

Siriwattis, Sherri

From: Guernsey, Greg
 Sent: Monday, September 11, 2006 10:07 AM
 To: Siriwattis, Sherri
 Subject: FW: Zoning Case C14-06-0172 11601 Jollyville Road 12 story condo

fyi

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

From: Skip Cameron
 Sent: Sunday, September 10, 2006 6:57 PM
 To: Rusthoven, Jerry; Guernsey, Greg
 Subject: Zoning Case C14-06-0172 11601 Jollyville Road 12 story condo

Greg/Jerry:

This is Sherri Siriwattis' case.

Zoning Case C14-06-0172

11601 Jollyville Road 12 story condo

Applicant filed it 08/11/2006.

Applicant's consultant Amelia Lopez-Phelps is trying to get it before ZAP in early October.

Tract is 2 acres, being cleared now of a dwelling.

I hope that the demolition is properly permitted.

Please have Code Enforcement check into this.

Owner: MICHAEL YOUNG, JV ROAD LIMITED, TX LIMITED PARTNERSHIP

Mike Young is the co-founder of Chuy's Comida Deluxe, Inc. and with his political influence may perhaps exert pressure on the City to go along with this plan. However, there's more to the story, behind the scene.

This is a repeat of the case C14-05-0013 at 11819 Pavilion Blvd. just west of this new plan.

The same developer Paul DeNucci, Architect Stuart Alderman and Consultant Amelia Lopez-Phelps are behind this plan.

Like the Pavilion case, this plan calls for a 120 foot high condo building, this time on 2 acres vs. the prior plan on 3.26 acres.

In the Pavilion case, the Staff Recommendation, ZAP vote and Council vote denied the applicant's

MF-6 zoning and they never got to the Board of Adjustment for the 120 ft. height variance.

It was clear in all of the dialog that the Pavilion plan did not comply with the Jollyville/183 corridor plan, was incompatible with corridor developments at height limits of 60 ft., was clearly a case of "spot zoning", was out of context with the entire corridor, and it was opposed by the entire region's neighborhoods and our group. Nothing has changed in this rehash of a City rejected plan.

The landowner with 2 acres immediately to the west has told me of his objection to this venture, primarily for the heavy handed tactics this group tried on him to get him sell his land to them.

Area neighborhood folks who objected to the Pavilion project have heard that DeNucci is bragging that his intent is "to ram this new site's development approval up their butt", which sounds similar to the suit threats and ugly rhetoric used in during the saga prior to ZAP and Council on that case.

DeNucci's experience as a developer is building a car wash at Jollyville and Pavilion. And a couple others elsewhere in the area. DeNucci engaged a broker to sell his 3 car washes, and then found a buyer on his own, cutting out the broker. The broker retaliated by claiming he had a better offer, causing DeNucci to cancel the offer he had. The broker's offer turned out to be bogus. DeNucci sued, won the case of fraudulent representation, but

got \$0 in settlement because he and his lawyer failed to prove any financial harm. He appealed and lost the appeal. www.dharden.com/articles.asp?id=192

I have two requests:

1. I hope you will be extra vigilant, and that the Staff Recommendation will once again deny this frivolous request, and suggest a more compatible use.
2. I would ask you to delay bringing this zoning case to ZAP until at least November, perhaps December if at all possible. Why? After my discussion with the landowner to the west, I think that there is a possibility to get him and the Covert family, who own the tract along Duval adjacent to him, to work with Mike Young, engaging a more area sensitive developer/architect/consultant team to come up with a corridor mixed use development of a larger combined tract that would be profitable, useful, compatible, and aesthetically pleasing. I would like to have some time to engage the adjacent landowners, then approach Young and see what we might be able to work out that area neighborhoods would find acceptable.

Skip Cameron, President
Bull Creek Foundation
8711 Bluegrass Drive
Austin, TX 78759-7801
(512) 794-0531

For more information www.bullocreek.net

For better people mobility solutions see www.acprt.org

Greg: 974-2387
Jerry: 974-3207
Harris: 974-3057

Sirwaitis, Sherri

From: Larry G. Smith [REDACTED]

Sent: Friday, October 13, 2006 12 45 PM

To: [REDACTED]
[REDACTED]
[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl; Wynn, Will; Dunkerley, Betty; McCracken, Brewster, Kim, Jennifer, Leffingwell, Lee, Haines, Dina, Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert, Corpus, Grace, Futrell, Toby, Haines, Dina; Mormon, Andy, May, Rachel, [REDACTED] Moore, Andrew; Robbins, Beverly, Thompson, Kenny, Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

We are fully supportive of the Arboretum Retirement community condominium project which is referenced in the case # above. This type of living facility is desperately needed in this part of the greater Northwest Austin community and will do nothing but enhance the community and is environmentally friendly in the area proposed for construction. We ask for your support in approval to complete construction of this project for the people of Austin and surrounding areas.

Larry and Arlene Smith

10/13/2006

Sirwaitis, Sherri

From: Mark Waage [REDACTED]

Sent: Friday, October 13, 2006 12:14 PM

To: [REDACTED]
[REDACTED]
[REDACTED], Martinez, Mike [Council Member]; Cole, Sheryl; Wynn, Will; Dunkerley, Betty, McCracken, Brewster, Kim, Jennifer; Leffingwell, Lee, Haines, Dina; Arellano, Richard; Aguilera, Gloria, Bailey, Rich; Curtis, Matt; Levinski, Robert, Corpus, Grace; Futrell, Toby, Mormon, Andy; May, Rachel; [REDACTED]; Moore, Andrew; Robbins, Beverly, Thompson, Kenny; Sirwaitis, Sherri

Subject: C14-06-0172 Arboretum Retirement Community

To whom it may concern,

This message is to convey my support for the Arboretum Retirement Community project. I live in the area and would like to have the option to move into that type of building in a few years when the kids have moved out.

There are many similar projects completed or under development in the downtown area, but this is the only one I have heard of in Northwest Austin. It would be nice to have the advantages of condominium living, without moving away from the neighborhood.

Some may argue against having a 'tower' in Northwest Austin. If I understand correctly, we're talking about a 12 story building. From 1/4 mile away a 12 story building is obscured by the 2 story house across the street. To my sensibilities, a well designed building is a landmark, not an eyesore.

Thanks for your consideration

Regards,
Mark Waage

10/13/2006

Sirwaitis, Sherri

From: Thomson, Justin [REDACTED]

Sent: Friday, October 13, 2006 11 42 AM

To: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl, Wynn, Will; Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer; Leffingwell, Lee, Haines, Dina; Arellano, Richard; Aguilera, Gloria, Bailey, Rich; Curtis, Matt, Levinski, Robert, Corpus, Grace; Futrell, Toby; Haines, Dina; Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri; #braunupdate

Subject: Case # C14-06-0172 Arboretum Retirement

This would be an excellent addition to the greater Austin area. I am for the idea and would love to see this area blossom.

10/13/2006

Sirwaitis, Sherri

From: Charles Peterson [REDACTED]
Sent: Thursday, October 12, 2006 7:43 PM
To: [REDACTED]
 [REDACTED]
 [REDACTED] Martinez, Mike [Council Member];
 [REDACTED] Cole, Sheryl; Wynn, Will, Dunkerley, Betty; McCracken, Brewster; Kim,
 Jennifer; Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria, Bailey, Rich;
 Curtis, Matt; Levinski, Robert; Corpus, Grace, Futrell, Toby [REDACTED]
 Haines, Dina, Mormon, Andy; May, Rachel, Robert A Garza@ci.austin tx us; Moore,
 Andrew; Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri
Subject: Case # C14-06-0172
Follow Up Flag: Follow up
Flag Status: Flagged

Council Members and ZAP Commissioners,

I have reviewed the attached staff report on case # C14-06-0172, Arboretum Tower, and I believe that City staff has done an excellent job with this report. I believe firmly that the zoning requested by Paul DeNucci (via Amelia Lopez Phelps) is completely out of place on Jollyville Road. If Mr. DeNucci really wants to build a high rise condo AND if he really wants to put it in NW Austin, why not try for a zoning variance near Hwy 183 and MoPac at the Domain? I doubt anyone would oppose this endeavor if it were situated on an appropriate parcel of land.

The staff report states:

"The property in question does **not** meet the intent of the MF-6 district. The purpose statement of the MF-6 zoning district declares, "Multifamily residence highest density district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired." **The site under consideration is not located within the central city near a major institution or employment center.** "

I oppose this project because it's incompatible and would set a precedent. I support the idea of building condos for retirees. I think it's a great idea. I think optioning relatively inexpensive land with inappropriate zoning and spending gobs of money to lobby ZAP commissioners, BOA members, and City Council members is a gamble. When you go to Las Vegas, casinos don't give you extra chips for extra effort and neither should city officials, in my opinion.

By my estimation, there are only two ways to view Mr. DeNucci's proposal: 1) This proposed condo project is the wrong height for the site selected; or 2) The developer selected the wrong site for the proposed condo.

Please feel free to contact me if you have any questions.

Regards,
 Charles Peterson
 11816 Rain Forest Cv
 Austin, TX 78759
 512-250-5975

10/13/2006

Sirwaitis, Sherri

From: Sherry McHale [REDACTED]

Sent: Thursday, October 12, 2006 6 22 PM

To: Sirwaitis, Sherri; Thompson, Kenny; Robbins, Beverly; Moore, Andrew;
[REDACTED] May, Rachel; Mormon, Andy; Haines, Dina; Futrell, Toby; Corpus,
Grace; Levinski, Robert, Curtis, Matt, Bailey, Rich, Aguilera, Gloria, Arellano, Richard; Leffingwell,
Lee; Kim, Jennifer, McCracken, Brewster; Dunkerley, Betty; Wynn, Will; Cole, Sheryl; Martinez,
Mike [Council Member]; [REDACTED]
[REDACTED]
[REDACTED]

Subject: Case # C14-06-0172 Arboretum Retirement Community

Austin Leaders:

My husband and I support the Case # C14-06-0172 Arboretum Retirement Community project,
and feel it is a good and much-needed addition to Northwest Austin.

Thanks very much.

Sherry McHale

Austin Resident

10/13/2006

Sirwaitis, Sherri

From: Leonard W Frey III [REDACTED]

Sent: Thursday, October 12, 2006 5:36 PM

To: [REDACTED]
[REDACTED]
[REDACTED] tinez, Mike [Council Member]; Cole, Sheryl; Wynn, Will; Dunkerley, Betty, McCracken, Brewster; Kim, Jennifer, Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby, Haines, Dina; Mormon, Andy, May, Rachel, [REDACTED] Moore, Andrew, Robbins, Beverly; Thompson, Kenny, Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

Case # C14-06-0172 Arboretum Retirement Community

To Whom it May Concern -

This development is in the interests of our community and our growing population, especially those that are searching for alternative living circumstances (eg lower purchase costs and lower recurring tax scenarios) while remaining centrally located. I support this development effort.

Thanks!

Leonard W Frey III
IBM, Global Business Services
Associate Partner
Practice Leader, Sales Strategy, Transformation and Outsourcing
Communications, Media and Entertainment

eMail [REDACTED]
Mobile Telephone. 512-203-0113

Assistant: Yvette Niyikiza
1 (317) 566-4062
[REDACTED]

10/13/2006

Sirwaitis, Sherri

From: Wendy Bryan [REDACTED]

Sent: Thursday, October 12, 2006 3:49 PM

To: [REDACTED]
[REDACTED]
[REDACTED] Martinez, Mike [Council Member], Cole, Sheryl; Wynn, Will; Dunkerley, Betty; McCracken, Brewster, Kim, Jennifer; Leffingwell, Lee; Haines, Dina, Arellano, Richard; Aguilera, Gloria, Bailey, Rich, Curtis, Matt, Levinski, Robert; Corpus, Grace; Futrell, Toby; Haines, Dina, Mormon, Andy, May, Rachel; [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

Just wanted to give my support to the Arboretum Retirement Community Project near Hwy 183 and Duval. I feel that Austin is in need of something like this in Northwest Austin due to all the growth in this area and heading toward Cedar Park. I read somewhere that the center of Austin will soon be out farther northwest near Hwy 183 and RR 620, so this would be a great location for a project like this. Please consider supporting this project for the future growth of Austin. Please feel free to contact me if you have any questions.

Wendy Bryan

10/13/2006

Sirwaitis, Sherri

From: Debbie Broam [REDACTED]

Sent: Thursday, October 12, 2006 10:31 PM

To: [REDACTED]
[REDACTED]
[REDACTED] Martinez, Mike [Council Member], Cole, Sheryl, Wynn, Will; Dunkerley, Betty; McCracken, Brewster, Kim, Jennifer, Leffingwell, Lee; Haines, Dina, Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby, Haines, Dina, Mormon, Andy, May, Rachel; [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

I am writing to express my support for the condominium project in Northwest Austin (Case # C14-06-0172 Arboretum Retirement Community)

We need this type of residential building in Northwest Austin. There are many retired people who live in this area and many would welcome a residential option like this one.

Right now downtown seems to be the only option for someone looking to live in a condominium like this. I think it's time that changed.

Please support this project and offer this option to senior citizens living in Northwest Austin.

*Best Regards,
Debbie Broam
512-299-2956*

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10/13/2006

Sirwaitis, Sherri

From: Pavelka Emily [REDACTED]

Sent: Friday, October 13, 2006 9:06 AM

To: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl; Wynn, Will; Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer; Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby; Haines, Dina, Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

Case # C14-06-0172 Arboretum Retirement Community

I am very much in favor for the building of the Arboretum Retirement Community. I think this would be a great addition the Northwest Austin community and I truly believe it is a much needed development for this growing area.

Thank you.

Emily Pavelka

Account/Showroom Sales Executive

Kohler Co. ~ Dallas Branch

Cell: (512) 757-1136

Fax: (830) 560-1253
[REDACTED]

Experience gracious living online at www.kohler.com

10/13/2006

Sirwaitis, Sherri

From: Gail Lerche [REDACTED]

Sent: Thursday, October 12, 2006 2:22 PM

To: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl, Wynn, Will, Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer; Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria, Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby; Mormon, Andy, May, Rachel, [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: C14-06-0172 Arboretum Retirement Community

I am SO in favor of the retirement community under consideration (C14-06-0172 Arboretum Retirement Community) by the City of Austin.

we feel a need for this and are disappointed that it hasn't happened yet.

Thank you for your consideration and hopefully your approval.

gail and larry lerche
4305 Endcliffe Dr
Austin TX 78731

10/12/2006

Sirwaitis, Sherri

From: [REDACTED]
Sent: Thursday, October 12, 2006 2:13 PM
To: [REDACTED]
[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl; Wynn, Will;
betty.dunkerly@ci.austin.tx.us; McCracken, Brewster; Kim, Jennifer; Leffingwell, Lee; Haines, Dina;
Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace,
Futrell, Toby; Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew;
Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri
Subject: Support Letter case # C14-06-0172 Arboretum Retirement community

To whom it may concern:

I am writing this letter in support of the proposed retirement condos (C14-06-0172). As a longtime resident of NW Austin, I have seen many changes to this area, some for the better and some not. I do believe this project is exactly what this part of town needs and wanted to register my opinion. I live about 1 mile from this site and feel it would be a vital part of the expected NW Austin growth. With the geographic center of Austin changing, I feel that NW Austin needs higher density living and the time is right.

Please support this project!

Cindy Niels
12549 Sir Christophers Cv
Austin, Tx 78729
512-219-8546

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10/12/2006

Sent: Thursday, October 12, 2006 11:40 AM

Subject: Case # C14-06-0172 Arboretum Retirement Community

I want to express my **support** of the upcoming **Arboretum Retirement Community**. We believe that this will be a great addition to northwest Austin, and consider this a needed development that gives retirees and others direct access to the arboretum area

Jan Garcia Sotelo III

p.o box 341166
austin, tx 78734
512 608 6602 office
512 828 7757 fax

Sirwaitis, Sherri

From: JShafer [REDACTED]
Sent: Wednesday, October 11, 2006 2 17 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Arboretum Towers Neighborhood Meeting

Amelia-

We never heard back from you on our previous emails or calls requesting a meeting to discuss the Arboretum Towers project. Please let us know whether you are willing to discuss this project with our group so that we can confirm a meeting time. We would like to learn more about your project and see whether a win-win compromise can be reached.

Thank you-

Jenny Shafer

Tuesday, October 10, 2006 10 27 AM

To: [REDACTED]
cc: [REDACTED]
From: "JShafer" [REDACTED]
Subject: Arboretum Towers Neighborhood Meeting

Amelia-

We would like to invite you to a neighborhood meeting to present your proposal for the Arboretum Towers project at 11601 Jollyville Road

Date: Wednesday, October 11th
Time: 6:30-7:30pm
Place: TBD (NW Austin)

Please let me know as soon as possible whether you will be able to attend.

Thank you-

Jenny Shafer

10/12/2006

Sirwaitis, Sherri

From: Gail Lerche [REDACTED]

Sent: Thursday, October 12, 2006 2:22 PM

To: [REDACTED]
[REDACTED]
[REDACTED]; Martinez, Mike [Council Member]; Cole, Sheryl; Wynn, Will, Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer, Leffingwell, Lee; Haines, Dina; Arellano, Richard, Aguilera, Gloria, Bailey, Rich; Curtis, Matt, Levinski, Robert, Corpus, Grace; Futrell, Toby, Mormon, Andy; May, Rachel, [REDACTED] Moore, Andrew, Robbins, Beverly, Thompson, Kenny, Sirwaitis, Sherri

Subject: C14-06-0172 Arboretum Retirement Community

I am SO in favor of the retirement community under consideration (C14-06-0172 Arboretum Retirement Community) by the City of Austin.

We feel a need for this and are disappointed that it hasn't happened yet.

Thank you for your consideration and hopefully your approval.

Gail and Larry Lerche
4305 Endcliffe Dr
Austin TX 78731

10/12/2006

Sirwaitis, Sherri

From: [REDACTED]

Sent: Thursday, October 12, 2006 2 13 PM

To: [REDACTED]
[REDACTED]
[REDACTED] tinez, Mike [Council Member], Cole, Sheryl; Wynn, Will;
[REDACTED] McCracken, Brewster, Kim, Jennifer, Leffingwell, Lee; Haines, Dina,
Arellano, Richard; Aguilera, Gloria; Bailey, Rich, Curtis, Matt; Levinski, Robert; Corpus, Grace,
Futrell, Toby; Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew,
Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: Support Letter case # C14-06-0172 Arboretum Retirement community

To whom it may concern:

I am writing this letter in support of the proposed retirement condos (C14-06-0172) As a longtime resident of NW Austin, I have seen many changes to this area, some for the better and some not. I do believe this project is exactly what this part of town needs and wanted to register my opinion. I live about 1 mile from this site and feel it would be a vital part of the expected NW austin growth. With the geographic center of Austin changing, I feel that NW Austin needs higher density living and the time is right.

Please support this project!

Cindy Niels
12549 Sir Christophers Cv
Austin, Tx 78729
512-219-8546

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10/12/2006

Sirwaitis, Sherri

From: [REDACTED]

Sent: Thursday, October 12, 2006 11 40 AM

To: [REDACTED]
[REDACTED]
[REDACTED] Martinez, Mike [Council Member], Cole, Sheryl; Wynn, Will; Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer, Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert, Corpus, Grace; Futrell, Toby; Haines, Dina; Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew, Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

To Whom It May Concern:

I want to express my **support** of the upcoming **Arboretum Retirement Community**. We believe that this will be a great addition to northwest Austin, and consider this a needed development that gives retirees and others direct access to the arboretum area.

Best Regards,

Jan Garcia Sotelo III

modern design+build

p.o.box 341166

austin, tx 78734

512 608 6602 office

512 828 7757 fax

10/12/2006

Leslie Henges Dolliver
Attorney at Law
First National Bank Building
1110 RR 620 South, Suite B
Lakeway, Texas 78734
512-263-5665

October 13, 2006

Zoning and Platting Commission
Ms. Betty Baker, Chair, and Commissioners
505 Barton Springs Road, 5th floor
Austin, Texas 78704

Re: Zoning Case #C-14-06-0172
11601 Jollyville Road
Postponement Request

Dear Ms. Baker and Commissioners:

On behalf of Dr. and Mrs. David F. Henges, M.D., I am requesting that the above zoning case #C-14-06-0172 be postponed until November 7, 2006. Dr. and Mrs. Henges are the owners of the largest property adjacent to the applicant's property.

Our request is the first request of a directly affected landowner. The postponement from October 3 to October 17 was made on the motion of a Commissioner, not on a neighbor's motion.

We have worked very hard during these two weeks, meeting with Mr. DeNucci (the applicant's developer) and others to try to assess the applicant's development plans. We need more time to meet with Mr. Young, the owner/applicant, to see if we can come up with a plan that will make both the landowners and neighbors happy.

We seek this postponement only so that we can make every effort to work out a suitable development with our neighbor and create a development that will enrich the Jollyville Road area. We have spoken with other developers, but two weeks is not enough time.

Please grant us postponement to November 7, 2006, so that we can propose a development that Austin can be proud of.

Respectfully,


Leslie Henges Dolliver
/lhd

Sirwaitis, Sherri

From: [REDACTED]
Sent: Thursday, October 12, 2006 9:03 AM
To: [REDACTED]

[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl, Wynn, Will; Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer, Leffingwell, Lee, Haines, Dina, Arellano, Richard; Aguilera, Gloria; Bailey, Rich, Curtis, Matt; Levinski, Robert, Corpus, Grace, Futrell, Toby; Haines, Dina, Mormon, Andy, May, Rachel, [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny, Sirwaitis, Sherri

Subject: Case #C14-06-0172 Arboretum Retirement Community



As a real estate professional, I stay tuned to the needs of our older community. A current trend across the nation that I think we're lagging behind on, is housing for our baby boomers as they retire that provides convenience and luxury while allowing them to stay in their neighborhoods. The only way to do this affordably is with condominium projects like the one Paul DeNucci is proposing in Case #C14-06-0172 - the Arboretum Retirement Community. The demographics support this project, the need is there, the location is ideal and the time is right. I strongly urge you to support this project!

Sharon Hillhouse, Broker/e-Pro/ABR
 Hillhouse Realty, Inc
 512-560-0777 (cell)
 512-795-2393 (fax)
 [REDACTED]

10/12/2006

Sirwaitis, Sherri

From: David Petrick [REDACTED]
Sent: Thursday, October 12, 2006 8:38 AM

To: [REDACTED]
[REDACTED]
[REDACTED]; Martinez, Mike [Council Member], Cole, Sheryl; Wynn, Will, Dunkerley, Betty; McCracken, Brewster, Kim, Jennifer; Leffingwell, Lee, Haines, Dina; Arellano, Richard, Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert, Corpus, Grace; Futrell, Toby, Haines, Dina; Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew, Robbins, Beverly; Thompson, Kenny; Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

Please let this e-mail serve as my support and endorsement of the Arboretum Retirement Community. I fully believe in this project and hope that you will support Arboretum Retirement Community as one of our city leaders.

**David Petrick
David Petrick Company, Inc.
4131 Spicewood Spring Rd. Suite N-1
Austin, Texas 78759
Phone: 512-418-1900
Fax 512-502-1301**
[REDACTED]

10/12/2006

Sirwaitis, Sherri

From: Carol Sanger [REDACTED]
Sent: Thursday, October 12, 2006 6:40 AM
To: [REDACTED]
[REDACTED] Martinez, Mike [Council Member]; Cole, Sheryl, Wynn, Will; Dunkerley, Betty; McCracken, Brewster, Kim, Jennifer; Leffingwell, Lee, Haines, Dina, Arellano, Richard; Aguilera, Gloria; Bailey, Rich, Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby; Mormon, Andy; May, Rachel, [REDACTED] Moore, Andrew, Robbins, Beverly; Thompson, Kenny;
Subject: Sirwaitis, Sherri
Case # C14-06-0172

Ladies and Gentlemen,

I wanted to take the time to let you know that I am completely against the tower project submitted under the above case number. I have lived less than two blocks away from this sight for over 18 years and I can see no reason why we need a 13 story condo high rise here.

This just does not make sense. Other than the developers need to find cheap land so he can afford his project. I strongly urge you to vote against this project and encourage the developer to look at the hundreds of logical sites across the city for a 13 story high rise.

Thank you
Carol Sager
Austin, Texas

Share your special moments by uploading 500 photos per month to Windows Live Spaces
[http://clk.atdmt.com/MSN/go/msnnkwsp0070000001msn/direct/01/?](http://clk.atdmt.com/MSN/go/msnnkwsp0070000001msn/direct/01/?href=http://www.get.live.com/spaces/features)
[href=http://www.get.live.com/spaces/features](http://www.get.live.com/spaces/features)

Sirwaitis, Sherri

From: Forrest Preece [REDACTED]

Sent: Thursday, October 12, 2006 12:10 AM

To: [REDACTED]
[REDACTED]
[REDACTED] Martinez, Mike [Council Member], Cole, Sheryl; Wynn, Will, Dunkerley, Betty, McCracken, Brewster, Kim, Jennifer, Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria; Bailey, Rich; Curtis, Matt; Levinski, Robert, Corpus, Grace, Futrell, Toby, Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew, Robbins, Beverly, Thompson, Kenny; Sirwaitis, Sherri

Subject: Case # C14-06-0172 Arboretum Retirement Community

RE: Case # C14-06-0172 Arboretum Retirement Community

We are in favor of this project.

Forrest is a fifth generation Austinite and we both care very much about the look and feel of this city. But 183 is already a commercial zone and it is time we grasp that retirement living is going to be more and more in demand as baby boomers like us move into our later years

Most of our generation has grappled with finding accessible, affordable housing for our own parents. A moderately tall building like this makes a lot of sense in that it provides more units on a smaller plot of land and the efficiencies of scale can be realized.

We urge you to vote for this project

Forrest Preece Linda Ball

10/12/2006

Sirwaitis, Sherri

From: Vicki Spriggs [REDACTED]

Sent: Wednesday, October 11, 2006 3:47 PM

To: [REDACTED]
[REDACTED]
[REDACTED] Mike [Council Member]; [REDACTED] Cole, Sheryl; Wynn, Will; Dunkerley, Betty, McCracken, Brewster, Kim, Jennifer; Leffingwell, Lee; Haines, Dina; Arellano, Richard; Aguilera, Gloria, Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby. [REDACTED] Haines, Dina, Mormon, Andy; May, Rachel; [REDACTED] Moore, Andrew; Robbins, Beverly; Thompson, Kenny, Sirwaitis, Sherri

Subject: Case # C14-06-0172

I am writing to express my dismay and disapproval of the design proposed under the case number referenced above. This design does not compliment the design of this neighborhood/area. The design would stand out in a very uncomplimentary (ugly) way.

I would encourage you to require the owner to develop a new design more suitable to the area.

Thank you for your attention to this letter.

Vicki Spriggs

Resident, Ladera Vista Dr (Arboretum Village condominiums)

10/11/2006

Sirwaitis, Sherri

From: JShafer [REDACTED]
Sent: Wednesday, October 11, 2006 2:17 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re. Arboretum Towers Neighborhood Meeting

Amelia-

We never heard back from you on our previous emails or calls requesting a meeting to discuss the Arboretum Towers project. Please let us know whether you are willing to discuss this project with our group so that we can confirm a meeting time. We would like to learn more about your project and see whether a win-win compromise can be reached.

Thank you-

Jenny Shafer

Tuesday, October 10, 2006 10:27 AM

To: [REDACTED]

cc: [REDACTED]

From: "JShafer" [REDACTED]

Subject: Arboretum Towers Neighborhood Meeting

Amelia-

We would like to invite you to a neighborhood meeting to present your proposal for the Arboretum Towers project at 11601 Jollyville Road

Date: Wednesday, October 11th

Time: 6:30-7:30pm

Place: TBD (NW Austin)

Please let me know as soon as possible whether you will be able to attend

Thank you-

Jenny Shafer

10/12/2006

Sirwaitis, Sherri

From: Mayfield, Chris R. [REDACTED]
Sent: Wednesday, October 11, 2006 8:37 AM
To: [REDACTED]
 [REDACTED] Martinez, Mike [Council Member]; [REDACTED] Cole, Sheryl; Wynn, Will; Dunkerley, Betty; McCracken, Brewster; Kim, Jennifer; Leffingwell, Lee; Haines, Dina, Arellano, Richard, Aguilera, Gloria, Bailey, Rich; Curtis, Matt; Levinski, Robert; Corpus, Grace; Futrell, Toby; [REDACTED] Haines, Dina, Mormon, Andy; May, Rachel, [REDACTED] Moore, Andrew; Robbins, Beverly, Thompson, Kenny; Sirwaitis, Sherri
Subject: Case # C14-06-0172 - Please Vote No

Dear City Council Members and Concerned Stakeholders,

Please vote **NO** to Case # C14-06-0172, requesting a zoning change to allow for a 12 story tower to be built on Jollyville road in Northwest Austin. As an 11 year resident of Austin I have chosen to live and work in this area for many years because of its high quality of living with single family homes and small businesses. Allowing a 12 story tower to be built in this area greatly detracts from the community feeling in this area. As you are well aware, this area is not zoned for such an establishment, as the area is designed to encourage family neighborhoods and small businesses.

In addition, allowing for a zoning change will set a precedence in the area for years to come and potentially drastically changing the landscape of this neighborhood. I urge you to vote **NO** to this request and support Austin's unique layout and designs. Austin is not Houston nor Dallas, and we do not want it to be.

This tower is more appropriate in an area zoned specifically for this type of building, not a residential/small business community.

Thank you for your time and attention in this matter. Should you feel the need to contact me for further information, please feel free to call me at 512-653-6169 or via email at chris_r_mayfield@accenture.com

Sincerely,

Chris Mayfield

10/11/2006

Sirwaitis, Sherri

From: Bill Kleinebecker [REDACTED]
Sent: Monday, October 09, 2006 10:48 PM
To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Sole, Sheryl, Wynn, Will; Dunkerley, Betty, McCracken, Brewster, Kim, Jennifer, Leffingwell, Lee, Haines, Dina, Arellano, Richard, Aguilera, Gloria, Bailey, Rich; Curtis, Matt; Levinski, Robert, Corpus, Grace; Futrell, Toby, [REDACTED] Haines, Dina; Mormon, Andy, May, Rachel; [REDACTED] Moore, Andrew, Robbins, Beverly, Thompson, Kenny; Sirwaitis, Sherri, Butler, [REDACTED]
Cc: [REDACTED]
Subject: Case # C14-06-0172

My wife, Ann, and I are very much opposed to the approval to erect this tower. It is out of place in our part of town and would lead to destruction of neighborhoods through increased traffic and creation of an urban environment. There is no way you can hold your case to just this one, we all know that

This will make a mockery of any plan to strengthen the downtown Austin so Austin can be a true city and not a collection of pop-up towers with no focus for culture. We'll be especially surprised and disheartened if those who speak out about those live music venues that you all seem to be so proud of being placed around the downtown end up approving this project.

As another move to balkanize the downtown, maybe you'd like to move the City Hall to the Arboretum. It will just be a walk up the hill from the Mopac and 183 light rail station

.. Bill Kleinebecker

Sirwaitis, Sherri

From: Betty Baker [REDACTED]
Sent: Monday, October 09, 2006 4:53 PM
To: Leslie Dolliver, [REDACTED]
 [REDACTED] Sirwaitis, Sherri, Anguiano, Dora
Cc: Wynn, Will, Dunkerley, Betty, McCracken, Brewster; Kim, Jennifer; Leffingwell, Lee; Martinez, Mike [Council Member]; Cole, Sheryl, Aguilera, Gloria; May, Rachel, Bailey, Rich; Mormon, Andy; Brault, Kelley; Levinski, Robert; Corpus, Grace, Robert A Garza; Moore, Andrew; Robbins, Beverly, Thompson, Kenny; Yontz, Caryl; Watson, Matt; Barraza, Thelma; Berghammer, Darlene; Coleman, Barbara; Garza, Julian, Aguilera, Alison; Ruiz, Viola; McDonald, Stephanie
Subject: RE: Letter to commission regarding October 3rd ZAP Commission hearing

As Chair of the Zoning and Platting Commission, it is my responsibility to follow its Rules and Regulations. As I stated, when the motion was made for reconsideration, it is highly unusual for such an action by the commission, but it is permitted and is legal.

To debate the pros and cons of the length of the postponement will not be of advantage to either side. It's a mute issue. I would respectfully urge you to meet with others concerned about the case and those interested in the request. Take the time allocated to know as much as you can. That is the only option now available to you.

My vote is only one (1) on the commission, and my vote sometimes is a minority one. All of the commissioners are strong individuals, and I feel they are sincere in their decisions and make every effort to be objective. There is no need to apologize for the commission's action, but I do regret any inconvenience the shorter postponement may cause.

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

From: Leslie Dolliver [REDACTED]
Sent: Monday, October 09, 2006 2:18 PM
To: Betty Baker; [REDACTED]
 [REDACTED] 'Sirwaitis, Sherri'; [REDACTED]
Cc: 'Will Wynn'; 'Betty Dunkerley'; 'Brewster McCracken'; 'Jennifer Kim'; 'Lee Leffingwell'; 'Mike Martinez'; 'Sheryl Cole'; 'Gloria Aguilera'; 'Rachel May'; 'Rich Bailey'; 'Andy Mormon'; 'Kelley Brault'; 'Robert Levinski'; 'Grace Corpus'; 'Robert A Garza'; 'Andrew Moore'; 'Beverly Robbins'; 'Kenny Thompson'; 'Caryl Yontz'; 'Matt Watson'; 'Thelma Barraza'; 'Darlene Berghammer'; 'Barbara Coleman'; 'Julian Garza'; 'Alison Aguilera'; 'Viola Ruiz'; 'Stephanie McDonald'
Subject: Letter to commission regarding October 3rd ZAP Commission hearing

10/10/2006