

**From:** [Ramona Aarsvold](#)  
**To:** [Moore, Andrew](#)  
**Subject:** AustinOaks PUD  
**Date:** Tuesday, February 14, 2017 8:51:59 AM

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I am opposed to the Austin Oaks PUD and my home is a few hundred feet from where developers want it. It will ruin the quality of life here; Heritage oaks will be cut down, traffic will be unsafe and unbearable, and the developers offer nothing of substance in exchange for all we in the community will suffer. They come in and rape the environment and make huge profits at tax payer expense.

I have been following this case for several years now, and if the developer offers something one day to benefit the community, soon that benefit disappears. They are a bunch of greedy, scheming, dishonest people, and why should we let them ruin our city?

Please help us on this.

Ramona Aarsvold  
7801 Lindenwood Circle  
Austin, Texas 78731

	CURRENT	OPTION A	OPTION B	OPTION A + OPTION B	A + B + 1 More Floor of Office	A + B + 2 More Floors of Office
	Land Use Plan w/ Requirement that 50% of Aff. Units Must Be 2 Bedrooms	Add Floor to Parcel 9 w/ Bedroom Requirement for Aff. Units	Add New Residential Building to Parcel 8	Add One Floor to Parcel 9 + Add New Residential Building to Parcel 8	Add One Floor to Parcel 9 + Add New Residential Building to Parcel 8 + Developer Provided Addtl. Units in Exchange for 1 Story of Height	Add One Floor to Parcel 9 + Add New Residential Building to Parcel 8 + Developer Provided Addtl. Units in Exchange for 2 Story of Height
Total Residential Units	200	250	375	425	425	425
Total Parcel 9	200	250	200	250	250	250
Total Parcel 8	0	0	175	175	175	175
Market Rate Units	180	225	338	383	383	383
Total Parcel 9 @ Mkt.	180	225	180	225	225	225
Total Parcel 8 @ Mkt.	0	0	158	158	158	158
Total # Aff. Units	20	25	38	43	46	48
60% MFI	20	25	38	43	43	43
80% MFI	0	0	0	0	0	0
Expected # Aff. Units from 10% Req.						
60% MFI	20	25	38	43	43	43
80% MFI	0	0	0	0	0	0
Addtl. Units Above 10%						
60% MFI	0	0	0	0	3	5
80% MFI	0	0	0	0	0	0
Expected # Aff. Bedrooms						
60% MFI	30	38	56	64	69	71
80% MFI	0	0	0	0	0	0
Percentage Increase in Aff. Housing Units	..	25%	90%	115%	130%	140%
Change to Charette Plan						
Change to Total Office Space	0	0	0	0	20,000 (Building 4 - Parcel 3)	40,000 (Building 4 - Parcel 3)
Change to Total Hotel Space	0	0	-90,000	-90,000	-90,000	-90,000
Change in Height to Restaurant Parcels	0	0	18'	18'	18'	18'
Change in Height to Existing Residential Building	0	12.5' (1 Story)	0	12.5' (1 Story)	12.5' (1 Story)	12.5' (1 Story)
Change in Height to Office Bldg. 3 on MoPac (25,000 SF)	0	0	12.5' (1 Story)	12.5' (1 Story)	12.5' (1 Story)	12.5' (1 Story)
Change in Height to Office Bldg. 4 on MoPac (20,000 SF)	0	0	0	0	12.5' (1 Story)	25' (2 Story)
Change in Height to Parking Garage on MoPac	0	0	10'	10'	10'	20'
Impact to Trip Count Limitation	None	None	None	None	None	None

Value Of Addtl. Office Bldg. Height on MoPac			
Value of Additional Height	Dollars	Aff. Units @ 80% MFI	Aff. Units @ 60% MFI
1 Story (Building 4 Parcel 3) ((20,000 SF))	\$ 800,000	3	3
1 Story (Buidling 3 Parcel 3) ((25,000 SF))	#####	3	3
<b>Cost Per Unit (1 Bedroom @ 775 SF)</b>			
Rent per Square Foot	\$ 1.84		
Mkt. Rate	\$ -		
80% MFI	\$ 227,984		
60% MFI	\$ 317,339		

Building Definitions	
Building Name	Definition
Total Office Space	Total square footage of office space in entire PUD
Hotel Space	Existing future hotel parcel located across from restaurant parcel
Restaurant Parcels	Parcels with two restuarants planned across from planned hotel
Existing Residential Building	4 story residential planned for western protion of PUD
Office Bldg. 3 on MoPac (25,000 SF)	6 story office building planned for easternNext to Executive Center Dr. and had a floor plate of 25k SF.
Office Bldg. 4 on MoPac (20,000 SF)	North of Building and is closer to Spicewood Springs and has floor plate of 20k SF.
Parking Garage on MoPac	Planned parking garage along MoPac next to Buildings 3 & 4

**From:** [C. Adams](#)  
**To:** [Moore, Andrew](#)  
**Subject:** Copying case manager with letter re: Austin Oaks PUD  
**Date:** Monday, March 06, 2017 10:01:15 AM

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Dear Mr. Moore:

I'm pasting below a letter I sent to City Council regarding the Austin Oaks PUD. I'm told that you, as case manager, should have a copy.

Many thanks.

As a resident of Northwest Hills, I am writing out of concern over the Austin Oaks PUD.

If allowed to move forward in its current plan, this PUD will generate 20,000 unadjusted car trips per day, a 400% increase over the current 4,080 car trips per day. The developer suggests that if the project were built using the existing or conventional zoning the traffic would be about 17,000 car trips. However, the developer used an unlikely worst case scenario. Depending on what the applicant developed, the range of traffic could be as low as 8,000 trips, if the site was redeveloped as it is now, with only office space.

Currently, the developer is proposing to pay \$805,000, or 39%, of the \$2 million in improvements their own consultants identify as needed traffic mitigations. By comparison the developers of The Grove agreed to pay over \$3 million in traffic mitigations on similar traffic increases. City Staff have figured the total traffic improvements to be \$5 million for Austin Oaks. Even with only \$2 million in mitigations, per their TIA, the increased traffic will exponentially fail. Not only is that gridlock, it sets a bad precedent for new building heights and inadequate traffic mitigations all along Mopac and eventually across Austin.

Some Councilmembers are inclined to vote in favor of the PUD if the developer adds affordable housing to the mix. In exchange, they may be willing to allow the developer to increase and/or maintain the building height to unacceptable levels. While affordable housing is of critical importance in Austin, now more than ever, it doesn't mean that every single development across the city should have affordable housing.

In fact, there is PLENTY of affordable housing just a block from where the Austin Oaks PUD would be, on both Wood Hollow and Hart Lane. Both streets, which run from Spicewood Springs Rd. to Far West Blvd. are lined with acres of apartment complexes, where many graduate students and young families live. Why? Because it's affordable. Inserting yet more housing into the Austin Oaks PUD plan would only make a bad traffic situation worse and, more importantly, put more undue pressure on the local schools, which are already incredibly oversubscribed and bursting at the seams. There is no more room at these schools. Period.

I would ask all Councilmembers to set aside their personal preferences and think of our city, as a whole. Think of the students in overcrowded classrooms, spending their entire elementary- and middle-school years in portable buildings. That would only get worse with the addition of affordable housing. Think of the precedent it would set to allow the developer free reign with height and traffic. Give them this, and they'll start filing for similar PUDs up and down Mopac and

across the city.

We are not Dallas or Houston (I know, I'm from Houston and look at what's happened there). Of course Austin has to grow. There's no way around it. But we can make sure our growth is smart, strategic and sane.

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## **Cristina Adams**

Writer + Editor

m: 215.307.0121 | [www.cristinaadams.com](http://www.cristinaadams.com)



**From:** [REDACTED]  
**To:** [Moore, Andrew](#)  
**Subject:** Austin Oaks PUD  
**Date:** Monday, March 13, 2017 6:01:09 PM

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Mr. Moore

I am sending the following to members of the City Council:

I am writing to strongly oppose the current Austin Oaks PUD proposal and the developer's cynical and dishonest effort to claim that it has neighborhood support.

I attended several of the charrette meetings, but did not go when the vote was taken because I did not know there would be a vote—no one did, although this could have been announced. The developer's claim of neighborhood support is simply bogus. In fact, the charrette outcome ignored neighborhood priorities. At the end, the proposal reverted from the versions that reflected neighborhood input and morphed into what the developer wanted in the first place. A recent survey has indicated that about 85% of the neighborhood now *opposes* the PUD.

The miniscule contribution the out-of-town developer proposes to mitigate quadrupling area traffic is outrageous. Austin taxpayers—and not just residents of District 10—will end up footing the bill for millions of dollars in basic improvements needed to prevent perpetual gridlock and safety hazards. Even with that spending, many intersections will have “failing” status.

Council adopted an ordinance to preserve heritage and protected trees, a law you must uphold. The proposal is to cut down 13 heritage trees, several that are 150 to 200 years old, not to mention many protected trees. The out-of-town developer wants trees that were too small to meet the heritage or protected status in 2013 to remain unprotected for 25 (*twenty-five*) years, even though many will grow to heritage size in that time. This is a permanent travesty that reflects its arrogance and disregard for Austin standards.

Recent research has uncovered the fact that karst formations are likely on the property and have been found nearby. This needs to be fully investigated before any vote is taken.

If the out-of-town developer is allowed to build 7-story buildings, this sets a precedent that will affect every exit off MoPac. It is my understanding that when MoPac was changed from a “parkway” to a freeway, the agreement was that between William Cannon on the south and Hwy 183 on the north, there would be no building higher than 4 stories. This has kept development at a livable scale.

There are good alternatives for increasing density that are consistent with city planning and do not require destroying our quality of life. An area for very-high-density development has been designated on the other side of MoPac on Anderson Lane. This area, which is at a lower elevation than MoPac, could accommodate tall buildings and would provide housing with great walkability and access to public transportation. No heritage or even protected trees would be affected. Metro is eliminating the only bus that goes by the Austin Oaks site, so there will be no transit service there, just cars, cars, and more cars.

I hope you will take a lesson from the vote on Uber and Lyft. We voted overwhelmingly to insist they meet standards or get out. They left, and alternatives have taken their place. The same is true in this case. But you must stand up for Austin and refuse to approve the Austin Oaks PUD.

With thanks for your consideration,  
Elaine Jones

8507 Cima Oak Lane #B  
Austin TX 78759  
512-621-5411

## **Executive Summary: Austin Oaks Existing Zoning 'Code Compliant' Study**

Last year Sean Compton, an architect for the applicant in the Austin Oaks zoning case and who drew most of the land use plans for the applicant, did a study of what could be done in a "Code Compliant" manner with redevelopment on the property. **(Attached)** This study and the "Code Compliant" plan drawings were not given much consideration at the applicant's charrette at the time, but it is worthwhile to look back and compare those to the current PUD. In so doing we see that Sean Compton's "Code Compliant" plan is superior to the PUD in all but maybe one respect.

Noteworthy, for **Impervious Cover**, the PUD would be at 66% impervious cover for the gross site area. But under LO/LR/GR zoning the applicant is showing in the attached report that they could redevelop with existing zoning and have only 46% impervious cover gross site area when considering all of the watershed and open space that need not have impervious cover. Existing zoning would be superior on impervious cover.

On **Water Quality**, Compton's report says:

"Water quality and detention provided on site in structured facilities," that is for each tract.

"Critical water quality zone respected"

"Respects a minimum of 50 ft setbacks from CEF's"

Those are all equal to the PUD, so neither is superior on water quality.

On **Trees**, Compton's report says:

"In plan, 6 Heritage Trees relocated on-site" (in the charrette it was said to be 7-8 Heritage Trees)

This compares to the PUD which seeks permission from zoning to cut down 13 Heritage trees and to use a tree survey for 20 years.

So on this point, Compton's "Code Compliant" plan is greatly superior to the proposed PUD.

On **Parking**, Compton's report says:

"All code-required parking provided on-site for each tract."

The PUD relies on off site parking to the disappointment of neighbors. The "Code Compliant" plan also showed structured covered parking. "Code Compliant" parking is superior.

On **Building Height Compatibility**, Compton's "Code Compliant" plan respected standard setbacks for neighboring single family homes. The proposed PUD requires two variances for less than the required setbacks from SF homes on Hart Lane and on Spicewood Springs. "Code Compliant" plan superior on height compatibility.

On **Floor-to-Area Ratio density** near neighborhoods, Compton's "Code Compliant" plan uses LO/LR/GR FAR of .5 to 1.0, whereas the PUD proposes FAR of 1.5 across most of the property which is even greater density than otherwise indicated with building heights and square footage on the Land Use Plan. Compton says for the applicant that they can build 980,283 sq. ft. of office with 3 to 5 story buildings with this existing zoning and lesser FAR, and the applicant said at the charrette that 980,283 sq. ft. is financially



## **Executive Summary: Austin Oaks Existing Zoning 'Code Compliant' Study**

viable for them. Here again, on FAR, the "Code Compliant" plan is superior for known reasonable density near neighborhoods.

How about **Parkland Dedication**? Well, here you may have the ONE point that is superior in the Austin Oaks PUD over conventional zoning, but that is not entirely clear either. Does NW Hills really need another pocket park? The City won't take Allen Park in the area from the County. Compton did not mention Parkland Dedication. Certainly the "Code Compliant" plan would have a lot of Open Space and more saved trees. We'll give the advantage to the PUD on this.

Lastly **Traffic**. Compton's "Code Compliant" study did not mention traffic. Current built space on the property creates 4,080 auto trips per day. The proposed PUD would generate 19,600 trips per day. Considering the current offices in Austin Oaks have a number of Medical offices in them, it is hard to imagine twice the current built space generating any more than 2 to 3 times the current traffic, as oppose to 5 times the current traffic with the PUD. Here too, we wager the "Code Compliant" plan would be superior, esp. considering the "Street Impact Fee" that the City Council is likely to pass later in 2017.

**So on impervious cover, trees, parking, building height, density, and traffic the "Code Compliant" plan under existing zoning would be SUPERIOR to the PUD.** Only Parkland dedication might be more favorable with this PUD.

Summary by  
*NW Austin Neighbors*

('Code Compliant' Study by Sean Compton attached)

**From:** [April McCormack](#)  
**To:** [Moore, Andrew](#)  
**Subject:** Fwd: Traffic concerns for Austin Oaks PUD  
**Date:** Friday, February 24, 2017 12:30:33 PM

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----- Forwarded message -----

**From:** **April McCormack** <[apache@AustinTexas.gov](mailto:apache@AustinTexas.gov)>

**Date:** Fri, Feb 24, 2017 at 12:29 PM

**Subject:** Traffic concerns for Austin Oaks PUD

**To:** [steve.adler@AustinTexas.gov](mailto:steve.adler@AustinTexas.gov), [ora.houston@AustinTexas.gov](mailto:ora.houston@AustinTexas.gov), [district2@AustinTexas.gov](mailto:district2@AustinTexas.gov), [sabino.renteria@AustinTexas.gov](mailto:sabino.renteria@AustinTexas.gov), [district4@AustinTexas.gov](mailto:district4@AustinTexas.gov), [district5@AustinTexas.gov](mailto:district5@AustinTexas.gov), [district6@AustinTexas.gov](mailto:district6@AustinTexas.gov), [district7@AustinTexas.gov](mailto:district7@AustinTexas.gov), [district8@AustinTexas.gov](mailto:district8@AustinTexas.gov), [kathie.tovo@AustinTexas.gov](mailto:kathie.tovo@AustinTexas.gov), [district10@AustinTexas.gov](mailto:district10@AustinTexas.gov)

**Cc:** [REDACTED]

This message is from April McCormack. [REDACTED]

I would like to voice my concern about the traffic around the Austin Oaks development. Currently, it is projected to increase the traffic by 400% and the intersection and neighborhood surrounding Austin Oaks is already at capacity. The cost to update the infrastructure and roads would be in excess of \$5M and even if the developer were willing to pay for that (which they have offered to pay \$805K - woefully underpaying what needs to happen), we will still have gridlock and excess traffic flowing through our neighborhood streets. While I understand the need for more space for a growing Austin, I fear this is not the place to put a high rise office complex and the infrastructure is not there to support high rise office and retail.

I feel we have several excellent areas for businesses to grow and while Austin Oaks needs to be updated, I do not think that area is designed to take the impact of 400% increase in traffic.

Please do not make the tax payers pay for this and please do not make the neighborhood pay for the excess traffic and overflow that will happen with the current PUD request.

I am more than happy for them to build there within the current planning zones and just do not feel this location needs to have a PUD zoning designation.

Thank you for your time and please do reach out if you would like more information from me.

Concerned resident  
April McCormack  
[512-203-1395](tel:512-203-1395)

Street address: 4201 Far West Blvd

Council District: 10



March 7, 2017

Austin City Council  
Greg Guernsey  
Jerry Rusthoven  
Andrew Moore  
Austin City Hall  
Austin, TX. 78701

Mayor, Council, and Zoning Staff:

*NW Austin Neighbors (NWAN)* would like to **offer constructive corrections and add clarity to proposed amendments** of the Austin Oaks PUD that were brought up in the Council Work Session on Feb. 28, 2017.

First, to be clear, ***NW Austin Neighbors* does not support any increased building heights anywhere in the Austin Oaks PUD.** Some of our members have engaged in brainstorming ideas with the Mayor to try to support residential and affordable housing in the neighborhood, but that does not translate to our supporting additional building height at Austin Oaks. We do not believe the additional building height is needed to make residential changes.

Second, at the Council Work Session on Feb. 28, a spreadsheet was shown and has circulated [from CM Casar's office] (**attached**) that contains a number of points that need to be understood and corrected before March 23. We can appreciate the creative effort that went into this spreadsheet, and so we offer corrections to try to improve the ideas and intent expressed there:

1. The column for "CURRENT" incorrectly expresses number of units currently proposed for Parcel 9, Building 12 of the PUD at **200 units. That should be 250 units.** That also should be corrected in Options A & B. If a floor were to be added to Building 12, that would likely add an addition +50 or more units to 250, so 300 or more. But again, we do not agree with increasing the height of Building 12 from 55 ft/4 stories to 67.5 ft/5 stories.
2. Option A is stated to have "None" impact on Trip Count Numbers; Option A adds 50 units. That is incorrect. **Option A would increase trips counts by at least 328 trips per day.**
3. Option B indicates Change to Total Office Space at "0," and reduction in Hotel sq. footage by 90,000 sf, and an additional 25,000 sf of office added to Building 3, but **there is no clarification that only 100,000 sf of office would be added to Parcel 6** to equally make up for the 125,000 sf of Office Building 10 in Parcel 8.
4. Option A + Option B states "None" impact on Trip Count Numbers. This is incorrect. In addition to the 328 additional trips under Option A, and since MF Residential has slightly more trips than Hotel per unit per day, and any additional office above the 125,000 ft moved out of Parcel 8 to elsewhere, would also add to the daily trip count.

5. Option A + B + 1 More Floor is stated to have “None” impact to Trip Count Numbers. This is incorrect. **1 More Floor (20,000 sf) on Building 4 would have an additional 166 trips per day if General Office and as much as 800 more trips per day if Medical Office.**
6. Option A + B + 2 More Floors is stated to have “None” impact on Trip Count Numbers. This is incorrect. **2 More Floors (40,000 sf) on Building 4 would have an additional 333 trips per day if General Office and as much as 1,600 more trips per day if Medical Office.**
7. Lastly, we believe the **cost of these affordable housing units is substantially inflated** on page two of the spreadsheet. And that the **NPV value of additional height per floor of Buildings 3 & 4 are substantially undervalued for the life of the project** on page two of the spreadsheet.

**We appreciate the Mayor’s and CM Casar’s offices efforts** to try to find a solution to this, and so we wanted to make sure these clarifications and corrections are understood by all ahead of time. We also appreciate the work of Sean Compton in showing the superior nature of what the applicant in this case can do to **maximize their current zoning entitlement, which was said to be “financially viable” by the applicant at their charrette (see attachment).**

Again, **NWAN does not support increased building heights at Austin Oaks.** We also believe the most important need given the location, scale and scope of this proposed new entitlement zoning is **for the applicant to fully fund more of the traffic mitigations that they identify in their TIA.**

Thank you for your efforts on this matter,

Cecelia Burke  
Madelon Highsmith  
Brad Parsons, et.al.  
for *NW Austin Neighbors*  
(NWAN is a +2,000 member strong neighborhood organization in Northwest Central Austin)

**Please include this letter and it’s attachments in the case record and Council backup for March 23, 2017.**

# Code Compliant Study

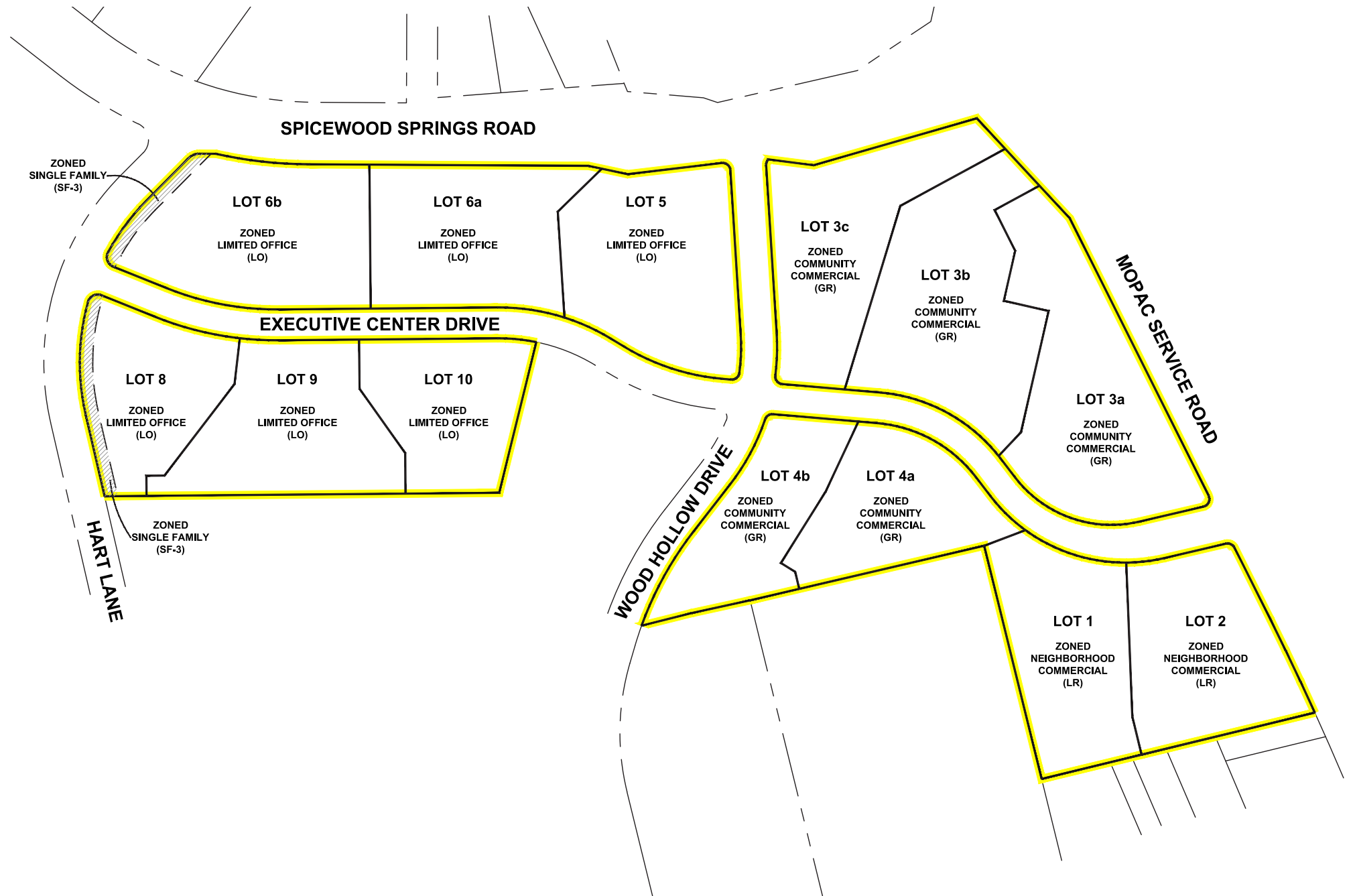
(Not a site development permit level of study)

January 25, 2016

# THE ELEMENTS

- » 13 individual tracts (Totalling 31.4 acres)
- » Code applied to each tract separately
- » Applied current code in effect today
- » Assumption: Build out 5-15 years in the future

# THE ELEMENTS



# THE ELEMENTS

## » Existing Development Conditions

- Built in 1970's-80's
- Pre-dates many environmental codes
- Located in urban watershed
- Applied code provision for redevelopment, if needed



# ZONING

- » Current zoning on tracts (% of Austin Oaks Property)
  - 44% LO - Limited Office
  - 15% LR - Neighborhood Commercial
  - 41% GR - Community Commercial

# ZONING



# ZONING

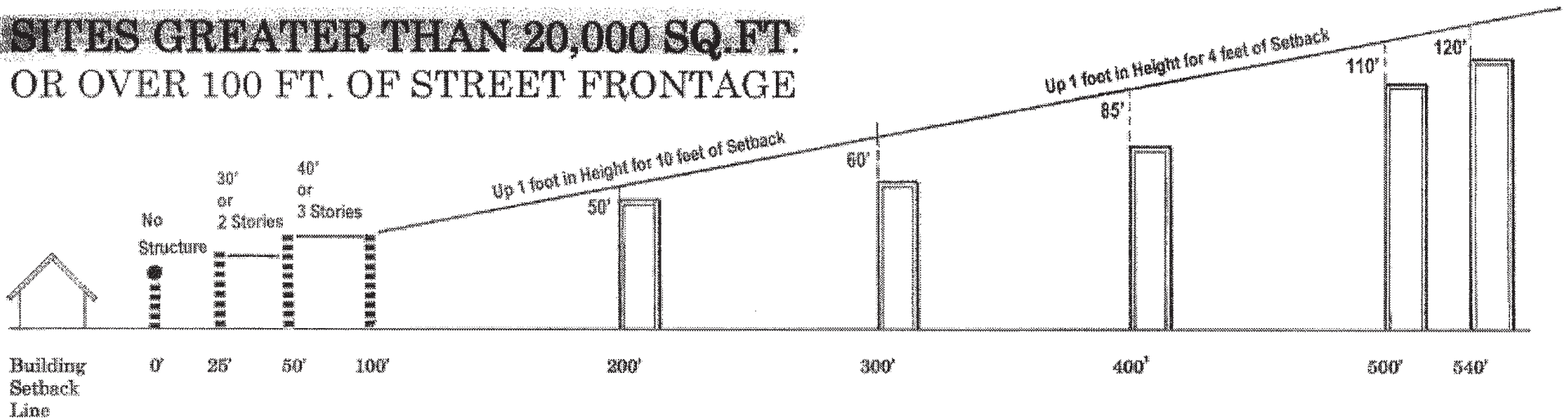
» Each zoning categories has specified site development regulations

- FAR (Floor to Area Ratio)
- Maximum Height
- Setbacks
- Maximum Impervious Cover

# ZONING

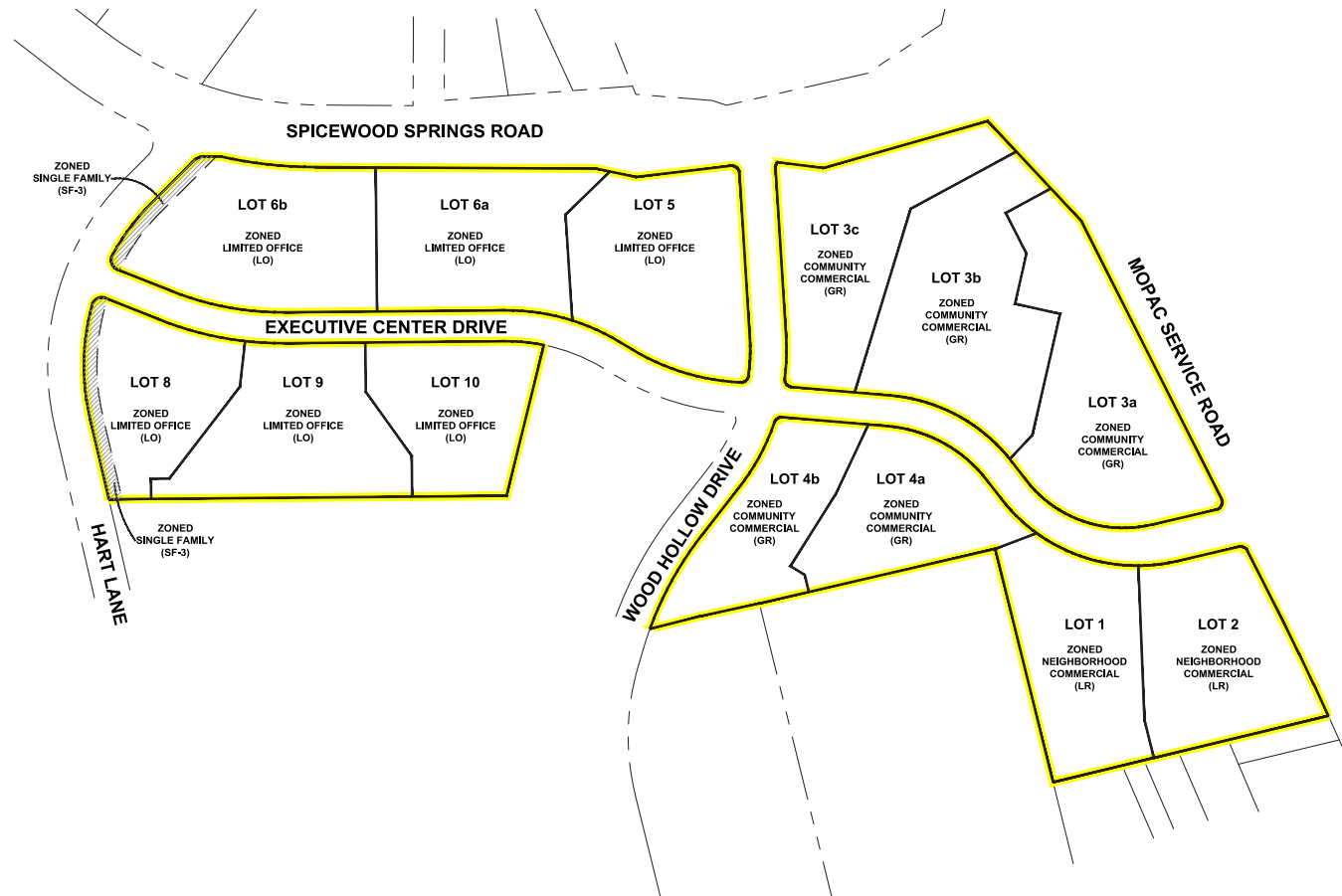
» Compatibility standard setbacks applied from adjacent single family zoned lots.

**SITES GREATER THAN 20,000 SQ. FT.  
OR OVER 100 FT. OF STREET FRONTAGE**



# PARKING

» All code-required parking provided on-site for each tract.



# PARKING

» Each Zoning Category permits for a wide variety of uses.

- Applied a blended parking ratio of 1 space / 275 sf to reflect permitted uses
- Redevelopment provision permits 20% reduction to 1 space / 330 sf

# ENVIRONMENT

- » Existing development intrudes upon current environmental setbacks.
- » City code is specific to redevelopment in urban watershed; as opposed to a greenfield site.
- » More allowance for administrative variance

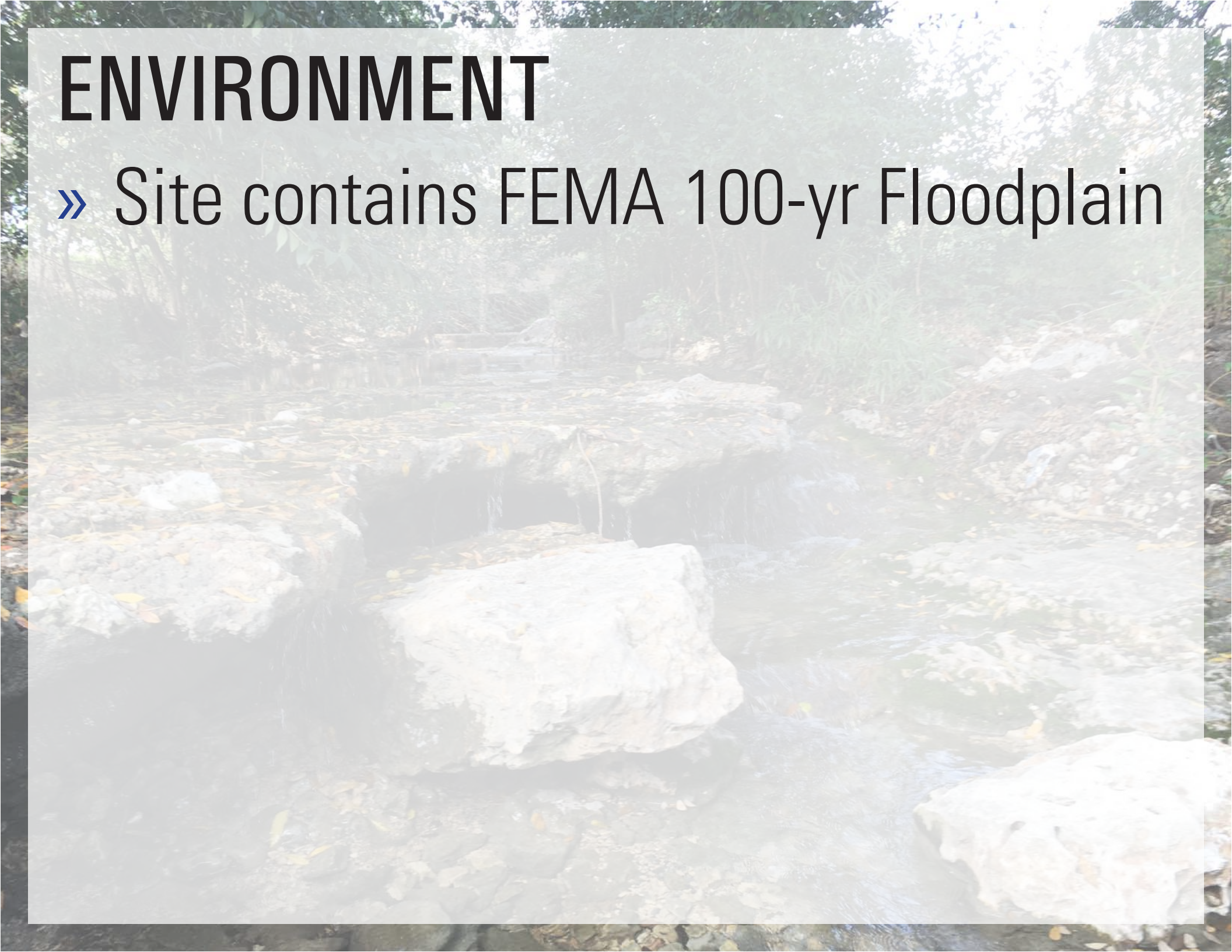
# ENVIRONMENT

- » 6 Critical Environmental Features (CEF)  
(Identified in consultant's Environmental Study)
- » Existing Development is built close to existing CEFs.
  - Code ranges from 150 ft to 50 ft setback from CEF
  - Reduction to 50 ft setback is an administrative variance



# ENVIRONMENT

- » Site contains FEMA 100-yr Floodplain

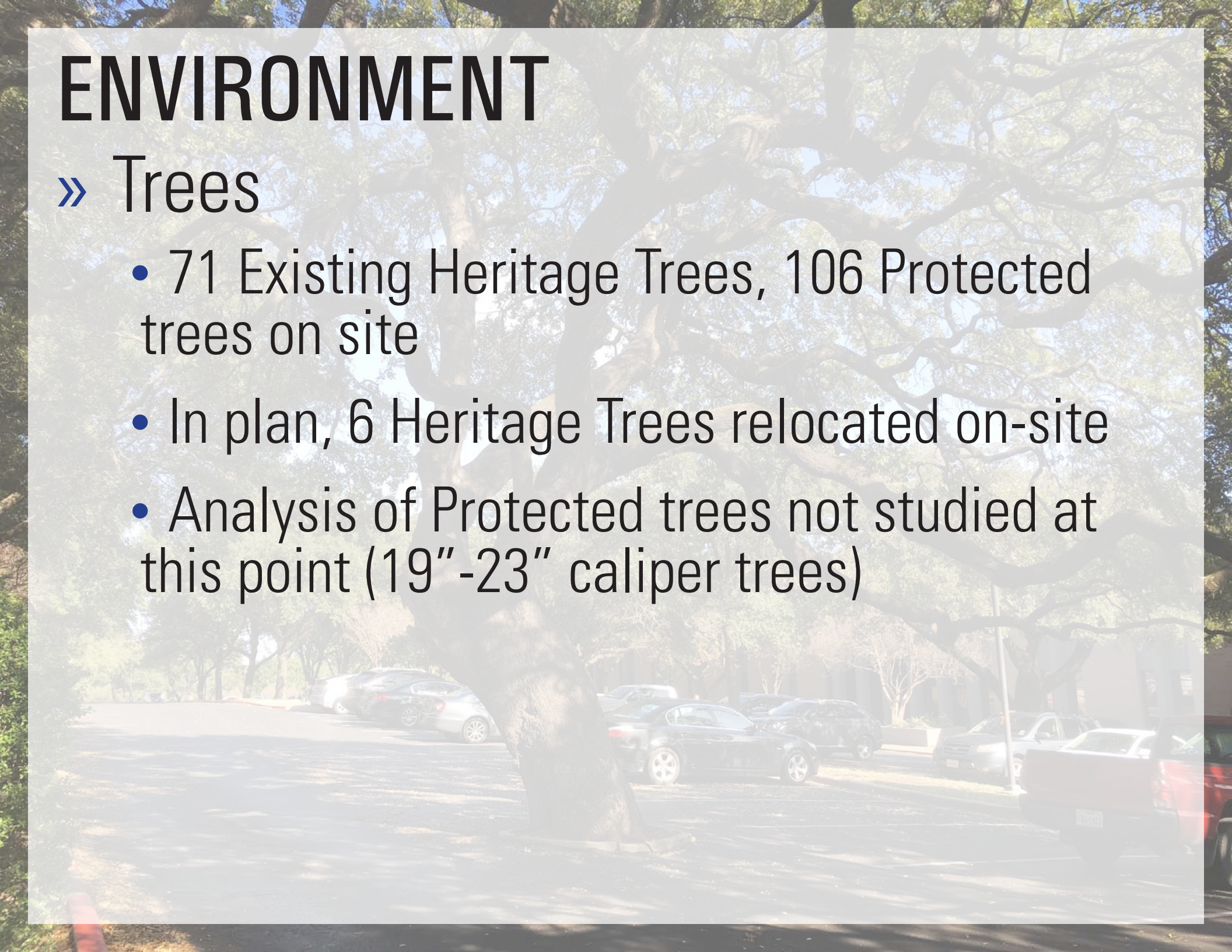




# ENVIRONMENT

## » Trees

- 71 Existing Heritage Trees, 106 Protected trees on site
- In plan, 6 Heritage Trees relocated on-site
- Analysis of Protected trees not studied at this point (19"-23" caliper trees)





# ENVIRONMENT

## » Watershed Protection

- Water quality and detention provided on site in structured facilities
- Critical water quality zone respected
- Respects a minimum of 50 ft setback from CEFs

# CODE COMPLIANCE FINDINGS

- » Buildable square footage: 980,283sf
- » Range of 3-story to 5-story buildings
- » LR/GR/LO Zoning:

Commercial	531,500sf
Office	448,783sf

- » Impervious Cover
  - Existing: 66% impervious cover
  - Proposed: 46% impervious cover

**From:** [Sharon Spencer](#)  
**To:** [Moore, Andrew](#)  
**Subject:** Austin Oaks PUD  
**Date:** Sunday, March 05, 2017 3:55:18 PM

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Mr. Moore,

I live in the area where this PUD is being suggested. I am opposed to the current plan given the traffic issues it will bring. Please oppose this plan. We moved into this neighborhood under the existing zoning laws and believe it is really unfair for the city to switch the zoning on the neighborhood. This is not Houston!

Sharon Spencer  
7207 Montana Norte  
Austin Tx 78731