016-04-03
Carol Wagner	Austin, TX, United States	2016-04-03
Ken Nolte	Austin, TX, United States	2016-04-03
Jan Justice	Austin, TX, United States	2016-04-03
Nancy Day	Austin, TX, United States	2016-04-03
Elizabeth Tieman	Austin, TX, United States	2016-04-03
Edith Kemp	Austin, TX, United States	2016-04-03
Ellen Reeder	Austin, TX, United States	2016-04-03
Mary Kahle	Austin, TX, United States	2016-04-03
Linda Collins	Austin, TX, United States	2016-04-03
D Lopez	Austin, TX, United States	2016-04-03
Drew Bixby	Austin, TX, United States	2016-04-03
John Dodson	Austin, TX, United States	2016-04-03
Kelly Schaub	Austin, TX, United States	2016-04-03
Chris Treadaway	Austin, TX, United States	2016-04-03
Karen Rooff	Austin, TX, United States	2016-04-03
Margaret Powis	Austin, TX, United States	2016-04-03
Jason Dye	Elgin, TX, United States	2016-04-03
Amy Hautt	Austin, TX, United States	2016-04-03
Victoria Goodman	Austin, TX, United States	2016-04-03
David Hibbs	Austin, TX, United States	2016-04-03
Kevin Ford	Austin, TX, United States	2016-04-03
Gabrielle Peak	George town, TX, United States	2016-04-03
Michael Holleran	Austin, TX, United States	2016-04-03
Kelly Reilley	Austin, TX, United States	2016-04-03

Name	Location	Date
Reza Koohrangpour	Austin, TX, United States	2016-04-03
Merrily Porter	Austin, TX, United States	2016-04-03
David Garcia	Austin, TX, United States	2016-04-03
Stephanie Savage	Austin, TX, United States	2016-04-03
Betsy Brown	Austin, TX, United States	2016-04-03
Shahnaz Koohrang	Austin, TX, United States	2016-04-03
Mahnaz Koohrang	Austin, TX, United States	2016-04-03
Dale Gray	Austin, TX, United States	2016-04-03
RANLEIGH HIRSH	Austin, TX, United States	2016-04-03
Mark Sainsbury	Austin, TX, United States	2016-04-03
John Lethco	Austin, TX, United States	2016-04-03
Patty Mitzel	Austin, TX, United States	2016-04-03
sabrina bradley	Austin, TX, United States	2016-04-03
Jack Risley	Austin, TX, United States	2016-04-03
Jamie Thompson	Austin, TX, United States	2016-04-03
Gabby Ybarra	Austin, TX, United States	2016-04-03
Regina Allen	Austin, TX, United States	2016-04-03
Nancy Levack	Austin, TX, United States	2016-04-03
Catherine Attaway-Krueger	Austin, TX, United States	2016-04-03
Julie Wauchope	Austin, TX, United States	2016-04-03
Kristen Hotopp	Austin, TX, United States	2016-04-03
Cathy Bennett	Austin, TX, United States	2016-04-03
Michael Castillo	Austin, TX, United States	2016-04-03
John Fruehe	Austin, TX, United States	2016-04-03
Marian Alexander	Austin, TX, United States	2016-04-03
Leslie Cohen	Austin, TX, United States	2016-04-03
Justin Smith	Austin, TX, United States	2016-04-03
melanie jones	Austin, TX, United States	2016-04-03
Deborah D. Tucker	Austin, TX, United States	2016-04-03
Sara Summers	Austin, TX, United States	2016-04-03
Juliet Garcia	Austin, TX, United States	2016-04-03
Beverly Dunn	Austin, TX, United States	2016-04-03

Name	Location	Date
Joy Sottile	Austin, TX, United States	2016-04-03
celeste schenck	Austin, TX, United States	2016-04-03
Nick Zappitelli	Austin, TX, United States	2016-04-03
Kelly Lancaster	Austin, TX, United States	2016-04-03
susan conroy	Austin, TX, United States	2016-04-03
Paula Martin	Austin, TX, United States	2016-04-03
John Sanford	Austin, TX, United States	2016-04-03
Angela Williams	Austin, TX, United States	2016-04-03
Isis Valencia	Austin, TX, United States	2016-04-03
Samantha Sanford	Austin, TX, United States	2016-04-03
Jeremy Miller	Austin, TX, United States	2016-04-03
Jennifer Thompson	Austin, TX, United States	2016-04-03
Susan Thompson	Austin, TX, United States	2016-04-03
Margaret English-Knipp	Austin, TX, United States	2016-04-03
glenda adkinson	austin, TX, United States	2016-04-03
Sarah Koohrangpour	Austin, TX, United States	2016-04-03
Melanie Martin	Austin, TX, United States	2016-04-03
James Stoker	Austin, TX, United States	2016-04-03
Monica Cox	Austin, TX, United States	2016-04-03
Rob Abraham	Austin, TX, United States	2016-04-03
Drew Bradford	Austin, TX, United States	2016-04-03
Melissa Lopez	Austin, TX, United States	2016-04-03
John Roof	Austin, TX, United States	2016-04-03
Megan White	Austin, TX, United States	2016-04-03
L. Schreve	Austin, TX, United States	2016-04-03
Mina Loomis	Austin, TX, United States	2016-04-03
B Glaser	Austin, TX, United States	2016-04-03
Anne Heinen	Austin, TX, United States	2016-04-03
Rick Reeder	Austin, TX, United States	2016-04-03
Kent Johnson	Georgetown, TX, United States	2016-04-03
Linda Anderson	Austin, TX, United States	2016-04-03
cassy shaukat	Austin, TX, United States	2016-04-03

Name	Location	Date
Gina Akin	Austin, TX, United States	2016-04-03
Deborah DeStefano	Austin, TX, United States	2016-04-03
Noelle Boyle	Austin, TX, United States	2016-04-03
Tony Fryer	Austin, TX, United States	2016-04-03
Laura Cooper	Austin, TX, United States	2016-04-03
Katherine Willis	Austin, TX, United States	2016-04-03
Justin Tajchman	Austin, TX, United States	2016-04-03
FREDERICK ZEINNER	Austin, TX, United States	2016-04-03
Stephen Witt	Austin, TX, United States	2016-04-03
Jennifer Henry	Austin, TX, United States	2016-04-03
Helen Young	Austin, TX, United States	2016-04-03
Cara Taylor	Austin, TX, United States	2016-04-03
Diane Swinney	Austin, TX, United States	2016-04-03
J.J. van Sitteren	Austin, TX, United States	2016-04-03
Jerry Young	Austin, TX, United States	2016-04-03
Gary Culpepper	Austin, TX, United States	2016-04-03
Ginger Fosdick	Austin, TX, United States	2016-04-03
Kathryn Wahlers	Austin, TX, United States	2016-04-03
Jim Thompson	Austin, TX, United States	2016-04-03
Ann Palmer	Austin, TX, United States	2016-04-03
Crystal Cao	Austin, TX, United States	2016-04-03
Lindsey Stevens	Manor, TX, United States	2016-04-03
John HrnCir	Austin, TX, United States	2016-04-03
Gail Gemberling	Austin, TX, United States	2016-04-03
Dan Dean	Austin, TX, United States	2016-04-03
Royanne Poer	Abilene, TX, United States	2016-04-03
Stephanie Thompson	Fort Worth, TX, United States	2016-04-03
Michelle Brinkman	Austin, TX, United States	2016-04-03
Michael McCluskey	Austin, TX, United States	2016-04-03
Catherine Best	Austin, TX, United States	2016-04-03
James Parker	Austin, TX, United States	2016-04-03
Anne Miller	Austin, TX, United States	2016-04-03



Name	Location	Date
Luis Venitucci	Austin, TX, United States	2016-04-03
Paul Borelli	Austin, TX, United States	2016-04-03
Amy McFarland	Austin, TX, United States	2016-04-03
Linda Sheehan	Austin, TX, United States	2016-04-03
Amity Courtois	AUSTIN, TX, United States	2016-04-03
Colleen Jamison	Austin, TX, United States	2016-04-03
Thomas Applewhite	Austin, TX, United States	2016-04-03
Mark v. G.	Austin, TX, United States	2016-04-03
Marisa Wells	Leander, TX, United States	2016-04-03
Richard Relph	Austin, TX, United States	2016-04-03
Karen S	Austin, TX, United States	2016-04-03
Michael Hernandez	Austin, TX, United States	2016-04-03
Donna Ingram	Austin, TX, United States	2016-04-03
Susan Greene	Austin, TX, United States	2016-04-03
Anita Boyd	Austin, TX, United States	2016-04-03
tim hahn	Austin, TX, United States	2016-04-03
Molly Minor	Austin, TX, United States	2016-04-03
Kirsten Tait	Austin, TX, United States	2016-04-03
Elaine Goodson	Austin, TX, United States	2016-04-03
Anne Helmick-Lyon	Austin, TX, United States	2016-04-03
Patricia White	Austin, TX, United States	2016-04-03
Jon Anderson	Austin, TX, United States	2016-04-03
Erik Madrid	Austin, TX, United States	2016-04-03
Josephine Macaluso	Austin, TX, United States	2016-04-04
Jen Boza	Chicago, IL, United States	2016-04-04
Sarah Angulo	Austin, TX, United States	2016-04-04
Susan Somerville	Austin, TX, United States	2016-04-04
Emily Keith	Austin, TX, United States	2016-04-04
Annie Arnold	Austin, TX, United States	2016-04-04
Carol Cain	Austin, TX, United States	2016-04-04
Halie Beckham	Austin, TX, United States	2016-04-04
Linda Lansdowne	Austin, TX, United States	2016-04-04

Name	Location	Date
Ed Jassin	Austin, TX, United States	2016-04-04
Katie Lawrence	Austin, TX, United States	2016-04-04
Matthew Bracht	Austin, TX, United States	2016-04-04
Rachel Robillard	Austin, TX, United States	2016-04-04
Montana Piñeyro	Austin, TX, United States	2016-04-04
tiffany peters	Austin, TX, United States	2016-04-04
Andrea Bradford	Austin, TX, United States	2016-04-04
Austin Arnold	Austin, TX, United States	2016-04-04
Tracy Sole	Austin, TX, United States	2016-04-04
Gayle Worley	Austin, TX, United States	2016-04-04
Heather Rigsbee	Austin, TX, United States	2016-04-04
Julia Ward	Austin, TX, United States	2016-04-04
Jonathan Brumley	Austin, TX, United States	2016-04-04
Joann Escamilla	Lockhart, TX, United States	2016-04-04
Patty Coffman	Austin, TX, United States	2016-04-04
Malcolm Nelson	Austin, TX, United States	2016-04-04
Marjorie Boulden	Austin, TX, United States	2016-04-04
L Cowan	Austin, TX, United States	2016-04-04
Keith Baron	Austin, TX, United States	2016-04-04
David Norris	Austin, TX, United States	2016-04-04
Bruce Baldwin	Austin, TX, United States	2016-04-04
Brady Beckham	Austin, TX, United States	2016-04-04
Maureen Milligan	Austin, TX, United States	2016-04-04
Annette Stachowitz	Austin, TX, United States	2016-04-04
Ashley Thompson	Austin, TX, United States	2016-04-04
Janelle Buchanan	Austin, TX, United States	2016-04-04
Megan Jones-Smith	Austin, TX, United States	2016-04-04
Emily Barclay	Austin, TX, United States	2016-04-04
LEA SANDOZ	Austin, TX, United States	2016-04-04
David Coffman	Austin, TX, United States	2016-04-04
Sula Howell	Austin, TX, United States	2016-04-04
Katey Steadman	Austin, TX, United States	2016-04-04

Name	Location	Date
Ana Denman	Austin, TX, United States	2016-04-04
Kent Hemingson	Austin, TX, United States	2016-04-04
Mihai Sirbu	Austin, TX, United States	2016-04-04
Richard Mountain	Austin, TX, United States	2016-04-04
Mandy Watkins	Austin, TX, United States	2016-04-04
Amber Laroche	Austin, TX, United States	2016-04-04
Jacqueline OKeefe	Austin, TX, United States	2016-04-04
Andrey Sokolov	Austin, TX, United States	2016-04-04
Gloria Mata Pennington	Austin, TX, United States	2016-04-04
Laura Carter	Austin, TX, United States	2016-04-04
daniel mejia	Austin, TX, United States	2016-04-04
Gina burchenal	Austin, TX, United States	2016-04-04
Kimberly Hulley	austin, TX, United States	2016-04-04
jeryl schultz	Austin, TX, United States	2016-04-04
Andrea McGee	Austin, TX, United States	2016-04-04
Elena Daugherty	Austin, TX, United States	2016-04-04
Charles Riou	Austin, TX, United States	2016-04-04
Mia Burton	Austin, TX, United States	2016-04-04
Barbara McArthur	Austin, TX, United States	2016-04-04
Katherine Altenbaugh	Austin, TX, United States	2016-04-04
Mike Mayberry	Austin, TX, United States	2016-04-04
Karla Irvin	Austin, TX, United States	2016-04-04
Lauren Reece	Houston, TX, United States	2016-04-04
Ron LeBlanc	Austin, TX, United States	2016-04-04
David Durbin``	Austin, TX, United States	2016-04-04
Martha Cole	Austin, TX, United States	2016-04-04
Romalda Allsup	Austin, TX, United States	2016-04-04
Richard Martinez	Austin, TX, United States	2016-04-04
Chris Walters	San Benito, TX, United States	2016-04-04
Wade Prater	Austin, TX, United States	2016-04-04
Melinda Horan	Austin, TX, United States	2016-04-04
Susan Carter	Austin, TX, United States	2016-04-04

Name	Location	Date
Virginia Lynch	Jackson, GA, United States	2016-04-04
Julia Kirby	Austin, TX, United States	2016-04-04
Chris Velasquez	Austin, TX, United States	2016-04-04
Jon Etkins	Austin, TX, United States	2016-04-04
walter fulton	Austin, TX, United States	2016-04-04
Julie Klushnik	Austin, TX, United States	2016-04-04
Jose Ruvira	Atlanta, GA, United States	2016-04-04
Alina Morales	Miami Springs, FL, United States	2016-04-04
Michael Jones	Austin, TX, United States	2016-04-04
Martin Rodriguez	Austin, TX, United States	2016-04-04
Jon Loyens	Austin, TX, United States	2016-04-04
Kristin Knifton	Austin, TX, United States	2016-04-04
Kristin Hamlett	Austin, TX, United States	2016-04-04
Dubravka Romano	Austin, TX, United States	2016-04-04
betina foreman	Austin, TX, United States	2016-04-04
Gloria Hunt	Austin, Ecuador	2016-04-04
Mark Wilson	Austin, TX, United States	2016-04-04
Robert George	Austin, TX, United States	2016-04-04
Susan Gillespie	Austin, TX, United States	2016-04-04
Patsy Graham	Austin, TX, United States	2016-04-04
Michael hoinski	Austin, TX, United States	2016-04-04
Gregory Glazner	Austin, TX, United States	2016-04-04
Molly Hyde-Caroom	Alexandria, VA, United States	2016-04-04
Susan Schulz	Austin, TX, United States	2016-04-04
Nickolaus Gruendler	Austin, TX, United States	2016-04-04
Anne Vargas	Austin, TX, United States	2016-04-04
Jennifer Burke	Austin, TX, United States	2016-04-04
Tara Kirkland	Austin, TX, United States	2016-04-04
Courtney Willenzik	Austin, TX, United States	2016-04-04
Whitney Thurman	Austin, TX, United States	2016-04-04
Tracee Flowers	Austin, TX, United States	2016-04-04
Sheila Reiter	Austin, TX, United States	2016-04-04

Name	Location	Date
Jim Lyons	Austin, TX, United States	2016-04-04
Grizelda Moreno	Austin, TX, United States	2016-04-04
Jessie Pearson	Austin, TX, United States	2016-04-04
Teresa Cue'	Austin, TX, United States	2016-04-04
Merrell Anne Shearer	Austin, TX, United States	2016-04-04
Emily Price	Washington, DC, United States	2016-04-04
Karen Farnsworth	Austin, TX, United States	2016-04-04
Maura Brown	Austin, TX, United States	2016-04-04
Flora Batts	Austin, TX, United States	2016-04-04
JoAnna Rollings	Austin, TX, United States	2016-04-04
Amy Baxter	Bastrop, TX, United States	2016-04-04
Laurie Winnette	Austin, TX, United States	2016-04-04
Mary Cunningham	Austin, TX, United States	2016-04-04
Amy Schaefer	Austin, TX, United States	2016-04-04
Laurel Eskridge	Austin, TX, United States	2016-04-04
daniel hernandez	Austin, TX, United States	2016-04-04
Kim Ackermann	Austin, TX, United States	2016-04-04
Donna Edgar	Austin, TX, United States	2016-04-04
Lacy Moore	Austin, TX, United States	2016-04-04
Anne Bustard	Austin, TX, United States	2016-04-04
Deborah Sample	Round Rock, TX, United States	2016-04-04
Nancy Martin	Round Rock, TX, United States	2016-04-04
Cathy Vasquez-Garcia	Austin, TX, United States	2016-04-04
Anna Wilson	Austin, TX, United States	2016-04-04
Rich Balcum	Austin, TX, United States	2016-04-04
Millicent Pope	Crane, TX, United States	2016-04-04
Hilary Saltzman	Austin, TX, United States	2016-04-04
Kathryn Harris	Austin, TX, United States	2016-04-04
Cynthia Pryor	Austin, TX, United States	2016-04-04
sal tagliareni	Round Rock, TX, United States	2016-04-04
Louisa Hoberman	Austin, TX, United States	2016-04-04
Deandra Stap	South Portland, ME, United States	2016-04-04

Name	Location	Date
Michael Dillard	Austin, TX, United States	2016-04-04
Donna Samuelson	Austin, TX, United States	2016-04-04
Terese Wier	Austin, TX, United States	2016-04-04
Lauren McMullen	Austin, TX, United States	2016-04-04
Matthew Durr	Austin, TX, United States	2016-04-04
Jane Norwood	Austin, TX, United States	2016-04-04
Scott Samuelson	Austin, TX, United States	2016-04-04
monica choi	Austin, TX, United States	2016-04-04
Laura Luthy	Austin, TX, United States	2016-04-04
Jason Wallace	Austin, TX, United States	2016-04-04
Jessica Otwell	Austin, TX, United States	2016-04-04
Carol Drake	Austin, TX, United States	2016-04-04
Becky Coats	Austin, TX, United States	2016-04-04
Sarah Herman	Austin, TX, United States	2016-04-04
sarah dunsworth	austin, TX, United States	2016-04-04
Elizabeth Long	Austin, TX, United States	2016-04-04
Jessica Tate	Austin, TX, United States	2016-04-04
Jessica Votaw	Austin, TX, United States	2016-04-04
Kathryh Bonesteel	Austin, TX, United States	2016-04-04
Kristina Segura	Kyle, TX, United States	2016-04-04
Rebecca Clark	Pflugerville, TX, United States	2016-04-04
Dusty Dorsett	Austin, TX, United States	2016-04-04
Dane Adkinson	Austin, TX, United States	2016-04-04
Celeste Hill	Austin, TX, United States	2016-04-04
Leah Roberts	Austin, TX, United States	2016-04-04
DAVID JOHNSON	Dripping Springs, TX, United States	2016-04-04
Mariah Crownover	Austin, TX, United States	2016-04-04
Mayra Briones	Austin, TX, United States	2016-04-04
Greg Garner	Austin, TX, United States	2016-04-04
gnaTravis Glenn	Brooklyn, NY, United States	2016-04-04
Gabe Hensley	Austin, TX, United States	2016-04-04
Karyn Jensen	Austin, TX, United States	2016-04-04

Name	Location	Date
Michael Grossi	Coram, NY, United States	2016-04-04
Julie Brigham	Austin, TX, United States	2016-04-04
Anne Hansen	Austin, TX, United States	2016-04-04
Nick Williams	Hermosa Beach, CA, United States	2016-04-04
Denise Ketcham	Austin, TX, United States	2016-04-04
Keith Pflieger	Austin, TX, United States	2016-04-04
Jennifer Virden	Austin, TX, United States	2016-04-04
Stephen LaChance	Austin, TX, United States	2016-04-04
Dean Ortega	Austin, TX, United States	2016-04-04
William Cline	Austin, TX, United States	2016-04-04
Sharon Gallagher	Austin, TX, United States	2016-04-04
LAURIE LONGMAN	MANCHACA, TX, United States	2016-04-04
Sara Edwards	Austin, TX, United States	2016-04-04
Christine Wylie	Austin, TX, United States	2016-04-04
Karen P Moore	Austin, TX, United States	2016-04-04
Richard Hall	Austin, TX, United States	2016-04-04
Jeff Badre	Ontario, CA, United States	2016-04-04
Edgar Ocasio	Austin, TX, United States	2016-04-04
Meredith LaChance	Austin, TX, United States	2016-04-04
Sarah Chatham	Austin, TX, United States	2016-04-04
Bethany Leeker	Austin, TX, United States	2016-04-04
Casey Butler	Austin, TX, United States	2016-04-04
Linda Wiegman	Austin, TX, United States	2016-04-04
Jamie Corum	Austin, TX, United States	2016-04-04
David King	Austin, TX, United States	2016-04-04
Kaytlen Powers	Austin, TX, United States	2016-04-04
Lisa Valdez	Austin, TX, United States	2016-04-04
Heather Banks	Austin, TX, United States	2016-04-04
Melissa Monroe	Austin, TX, United States	2016-04-04
Rachel Diaz	Austin, TX, United States	2016-04-04
Anne Bruno	Austin, TX, United States	2016-04-04
Diana Gittinger	Austin, TX, United States	2016-04-04



Name	Location	Date
Gene Kincaid	Austin, TX, United States	2016-04-04
Amy hufford	austin, TX, United States	2016-04-04
Patricia Robertson	Austin, TX, United States	2016-04-04
Wravan Godsoe	Austin, TX, United States	2016-04-04
Angela Caras	austin, TX, United States	2016-04-04
Jeremy Swanson	Austin, TX, United States	2016-04-04
Parker Holt	Austin, TX, United States	2016-04-04
Bouldin Roxann	Austin, TX, United States	2016-04-04
Will Person	Austin, TX, United States	2016-04-04
Ashley Storey	Austin, TX, United States	2016-04-04
Stephen Schottman	Austin, TX, United States	2016-04-04
Stephen Cutler	Austin, TX, United States	2016-04-04
Michelle Cheney	Austin, TX, United States	2016-04-04
Cameron Creamer	Austin, TX, United States	2016-04-04
jonathan bobbitt	Austin, TX, United States	2016-04-04
William Vreugde	Austin, TX, United States	2016-04-04
Shelly Sitton	Tomball, TX, United States	2016-04-04
Maddie Cosgrove	Austin, TX, United States	2016-04-04
Colleen flynn	Austin, TX, United States	2016-04-04
Raynor Leigh	Austin, TX, United States	2016-04-04
Jacquelyn Jeanes	Austin, TX, United States	2016-04-04
Paula Murray	Austin, TX, United States	2016-04-04
KELLY BREMER	Austin, TX, United States	2016-04-04
karen miller	Austin, TX, United States	2016-04-04
Sean Starke	Austin, TX, United States	2016-04-04
Tara White	Austin, TX, United States	2016-04-04
Karol Middleton	Austin, TX, United States	2016-04-04
Aaron Acosta	Austin, TX, United States	2016-04-04
Laurie doran	Austin, TX, United States	2016-04-04
Allison Brubaker	Austin, TX, United States	2016-04-04
James David Johnson	Austin, TX, United States	2016-04-04
Megan Kressin	Austin, TX, United States	2016-04-04



Name	Location	Date
Leigh Edgar	Austin, TX, United States	2016-04-04
Lisa Grant	Austin, TX, United States	2016-04-04
Justin Shaffer	Austin, TX, United States	2016-04-04
Lauren Horst	Austin, TX, United States	2016-04-04
Meredith estes	Austin, TX, United States	2016-04-04
Marshall Cloyd	Austin, TX, United States	2016-04-04
Eileen Gil	Austin, TX, United States	2016-04-04
Richard Campa	Austin, TX, United States	2016-04-04
Scott Parks	Austin, TX, United States	2016-04-04
Audrey Heinemann Carlson	Seaside, CA, United States	2016-04-04
Kelly Davis	Austin, TX, United States	2016-04-04
Jacquelyn Henion	Austin, TX, United States	2016-04-04
Jack Miller	Austin, TX, United States	2016-04-04
Randal Kretzler	Austin, TX, United States	2016-04-04
Suzann Stover	Austin, TX, United States	2016-04-04
CJ Stone	Austin, TX, United States	2016-04-04
Jane O'Connell	Austin, TX, United States	2016-04-04
Mary White	Austin, TX, United States	2016-04-04
Zahir Aziz	Fremont, CA, United States	2016-04-04
Alexis Dorchester	Austin, TX, United States	2016-04-04
Kelly Hayden	austin, TX, United States	2016-04-04
Craig Blome	Austin, TX, United States	2016-04-04
Nicole Merritt	Austin, TX, United States	2016-04-04
Debra Junell	Austin, TX, United States	2016-04-04
Matthew Kressin	Austin, TX, United States	2016-04-04
Belia Nichols	Austin, TX, United States	2016-04-04
Hannah Nelson	Austin, TX, United States	2016-04-04
Madison Cooper	Austin, TX, United States	2016-04-04
Kim Wooten	Austin, TX, United States	2016-04-04
Mike Herdzina	Austin, TX, United States	2016-04-04
William Willhoite	Austin, TX, United States	2016-04-04
Tim Moore	Austin, TX, United States	2016-04-04

Name	Location	Date
Candice Ransom	Austin, TX, United States	2016-04-04
Sammy Huffaker	Austin, TX, United States	2016-04-04
Janet Williams	Austin, TX, United States	2016-04-04
Jenny Butterworth	Austin, TX, United States	2016-04-04
Charles Huffaker	Austin, TX, United States	2016-04-04
Charlotte Bailey	Austin, TX, United States	2016-04-04
A Lopez	Austin, TX, United States	2016-04-04
Sara Culler	Austin, TX, United States	2016-04-04
Pat Schieffer	Austin, TX, United States	2016-04-04
Judith Sokolow	Austin, TX, United States	2016-04-04
Anthony Senecal	Austin, TX, United States	2016-04-04
Paul Lopez	Austin, TX, United States	2016-04-04
Andrea Ovens	Austin, TX, United States	2016-04-04
Megan Baker	Austin, TX, United States	2016-04-04
Jeffrey Mayoff	Austin, TX, United States	2016-04-04
Alison Tartt	Austin, TX, United States	2016-04-04
Janet Janssen	Austin, TX, United States	2016-04-04
Susan Stroescu	Austin, TX, United States	2016-04-04
Jared White	Austin, TX, United States	2016-04-04
Traci Laird	Austin, TX, United States	2016-04-04
robin mcclahahan	convreses, TX, United States	2016-04-04
Michelle Cheng	Austin, TX, United States	2016-04-04
Rhonda Morin	Austin, TX, United States	2016-04-04
Robert Chavez	Austin, TX, United States	2016-04-04
Sabrina Stafford	Austin, TX, United States	2016-04-04
John Spath	Austin, TX, United States	2016-04-04
Beth Kennedy	Austin, TX, United States	2016-04-04
Jeanne Farrington	Austin, TX, United States	2016-04-04
Andy Simmons	Austin, TX, United States	2016-04-04
Teresa Lautzenheiser	Austin, TX, United States	2016-04-04
mike griffis	Mexico	2016-04-04
Carol Ocasio	Austin, TX, United States	2016-04-04

Name	Location	Date
Kathleen OConnor	Austin, TX, United States	2016-04-04
Amber Day	Austin, TX, United States	2016-04-04
Sarah Torchin	Austin, TX, United States	2016-04-04
James Root	Austin, TX, United States	2016-04-04
Emmanuel Pamintuan	Austin, TX, United States	2016-04-04
Gregory Sapire	Austin, TX, United States	2016-04-04
Geri Leyva	Austin, TX, United States	2016-04-04
Leila Thomas	Austin, TX, United States	2016-04-04
Dan Strack	Austin, TX, United States	2016-04-04
Austin Shults	Austin, TX, United States	2016-04-04
Marcie Golliher	Austin, TX, United States	2016-04-04
Scarlett Scalzo	Austin, TX, United States	2016-04-04
Alice Best	Austin, TX, United States	2016-04-04
Melissa Ushakov	Austin, TX, United States	2016-04-04
Sue Lee	Austin, TX, United States	2016-04-04
Kate Weaver	Austin, TX, United States	2016-04-04
Chris Votaw	Austin, TX, United States	2016-04-04
Jimmy Perez	Austin, TX, United States	2016-04-04
Kristen Wright	Austin, TX, United States	2016-04-04
Shermayne Crawford	Austin, TX, United States	2016-04-04
Dimitry Ushakov	Austin, TX, United States	2016-04-04
Scott Elbrecht	Austin, TX, United States	2016-04-04
Melissa Bixby	Austin, TX, United States	2016-04-04
Susan Weaver	Austin, TX, United States	2016-04-04
Lori Bishop	Austin, TX, United States	2016-04-04
Gina Rainey	Austin, TX, United States	2016-04-04
George Altenbaugh	Austin, TX, United States	2016-04-04
Jennifer Wilson	Austin, TX, United States	2016-04-04
Tifphanie Turner	Austin, TX, United States	2016-04-04
Leslie Morris	Austin, TX, United States	2016-04-04
pat briggs	Austin, TX, United States	2016-04-04
Caroline Williams	Hermosa Beach, CA, United States	2016-04-04

Name	Location	Date
Reed Rallojay	Austin, TX, United States	2016-04-04
ralph wolfer	Austin, TX, United States	2016-04-04
Alison Ruettinger	Chicago, IL, United States	2016-04-04
Catherine Lenox	Austin, TX, United States	2016-04-04
David Lozano	Round Rock, TX, United States	2016-04-04
Jenny Day	Austin, TX, United States	2016-04-04
Catherine Cioffi	Cedar Park, TX, United States	2016-04-04
Mia Westermann	Austin, TX, United States	2016-04-04
Shannon Walton	Austin, TX, United States	2016-04-04
Rance Marion	Austin, TX, United States	2016-04-04
Shawnasee Retzloff	Austin, TX, United States	2016-04-04
Marty McDougal	Austin, TX, United States	2016-04-04
Anne Hebert	Austin, TX, United States	2016-04-04
A Saint-Romain	Austin, TX, United States	2016-04-04
Alan Beaubien	Framingham, MA, United States	2016-04-04
dawn Hennessey	austin, TX, United States	2016-04-04
Cathy Buck	Austin, TX, United States	2016-04-04
Glenda McKinney	Austin, TX, United States	2016-04-04
Erika Hibler	Austin, TX, United States	2016-04-04
Jay Fisher	Austin, TX, United States	2016-04-04
Jacy Warwick	Austin, TX, United States	2016-04-04
Chris Sakulenzki	Austin, TX, United States	2016-04-04
Mary Alice Castello	Austin, TX, United States	2016-04-04
James Stevens	Austin, TX, United States	2016-04-04
Leonora King	Austin, TX, United States	2016-04-04
QDenise Fischer	Austin, TX, United States	2016-04-04
Lew Troiano	Austin, TX, United States	2016-04-04
Steven Roberts	Austin, TX, United States	2016-04-04
molly Kamper	Austin, TX, United States	2016-04-04
Kim Mosley	Austin, TX, United States	2016-04-04
Ashley Craven	Austin, TX, United States	2016-04-04
Karl Galinsky	Austin, TX, United States	2016-04-04

Name	Location	Date
Marcia Evers	Austin, TX, United States	2016-04-04
Kathe Williams	Austin, TX, United States	2016-04-04
Donna Ramsey	Austin, TX, United States	2016-04-04
Barbara Frock	Austin, TX, United States	2016-04-04
Jane Nelson	Austin, TX, United States	2016-04-04
Tracy Sabel	Austin, TX, United States	2016-04-04
Thea Whalen	Austin, TX, United States	2016-04-05
Rebecca Reedy	Austin, TX, United States	2016-04-05
James Yapple	Austin, TX, United States	2016-04-05
Nancy Busbey	Austin, TX, United States	2016-04-05
Tyler Laa	Austin, TX, United States	2016-04-05
Culver Danina	Austin, TX, United States	2016-04-05
Jairy Grisaffe	Austin, TX, United States	2016-04-05
Ronda Pritchard	Austin, TX, United States	2016-04-05
Karen Kleiman	Austin, TX, United States	2016-04-05
Kate Smith	Austin, TX, United States	2016-04-05
Becky Ashton	Austin, TX, United States	2016-04-05
Robin Fruehe	Austin, TX, United States	2016-04-05
Rachel Gray	Austin, TX, United States	2016-04-05
Anita ballard	Austin, TX, United States	2016-04-05
Virginia Hatch	Austin, TX, United States	2016-04-05
Jan Reed	Austin, TX, United States	2016-04-05
Betty Layton	Austin, TX, United States	2016-04-05
Kate Van Dyke	Austin, TX, United States	2016-04-05
Lisa Strong	Austin, TX, United States	2016-04-05
Lisa Kaindl	Austin, TX, United States	2016-04-05
Jackie Stone	Austin, TX, United States	2016-04-05
Staley Gray	Austin, TX, United States	2016-04-05
Kevin Walter	Austin, TX, United States	2016-04-05
Jill Flanigan	San Antonio, TX, United States	2016-04-05
Monica Mueller	Austin, TX, United States	2016-04-05
Ami Patel	Austin, TX, United States	2016-04-05

Name	Location	Date
Charles Trevino	Pflugerville, TX, United States	2016-04-05
Carmelite Luikart	Austin, TX, United States	2016-04-05
Diana Garcia	Austin, TX, United States	2016-04-05
Lauren Russell	Austin, TX, United States	2016-04-05
Jessica Ezell	Austin, TX, United States	2016-04-05
Liz Darwin	Austin, TX, United States	2016-04-05
P Gallagher	Austin, TX, United States	2016-04-05
Steve Hamlett	Austin, TX, United States	2016-04-05
Lee Riemer	Austin, TX, United States	2016-04-05
Erin Willig	Austin, TX, United States	2016-04-05
mark schoenfeld	Austin, TX, United States	2016-04-05
Jill Christian	Austin, TX, United States	2016-04-05
K Peterson	Austin, TX, United States	2016-04-05
Reinae Kessler	Dripping springs, TX, United States	2016-04-05
Leslie Valentine	Austin, TX, United States	2016-04-05
Shannon Shannon	Round Rock, TX, United States	2016-04-05
Gabriela Hahn	Austin, TX, United States	2016-04-05
Tara Decker	Austin, TX, United States	2016-04-05
Meredith carpenter	Austin, TX, United States	2016-04-05
Leah Grier	Austin, TX, United States	2016-04-05
David Fridlund	Austin, TX, United States	2016-04-05
Amy Kantoff	Pflugerville, TX, United States	2016-04-05
Laurie Loew	Austin, TX, United States	2016-04-05
Phil Barton	Austin, TX, United States	2016-04-05
Kevin Lee	Austin, TX, United States	2016-04-05
Connie Vaughan	Austin, TX, United States	2016-04-05
Johnathan Wahlers	Austin, TX, United States	2016-04-05
Madelaine Kleid	Austin, TX, United States	2016-04-05
Buddy Miller	Austin, TX, United States	2016-04-05
Donald Wysocki	Austin, TX, United States	2016-04-05
Matthew Parsons	Austin, TX, United States	2016-04-05
Kata Carbone	Austin, TX, United States	2016-04-05

Name	Location	Date
David Stence	Austin, TX, United States	2016-04-05
Wendy Moore	Austin, TX, United States	2016-04-05
Roxanne Hendricks	San Diego, CA, United States	2016-04-05
Sofia Casini	Austin, TX, United States	2016-04-05
Thomas Willi	Austin, TX, United States	2016-04-05
Angie Rhem	Austin, TX, United States	2016-04-05
John Robb	Tasman, CA, New Zealand	2016-04-05
Victor Saenz	Austin, TX, United States	2016-04-05
Jay Carpenter	Austin, TX, United States	2016-04-05
Cathy Negrel	Austin, TX, United States	2016-04-05
chris palaz	Austin, TX, United States	2016-04-05
Patty Soule	Austin, TX, United States	2016-04-05
Suzi Sands	Austin, TX, United States	2016-04-05
Laura Sharp	Austin, TX, United States	2016-04-05
Jennifer Parten	Austin, TX, United States	2016-04-05
Tem Clayton	Austin, TX, United States	2016-04-05
Mark Zuefeldt	Austin, TX, United States	2016-04-05
Kareem Hajjar	Belmont, TX, United States	2016-04-05
Max Rohleder	Austin, TX, United States	2016-04-05
Jason Fernandez	Austin, TX, United States	2016-04-05
Deb Sorrells	Austin, TX, United States	2016-04-05
Jeff Stephens Stephens	Austin, TX, United States	2016-04-05
Nicole Williams	Austin, TX, United States	2016-04-05
Marita Leonard	Austin, TX, United States	2016-04-05
Pamela Snell	Austin, TX, United States	2016-04-05
Deborah Besch	Austin, TX, United States	2016-04-05
JJ Morales	Penitas, TX, United States	2016-04-05
Kerry Edwards	Austin, TX, United States	2016-04-05
Jeremy King	Austin, TX, United States	2016-04-05
Kathleen Parsons	Millerton, PA, United States	2016-04-05
Amy Wood	Austin, TX, United States	2016-04-05
Becky Beaver	Austin, TX, United States	2016-04-05



Name	Location	Date
Catherine Kyle	Austin, TX, United States	2016-04-05
Craig Foster	Austin, TX, United States	2016-04-05
Kathy Marcus	Austin, TX, United States	2016-04-05
Aditya Rustgi	Austin, TX, United States	2016-04-05
Susan Henderson	Austin, TX, United States	2016-04-05
Carmen Bradford	Austin, TX, United States	2016-04-05
Aaron Starr	Austin, TX, United States	2016-04-05
Brunie Drumond	Austin, TX, United States	2016-04-05
Lanith Derryberry	Austin, TX, United States	2016-04-05
Jessica Sterns	Austin, TX, United States	2016-04-05
Britton Parnell	Austin, TX, United States	2016-04-05
kym beckwith	terlingua, TX, United States	2016-04-05
Kristine Poland	Austin, TX, United States	2016-04-05
Liath Appleton	Austin, TX, United States	2016-04-05
Maria Raper	Austin, TX, United States	2016-04-05
Sean Dunn	Austin, TX, United States	2016-04-05
Nancy Hanus	Blanco, TX, United States	2016-04-05
Susie fowler	Spicewood, TX, United States	2016-04-05
Brigitte Tait	San Marcos, TX, United States	2016-04-05
JOHN bello	Austin, TX, United States	2016-04-05
Sharon Watkins	Austin, TX, United States	2016-04-05
Jonathan Timmons	Austin, TX, United States	2016-04-05
Kathleen Vermillion	Austin, TX, United States	2016-04-05
Sherry Smith	Austin, TX, United States	2016-04-05
Nancy McMillen	Austin, TX, United States	2016-04-05
Ann Chris Beggs	Austin, TX, United States	2016-04-05
Tammy Starling	Austin, TX, United States	2016-04-05
Jean Rigatti	Austin, TX, United States	2016-04-05
Cynthia H Kozmetsky	Austin, TX, United States	2016-04-05
Michael Ritter	Austin, TX, United States	2016-04-05
Todd Thompson	Austin, TX, United States	2016-04-05
Darcie Fromholz	Austin, TX, United States	2016-04-05



Name	Location	Date
Rebecca Gibbs	Austin, TX, United States	2016-04-05
John Robey	Austin, TX, United States	2016-04-05
Carissa Milam	Austin, TX, United States	2016-04-05
Robert Ortiz	San Francisco, CA, United States	2016-04-05
Ann Blanz	Austin, TX, United States	2016-04-05
Katherine Crenshaw	Austin, TX, United States	2016-04-05
Juliee Beyt	Austin, TX, United States	2016-04-05
jason decker	Austin, TX, United States	2016-04-05
hayden housson	san antonio, TX, United States	2016-04-05
Michelle Gatto	Austin, TX, United States	2016-04-05
Janis Beck	Austin, TX, United States	2016-04-05
Elle Martin	Austin, TX, United States	2016-04-05
Deborah Pearson	Austin, TX, United States	2016-04-05
Susan Dore	Austin, TX, United States	2016-04-05
Nancy Lann	Austin, TX, United States	2016-04-05
Dianna Gielstra	Austin, TX, United States	2016-04-05
Kim Treadaway	Austin, TX, United States	2016-04-05
Judy Roby	Austin, TX, United States	2016-04-05
Keri Bryan	Austin, TX, United States	2016-04-05
Heather Johnson	Austin, TX, United States	2016-04-05
Valerie Siewert	Austin, TX, United States	2016-04-05
Erick Del cid	Austin, TX, United States	2016-04-05
Tucker Thurman	Austin, TX, United States	2016-04-05
Shelly Ogle	Austin, TX, United States	2016-04-05
Libby Farris	Austin, TX, United States	2016-04-05
Mandi McDaniel	Austin, TX, United States	2016-04-05
William Paver	Austin, TX, United States	2016-04-05
John Volz	Austin, TX, United States	2016-04-05
D B	Austin, TX, United States	2016-04-05
pam normandy	Austin, TX, United States	2016-04-05
Erika Swanner	Austin, TX, United States	2016-04-05
Meagan Labunski	Austin, TX, United States	2016-04-05

Name	Location	Date
Karen Saenz	Austin, TX, United States	2016-04-05
Beth Condon	Austin, TX, United States	2016-04-05
nancy scanlan	Austin, TX, United States	2016-04-05
Kristopher Alles	Houston, TX, United States	2016-04-05
Nina Faulkner	austin, TX, United States	2016-04-05
Polly Sparrow	Austin, TX, United States	2016-04-05
Thomas Wald	Austin, TX, United States	2016-04-05
Jennifer Paris	Austin, TX, United States	2016-04-05
Kari Lavelle	Austin, TX, United States	2016-04-05
Patrick Fuller	Austin, TX, United States	2016-04-05
Ty Allen	Austin, TX, United States	2016-04-05
Geoff Mueller	Austin, TX, United States	2016-04-05
Daisy Bennett	Austin, TX, United States	2016-04-05
Lori Kangun	Austin, TX, United States	2016-04-05
mary reed	austin, TX, United States	2016-04-05
Brandon Bauer	Austin, TX, United States	2016-04-05
Craig Dale	Austin, TX, United States	2016-04-05
Rachel Truair	Austin, TX, United States	2016-04-05
Kay Nettle	Manor, TX, United States	2016-04-05
Jennifer Rodgers	Austin, TX, United States	2016-04-05
Kuruvila Mani	Austin, TX, United States	2016-04-05
Laura Rice	Austin, TX, United States	2016-04-05
Michael Rudzki	Austin, TX, United States	2016-04-05
Susan Weber	Austin, TX, United States	2016-04-05
Adriana Iglesias	Austin, TX, United States	2016-04-05
Elizabeth Anderson	Austin, TX, United States	2016-04-05
Emily Tracy-Haas	Los Angeles, CA, United States	2016-04-05
Erica Kerns	San Antonio, TX, United States	2016-04-05
Elizabeth Haltom	Austin, TX, United States	2016-04-05
Allan Weinberger	Austin, TX, United States	2016-04-05
Daniel Crandall	Grants Pass, OR, United States	2016-04-05
Alyssa Riley Hill	Austin, TX, United States	2016-04-05

Name	Location	Date
Julie Otsuki	Austin, TX, United States	2016-04-05
Gwen Delk	Austin, TX, United States	2016-04-05
nathan griffith	Austin, TX, United States	2016-04-05
Kathy Shafer	Austin, TX, United States	2016-04-05
Travis Bryant	Austin, TX, United States	2016-04-05
Amy Zeinner	Austin, TX, United States	2016-04-05
Caroline Joyner	Austin, TX, United States	2016-04-05
Angela Melina Raab	Austin, TX, United States	2016-04-05
Brooks Nettleship	Austin, TX, United States	2016-04-05
Greg Bass	Austin, TX, United States	2016-04-05
Kim Zipfel	AUSTIN, TX, United States	2016-04-05
Autumn Keiser	Austin, TX, United States	2016-04-05
patsy keef	Austin, TX, United States	2016-04-05
Cassie Park	Austin, TX, United States	2016-04-05
Lauren Beck	Austin, TX, United States	2016-04-05
Shirley Nichols	Austin, TX, United States	2016-04-05
Mary Ann Noble	Leander, TX, United States	2016-04-05
Carrah Roy	Austin, TX, United States	2016-04-05
Joyce Gill	Georgetown, TX, United States	2016-04-05
Carrie Becker	Austin, TX, United States	2016-04-05
Kathleen Smith	Austin, TX, United States	2016-04-05
Debbie Severinson	Austin, TX, United States	2016-04-05
Sandi Spicer-Moore	Austin, TX, United States	2016-04-06
Andrea Saenz	Round Rock, TX, United States	2016-04-06
Jane Sharpe	Austin, TX, United States	2016-04-06
Aimee Hookstra	Austin, TX, United States	2016-04-06
Lisa Davila	Austin, TX, United States	2016-04-06
Natalie Allsup-edwards	Salt Lake City, UT, United States	2016-04-06
Catherine Ludeman	Austin, TX, United States	2016-04-06
Jerry Suva	Austin, TX, United States	2016-04-06
Christine Shaw	Austin, TX, United States	2016-04-06
William Corbett	Austin, TX, United States	2016-04-06

Name	Location	Date
Lauren Neil	Austin, TX, United States	2016-04-06
Karen Owens	Austin, TX, United States	2016-04-06
Suzanna Ramos	Austin, TX, United States	2016-04-06
Kelley Novak	Austin, TX, United States	2016-04-06
Heather Miller	Austin, TX, United States	2016-04-06
rebecca redwood	Austin, TX, United States	2016-04-06
Bradley Fink	Austin, TX, United States	2016-04-06
julie lauterstein	Austin, TX, United States	2016-04-06
Alexa Mar	Austin, TX, United States	2016-04-06
Anna Lee	Austin, TX, United States	2016-04-06
tona pittman	austin, TX, United States	2016-04-06
Cary Jackson	Austin, TX, United States	2016-04-06
Shelbie White	Austin, TX, United States	2016-04-06
Todd Shaw	Austin, TX, United States	2016-04-06
Kate Harrington	Austin, TX, United States	2016-04-06
Tom Buchele-Wenner	Austin, TX, United States	2016-04-06
William Dewberry	Austin, TX, United States	2016-04-06
Mary Guthrie	Austin, TX, United States	2016-04-06
Traa Anders	Austin, TX, United States	2016-04-06
carol burton	Austin, TX, United States	2016-04-06
Maria Shaw	Austin, TX, United States	2016-04-06
Keri Cassel	Pflugerville, TX, United States	2016-04-06
Mikila Zaorski	Dallas, TX, United States	2016-04-06
Paula Cox	Austin, TX, United States	2016-04-06
Anne Mignatti	Austin, TX, United States	2016-04-06
Stephanie Petersen	Austin, TX, United States	2016-04-06
Janice Samuelson	Austin, TX, United States	2016-04-06
Diana hyland	Austin, TX, United States	2016-04-06
Ted Ducote	Austin, TX, United States	2016-04-06
Russell Arnold	Austin, TX, United States	2016-04-06
Darylin Nagy	Austin, TX, United States	2016-04-06
Stephen Marshall	Austin, TX, United States	2016-04-06

Name	Location	Date
Holly Scofield	Austin, TX, United States	2016-04-06
Gregory Carter	Austin, TX, United States	2016-04-06
John Griessen	Austin, TX, United States	2016-04-06
Jennifer Allen-Butler	Austin, TX, United States	2016-04-06
Mark Wells	Austin, TX, United States	2016-04-06
cindy fisher	Austin, TX, United States	2016-04-06
Leslie Martin	austin, TX, United States	2016-04-06
Justin Swanson	Austin, TX, United States	2016-04-06
Kelso King	Austin, TX, United States	2016-04-06
Patty Williams	Austin, TX, United States	2016-04-06
Molly Hinds	Austin, TX, United States	2016-04-06
Barbara Brown	Austin, TX, United States	2016-04-06
Kate Warren	Austin, TX, United States	2016-04-06
Ty Schlegel	Austin, TX, United States	2016-04-06
Gigi Taylor	Austin, TX, United States	2016-04-06
Maureen Cole	Austin, TX, United States	2016-04-06
Angie H Patterson	Austin, TX, United States	2016-04-06
Kristin Fisher	Austin, TX, United States	2016-04-06
Leah Payne	Austin, TX, United States	2016-04-06
Casey Cook	Austin, TX, United States	2016-04-06
Nicole Wayman	Austin, TX, United States	2016-04-06
shana ellison	Austin, TX, United States	2016-04-06
Kathleen Monte	Austin, TX, United States	2016-04-06
Barbara Gibson	Austin, TX, United States	2016-04-06
Charles Barksdale	Austin, TX, United States	2016-04-06
Jen Silver	Austin, TX, United States	2016-04-06
Deaton Bednar	Austin, TX, United States	2016-04-06
Barbara Mahler	Austin, TX, United States	2016-04-06
Rindy Fox	Austin, TX, United States	2016-04-06
Laura Bauman	Austin, TX, United States	2016-04-06
Janet Adams	Austin, TX, United States	2016-04-06
Doug Simmer	Austin, TX, United States	2016-04-06

Name	Location	Date
mozelle white	austin, TX, United States	2016-04-06
Steven Moore	Austin, TX, United States	2016-04-06
mike lavigne	Austin, TX, United States	2016-04-06
John Taylor	Austin, TX, United States	2016-04-06
Katherine Patton	Austin, TX, United States	2016-04-06
Adrian Skinner	Austin, TX, United States	2016-04-06
David Conner	Austin, TX, United States	2016-04-06
Jim McCulloch	Austin, TX, United States	2016-04-06
Tom Friedrich	Austin, TX, United States	2016-04-06
S Simmer	Austin, TX, United States	2016-04-06
Seth Johnson	Austin, TX, United States	2016-04-06
Liz Franklin	Austin, TX, United States	2016-04-06
Maximilian Ekesi	Austin, TX, United States	2016-04-06
Megan Haley	Austin, TX, United States	2016-04-06
Kathryn Millan	Austin, TX, United States	2016-04-06
Peggy Seely	Austin, TX, United States	2016-04-06
Miranda Woolfolk	Austin, TX, United States	2016-04-06
Shelley Madsen	Austin, TX, United States	2016-04-06
Kerstin Ackerman	Harper, TX, United States	2016-04-06
Amon Burton	Austin, TX, United States	2016-04-06
Eric Mickelson	Austin, TX, United States	2016-04-06
Susan Marshall	Austin, TX, United States	2016-04-06
Cathleen McGarity	Austin, TX, United States	2016-04-06
Shane Herman	Austin, TX, United States	2016-04-06
Marcus Wilson	Austin, TX, United States	2016-04-06
Cielle Ritter-FInch	Austin, TX, United States	2016-04-06
dee jackson	Austin, TX, United States	2016-04-06
Sandra Burchsted	Austin, TX, United States	2016-04-06
Michelle Hedden	Austin, TX, United States	2016-04-06
Cristina Perez Guembe	Barañain, Spain	2016-04-06
Peggy Moore	Austin, TX, United States	2016-04-06
Jenell Wilmot	Austin, TX, United States	2016-04-06

Name	Location	Date
Boe Thompson	Austin, TX, United States	2016-04-06
Patsy Tankersley	Austin, TX, United States	2016-04-06
Robert Irish	Austin, TX, United States	2016-04-06
Jim Vest	Austin, TX, United States	2016-04-06
Ian Baronofsky	Austin, TX, United States	2016-04-06
W. Krause	Austin, TX, United States	2016-04-07
Jason Savage	Austin, TX, United States	2016-04-07
L. C. Krause	Austin, TX, United States	2016-04-07
Lori Czop Assaf	Austin, TX, United States	2016-04-07
Leo esquibel	Austin, TX, United States	2016-04-07
Chris S	Austin, TX, United States	2016-04-07
Holly Moffitt	Austin, TX, United States	2016-04-07
Rose Blanchard	Austin, TX, United States	2016-04-07
Debra Bailey	Austin, TX, United States	2016-04-07
Cali Chidester	Austin, TX, United States	2016-04-07
Meredith Brethe	Austin, TX, United States	2016-04-07
Clara Morrissey	Austin, TX, United States	2016-04-07
Elva Mendoza	Austin, TX, United States	2016-04-07
Diana Orta	Austin, TX, United States	2016-04-07
Wallis Goodman	Austin, TX, United States	2016-04-07
Ken Barnes	Nacogdoches, TX, United States	2016-04-07
Nona Farris	Austin, TX, United States	2016-04-07
Becca Dobberfuhl	Austin, TX, United States	2016-04-07
Erika Bsumek	Austin, TX, United States	2016-04-07
Amy Strong	Austin, TX, United States	2016-04-07
Eileen Priya	Austin, TX, United States	2016-04-07
Sharon Brown	Austin, TX, United States	2016-04-07
Heather Hunziker	Austin, TX, United States	2016-04-07
Katherine LeCompte	Austin, TX, United States	2016-04-07
Edwin Johnson	Austin, TX, United States	2016-04-07
Jeff Rogers Jr.	Austin, TX, United States	2016-04-07
Isaac Martinez	Austin, TX, United States	2016-04-07



Name	Location	Date
John Keohane	Austin, TX, United States	2016-04-07
Christy Miller	Austin, TX, United States	2016-04-07
Paula Rhodes	Austin, TX, United States	2016-04-07
William McBride	Austin, TX, United States	2016-04-07
Caleb Stafford	Austin, TX, United States	2016-04-07
Steven Hemmeline	Austin, TX, United States	2016-04-07
Katherine Schonert	Austin, TX, United States	2016-04-07
stephanie ashworth	austin, TX, United States	2016-04-07
Brynn Rinehart	Austin, TX, United States	2016-04-07
Katy Schreur	Austin, TX, United States	2016-04-08
Mollie Davis	Austin, TX, United States	2016-04-08
Alison Takata	Austin, TX, United States	2016-04-08
Amy Chamberlain	Austin, TX, United States	2016-04-08
Kalinda Howe	Austin, TX, United States	2016-04-08
Jessica Brier	Los Angeles, CA, United States	2016-04-08
Meredith Wither	Austin, TX, United States	2016-04-08
Robert Olwell	Austin, TX, United States	2016-04-08
James Phares	Austin, TX, United States	2016-04-08
Damon Osgood	Austin, TX, United States	2016-04-08
Margaret Elder	Austin, TX, United States	2016-04-08
Ed Wallace	Austin, TX, United States	2016-04-08
Jennifer Naman	Austin, TX, United States	2016-04-08
Tracy tull	Austin, TX, United States	2016-04-08
Richard Wright	Austin, TX, United States	2016-04-09
Vicki DeWeese	Austin, TX, United States	2016-04-09
LM Render	Austin, TX, United States	2016-04-09
Casey Burns	Austin, TX, United States	2016-04-09
Jill Swanson	Austin, TX, United States	2016-04-09
Morgan Howard	Amarillo, TX, United States	2016-04-09
Trish Sierer	Austin, TX, United States	2016-04-09
Karen Collier	Austin, TX, United States	2016-04-09
Karen Carter	Lewisville, TX, United States	2016-04-09



Name	Location	Date
Linds Smith	Austin, TX, United States	2016-04-09
Tink Hardwick	Austin, TX, United States	2016-04-09
dinny peterson	Austin, TX, United States	2016-04-10
Stephanie Smith	Austin, TX, United States	2016-04-10
Mary Sargent	Austin, TX, United States	2016-04-10
Cameron Labunski	Austin, TX, United States	2016-04-10
melanie mcleroy	Austin, TX, United States	2016-04-10
Stephen Cook	Austin, TX, United States	2016-04-10
Gerald Delk	Austin, TX, United States	2016-04-10
Adam Guequierre	Austin, TX, United States	2016-04-10
Jan Mabley	Austin, TX, United States	2016-04-11
Will Grover	Austin, TX, United States	2016-04-11
David Grover	Austin, TX, United States	2016-04-11
SARAH FOWLER	AUSTIN, TX, United States	2016-04-11
andrea lasseter	austin, TX, United States	2016-04-11
ernest mckenney	Austin, TX, United States	2016-04-11
Connor Matthews	Austin, TX, United States	2016-04-11
Laur Bailie	Austin, TX, United States	2016-04-11
Jeffrey Archer	Austin, TX, United States	2016-04-11
Pam Knight	Austin, TX, United States	2016-04-12
Amy Cline	Austin, TX, United States	2016-04-12
Christine Sweeney	Austin, TX, United States	2016-04-13
Beth Weber	Austin, TX, United States	2016-04-17
Gloria Hernandez	Austin, TX, United States	2016-04-18
Isabel Hamlet	Austin, TX, United States	2016-04-18
Christy Troutman	Houston, TX, United States	2016-04-19
Azim Hajjar	Austin, TX, United States	2016-04-19
Mary Abell	Austin, TX, United States	2016-04-22
Holly Day	Austin, TX, United States	2016-04-23
Dianne Mountain	Austin, TX, United States	2016-04-25
Michelle WALD	Austin, TX, United States	2016-04-28
Collette Antoine Flukinger	Austin, TX, United States	2016-05-01

Name	Location	Date
Tracy Foerster	Round Rock, TX., TX, United States	2016-06-13
Laurie Baucum	San Antonio, TX, United States	2016-06-17
jenny lawson	Austin, TX, United States	2016-06-17
Patricia Micks	Cedar Park, TX, United States	2016-06-17
Kaytlen Powers	Austin, TX, United States	2016-06-17
Kathy Caldwell	AUSTIN, TX, United States	2016-06-18