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Neighbors of The Grove

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, http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/

"Tensions Rise as Grove Development Gets Support from City Planners" (Austin American-Statesman, April 1, 2016, http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman_internallink_referralbox_free-to-premium-referral

Signatures

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 Pirk	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 Ardizzone	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
Zarquah 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 Roof	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 Hauft	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 Rooff	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 Hrcir	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 Ruettiger	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 Kaindle	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 Dobberfuhr	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

Petition Signatures by City

	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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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 Roof	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

Petition Signatures by City

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 Hrcir	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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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 Yaple	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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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

Petition Signatures by City

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 Czop 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

Petition Signatures by City

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 lassetter	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

Petition Signatures by City

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

Petition Signatures by City

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, http://www.austinchronicle.com/news/2016-04-01/the-house-on-45th-street/

"Tensions Rise as Grove Development Gets Support from City Planners" (Austin American-Statesman, April 1, 2016, http://www.mystatesman.com/news/news/local/tensions-rise-as-grove-development-gets-support-fr/nqxjp/?icmp=statesman_internallink_referralbox_free-to-premium-referral

Comments

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."
Cynthia Keohane	Austin, TX	2016-04-03	"The Challenge of Keeping Austin, Austin" (Metropolis Magazine, March 29, 2016, http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/)
Don Redmond	Austin, TX	2016-04-03	I live about 2 miles away. This is a terrible idea for any residential neighborhood.
Judy W Sargent	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.
Daniel Joyce	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.
brian horst	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.
Erin Friedman	Austin, TX	2016-04-03	it's ridiculous. plain and simple.
Joan brook	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.
Sue Bass	Austin, TX	2016-04-03	Development should not encroach on citizens rights and civil liberties.
		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 our 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 not dictate to our city, we need not another development, traffic gridlock, I 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 Hrnir	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	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!
			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.
Richard Mountain	Austin, TX	2016-04-04	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! 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.
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	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.
Julia Kirby	Austin, TX	2016-04-04	Traffic already makes 45th St. almost impassable during rush hour, with cars backed up on Bull Creek and 45th St. both directions.
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	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.
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 will 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 losing 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, http://www.metropolismag.com/Point-of-View/March-2016/The-Challenge-of-Keeping-Austin-Austin/)
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 too 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 be 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.

Mrs. Victor Szebehely
4100 Jackson Avenue, Apt. 408
Austin, Texas 78731
June 22, 2016

TO: Mayor and Council
From: Jo Betsy Szebehely
Subject: The Grove at Shoal Creek

Please note my strong support for The Grove. While I now live at Westminster, I have lived all my earlier years in West Austin...specifically in Pemberton Heights. Is it possible that the home owners surrounding the property have enjoyed using the land as their own property? In addition to the reasons stated in the "Petition to the City of Austin", the intersection of 45th and Bull Creek could benefit also.

I sincerely hope that my letter may still be considered by the Zoning and Platting Commission and that The Grove will become a reality.

Thank you for your attention.

Sincerely,


Jo Betsy Szebehely





PARKS & RECREATION BOARD RECOMMENDATION 20160524-003

Date: May 24, 2016

Subject: The Grove at Shoal Creek PUD Application

Motioned By: Board Member Luca

Seconded By: Board Member Alter

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

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

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

Against: Board Member Casias

Abstain: Board Member Schmitz

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

Off the Dais: N/A

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

April L. Thedford, Board Liaison

**ENVIRONMENTAL COMMISSION MOTION FORM 20160615 008a**

Date: June 15, 2016

Agenda Item: The Grove at Shoal Creek Planned Unit Development

Motion by: Peggy Maceo

Seconded by: Mary Ann Neely

RATIONALE:

Whereas, Imagine Austin sets a vision for our City to be one of complete communities that is natural and sustainable, prosperous, livable, mobile and interconnected that identifies a need for more infill parkland within walking distance of homes in many established neighborhoods, and for a variety of parkland types; and

Whereas, Imagine Austin recognizes that Austinites enjoy an easy connection with nature and have a strong environmental ethos and consider parks a core part of what makes Austin special; and

Whereas, Austin prides itself on being among the top cities in the country for parkland per capita; and

Whereas, Imagine Austin states a beautiful system of outdoor places for recreation and environmental protection will define Austin as a world class city and as we grow into a more compact city we will also have an increase need for parks and open space; and

Whereas, by strengthening our green infrastructure, including parks, open space and creeks, Austin can protect the natural environment and enhance quality of life; and

Whereas, the City of Austin's Planned Unit Development (PUD) ordinance provides a number of "Tier Two" criteria for determining the extent to which a PUD development would be considered superior, including a number of environmental criteria; and

Whereas, these "Tier Two" criteria provide a PUD developer with a number of options for addressing circumstances, conditions, and needs that are unique to the proposed PUD development location and surrounding community; and

Whereas, the Bull Creek Road Coalition is a neighborhood group formed when TxDOT announced it would be selling the site of the proposed Grove at Shoal Creek PUD and provided a written document outlining the community's priorities and concerns regarding development in this site; and

Whereas, TxDOT made the Bull Creek Road Coalition document regarding community concerns available to all bidders during the land sale process; and

Whereas, the neighborhoods adjacent to the proposed PUD have experienced a significant increase in the magnitude and frequency of clouding during recent rain events; and

Whereas, the City's Parks and Recreation Department has determined that the proposed parkland for the development does not achieve a level of superiority; and

Whereas, the community has expressed concern regarding erosion along the bank of Shoal Creek; and

Whereas, among the PUD development design features intended to achieve environmental superiority are riparian and grow zone areas along Shoal Creek and trails; and

Whereas, the PUD development has shown that these features will be impacted if erosion along the bank of Shoal Creek continues to occur as expected; and

Whereas, the surrounding community has expressed concern regarding flooding in the area and regarding the potential of the proposed PUD development to exacerbate the potential for flooding; and

Whereas, the PUD development has not identified or proposed a flood mitigation option that achieves environmental superiority, above and beyond what is already required by the City's Code requirements.

Therefore, be it resolved that the Environmental Commission recommends that The Grove at Shoal Creek PUD, as proposed, is found to lack environmental superiority; and

Therefore, be it further resolved that the Environmental Commission finds that environmental superiority is achievable and could be achieved if the following concerns were met:

-The amount and arrangement of parkland, including active park space as well as adequate space between and around the preserved trees and any intense activity associated with parkland that may adversely affect the health and long-term viability of those trees, lacks superiority via the City's Parks and Recreation Department's process, including credits given to parkland within the erosion area, and fails to meet the needs of the existing neighborhood, new residents and citizens of Austin. Flex space should be removed and 1,100 feet of street frontage and a minimum of 3 additional acres requested by the City's Parks and Recreation Department should be added.

-Comply with at least Three Star Rating building requirements. Due to the high level of density planned for the PUD development and lack of adequate parkland acres, a Two Star Rating provides less energy efficiency and innovative building requirements while a Three Star Rating of landscapes and housing enhances sustainable goals, higher resale value, and reduces environmental impact.

-The proposed drainage system fails to account for the increased flood risks adjacent neighborhoods have experienced in recent years. Designing the drainage system to the 500-year storm event rather than the typical 100-year storm event would provide an additional margin of safety for the neighborhoods given the magnitude and frequency of flood events the surrounding area has experienced in recent years.

-The Land Use Plan for The Grove at Shoal Creek PUD does not identify where drainage easements will be located and lacks details regarding restrictive covenants intended to address drainage. The PUD ordinance should specifically identify the easements and outline details of any relevant restrictive covenants.

-Air quality impacts to the surrounding neighborhoods as a result of an anticipated 19,000 additional vehicle trips served by the existing transportation infrastructure in this area were not addressed. The PUD should implement an air quality plan with input from the City of Austin's air quality staff, including an air quality monitoring system, and ensure the site has adequate mature trees to provide air quality benefits and mitigate noise pollution.

-Tree protections lack superiority. The tree plan should commit to preservation of 100% of the Critical Root Zone on all Heritage and Protected trees that remain in the site in applying the Tree Preservation

Criteria for Critical Root Zones Impacts. Furthermore, trees that line the property along the properties on Idlewild Road should be retained and protected to serve as a barrier to mitigate noise and air pollution, erosion control, and will offer increase green infrastructure on site.

-The density of the development is inappropriate for the location and should be reduced to a maximum of 2.1 million square feet by reducing the amount of retail and office space.

-Lack of adequate evaluation of erosion dynamics on this portion of Shoal Creek and a lack of any actions to mitigate erosion along the creek frontage in this PUD were not achieved. This erosion affects the Critical Environmental Feature, grow zone, parkland, trails, and trees. The developer should work with staff to conduct an erosion control study and implement erosion control measures identified through the study at the developer's expense.

VOTE 6-4-1

Recuse: None

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

Against: B. Smith, Creel, Moya, Grayum

Abstain: None

Absent: H. Smith

Approved By:

A handwritten signature in black ink, appearing to read "Marisa Perales", written in a cursive style.

Marisa Perales, Environmental Commission Chair



Memorandum

To: Environmental Commission Members

From: Ricardo Soliz, Division Manager

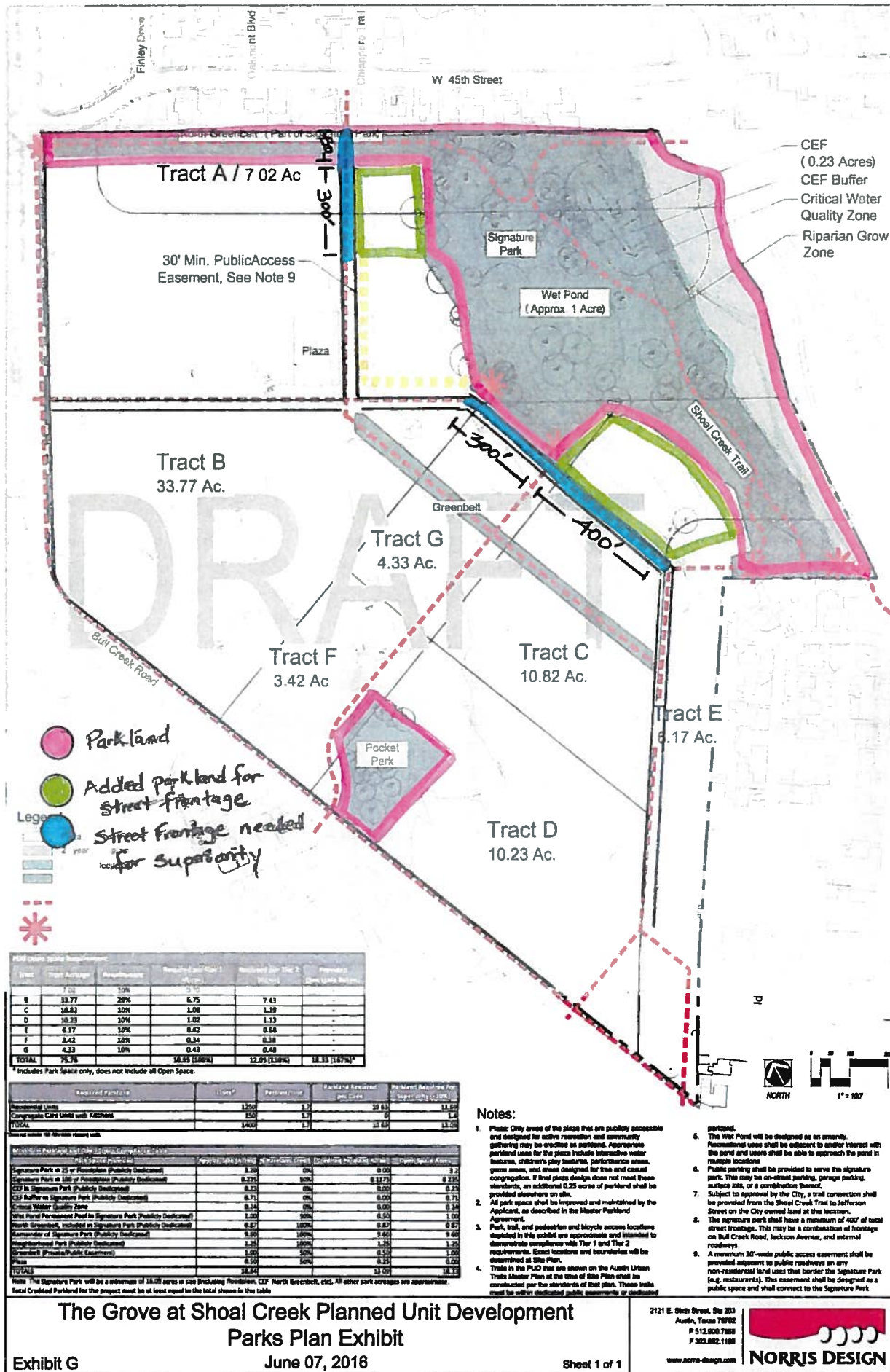
Subject: Parks and Recreation Department
Status on the Grove at Shoal Creek

Date: June 9, 2016

Thank you for the opportunity to continue to work with the applicant by your action to postpone the Grove at Shoal Creek to see what progress could be made to reach "superiority" in regards to parkland. On Monday, June 6, 2016, the applicant had an opportunity to meet with City staff to discuss the plan of action to address the list of conditions outlined in the Environmental Commission's motion. On June 8, 2016, the applicant submitted a revised Parks Exhibit to PARD to review and comment. On June 9, 2016, PARD provided the development team a response to that Parks Exhibit. PARD staff is waiting to hear back from the applicant. Attached is PARD's response to the applicant latest Park Exhibit.

If I can provide you with additional information, please let me know at (512) 974-9452 or at Ricardo.Soliz@austintexas.gov.

Attachment(s)
Park Exhibit from PARD
E-mail to the Applicant by PARD staff



Rationale for frontage and acreage needed to provide the frontage:

- The development along the frontage of most of the Signature Park will hide the park amenities, much as the playscape at Central Market and the Arboreteum cow sculptures are hidden from street view at those developments today. Those are not parkland. They provide an example of how we feel the Applicant's configuration will not address the public realm.
- Full credit was given to the grow zone (1.63 acres) due to its scenic value. However, in light of Watershed Protection Department's comments regarding some continued bank erosion, we are concerned that some portion of that acreage may not exist in future years. In light of this new information, PARD believes that some of this acreage must be recovered elsewhere in the Signature Park.
- As we explained at the Parks Board, much of the Signature Park acreage will have limited recreational uses, particularly if there is a requirement to increase the Critical Root Zone protection or if design requires the pond size to increase. This would could create a need to move the trail closer to the restaurant area.
- We need street frontage for superiority, regardless of how much acreage is owed. To this end, we would change Note 8 on the June 7, 2016 Park Exhibit that state: " the signature park should have a minimum of 400 feet of total street frontage" to " the signature park should have a minimum of 1,100 feet of total street frontage. " Also see the attached graphic that extends the proposed park space outside of floodplain to show the street frontage.
- PARD does not agree with the public access easement in lieu of actual park street frontage. The yellow dashed arrows should be removed along with note #9.

Ricardo Soliz



The Grove at Shoal Creek PUD Application

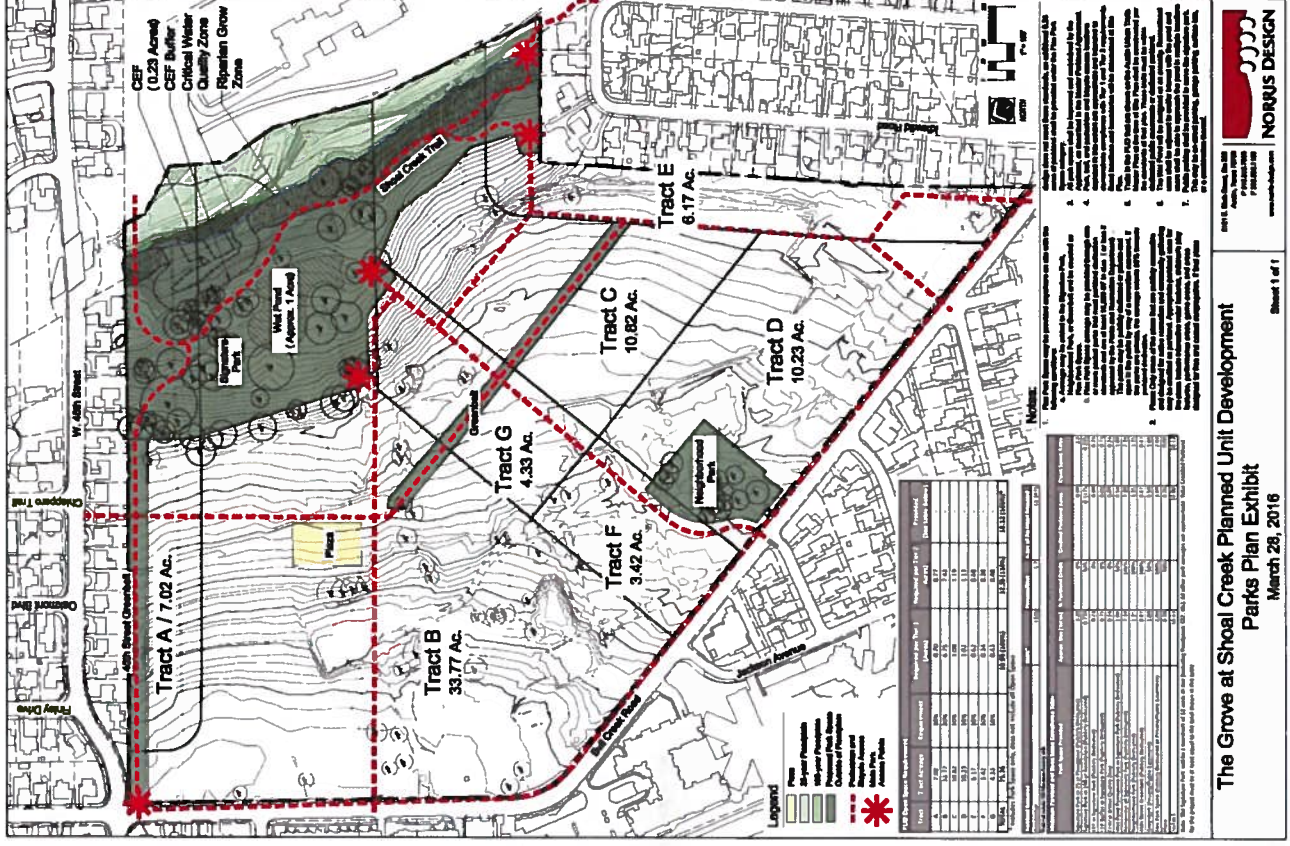
Randy Scott, Park Development Coordinator
City of Austin - Parks & Recreation Department
May 24, 2016



PUD Project Site

Exhibit for approval shows 16.63 acres of parkland:

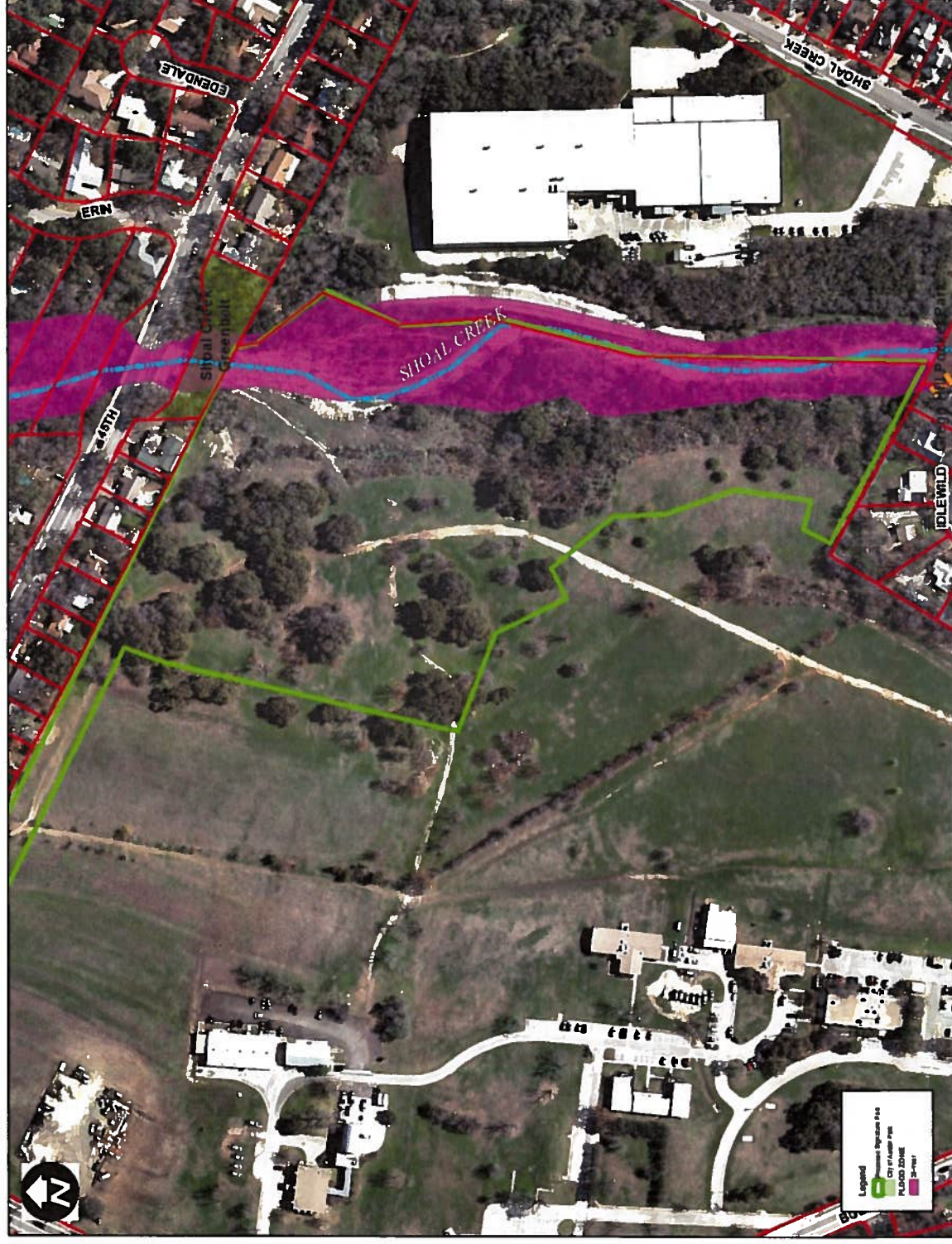
- a Signature Park (13.88 acres)
- a Neighborhood Park (1.25 acres)
- a Greenbelt area (1 acre)
- a Plaza with recreation (.5 acres)





PUD Project Site

□ Acreage Credits – Signature Park (13.88 acres)



No Credit
for 25- Year
Floodplain
= 10.68 Acres



PUD Project Site

□ Acreage Credits – Signature Park (13.88 acres)



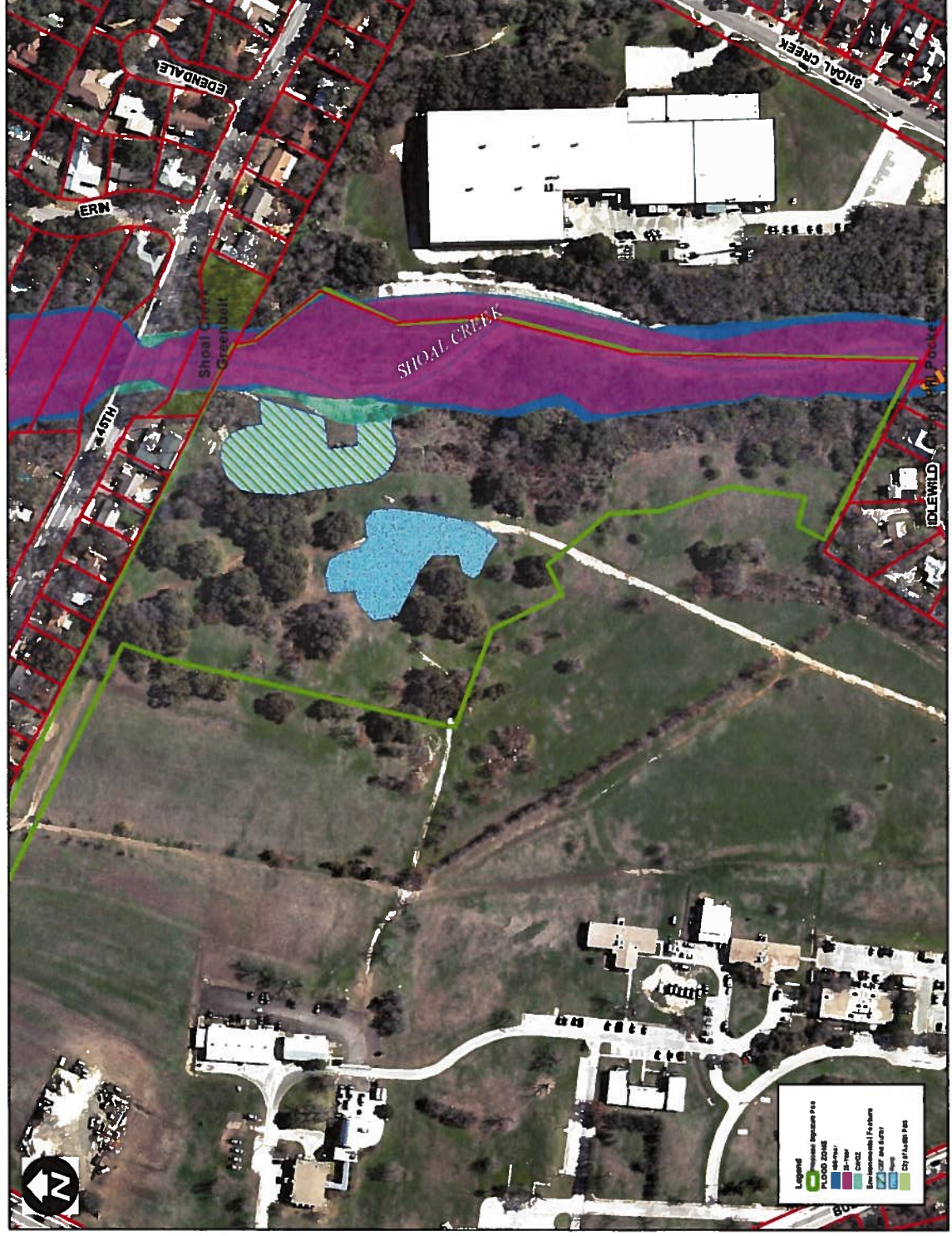
Half Credit
for 100 -
Year
Floodplain
= 10.56 Acres





No credit for
CEF, CWQZ
and 1/2 of
Pond

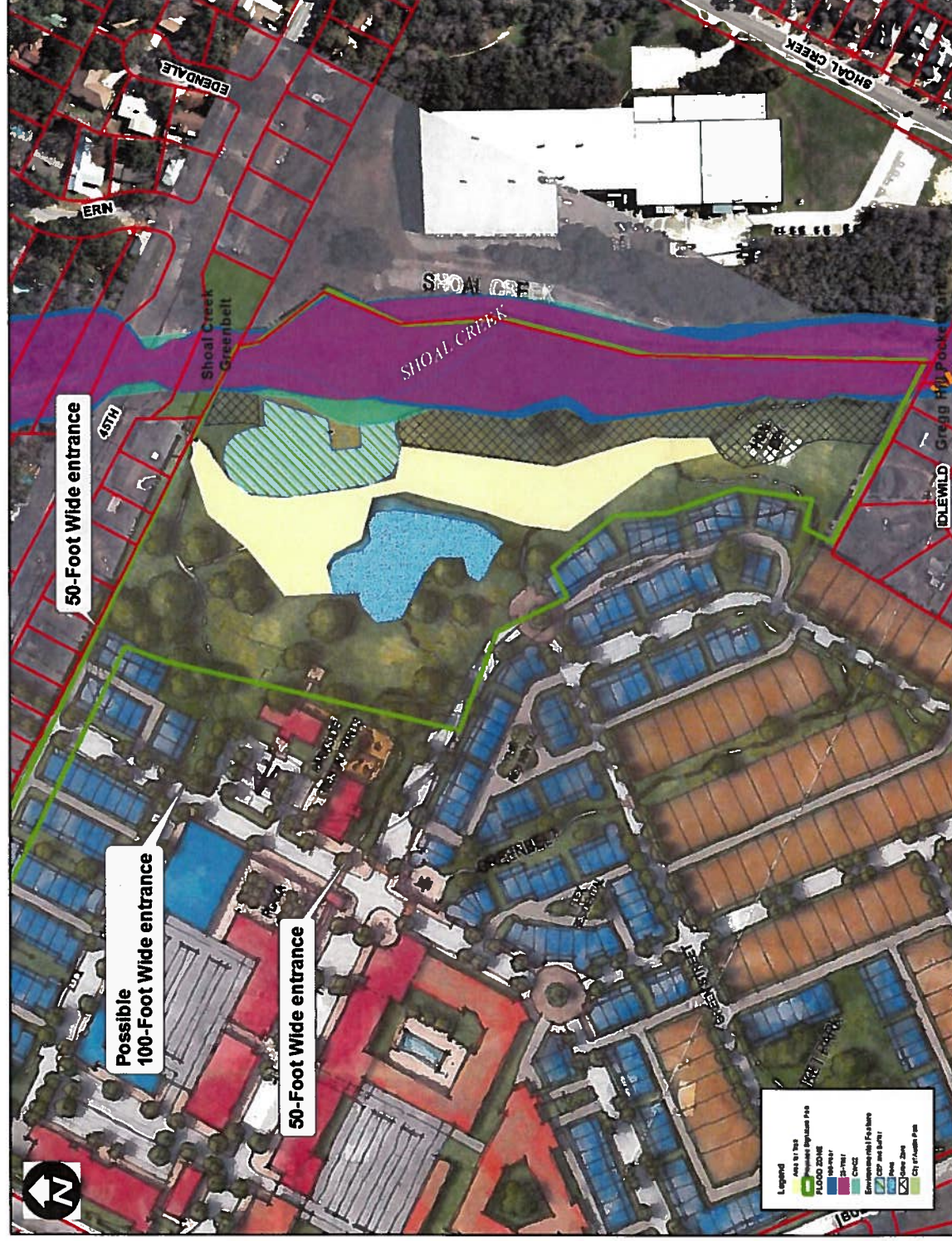
= 8.88 Acres





PUD Project Site

Standards Analysis (Active Play Areas)



5 acres left

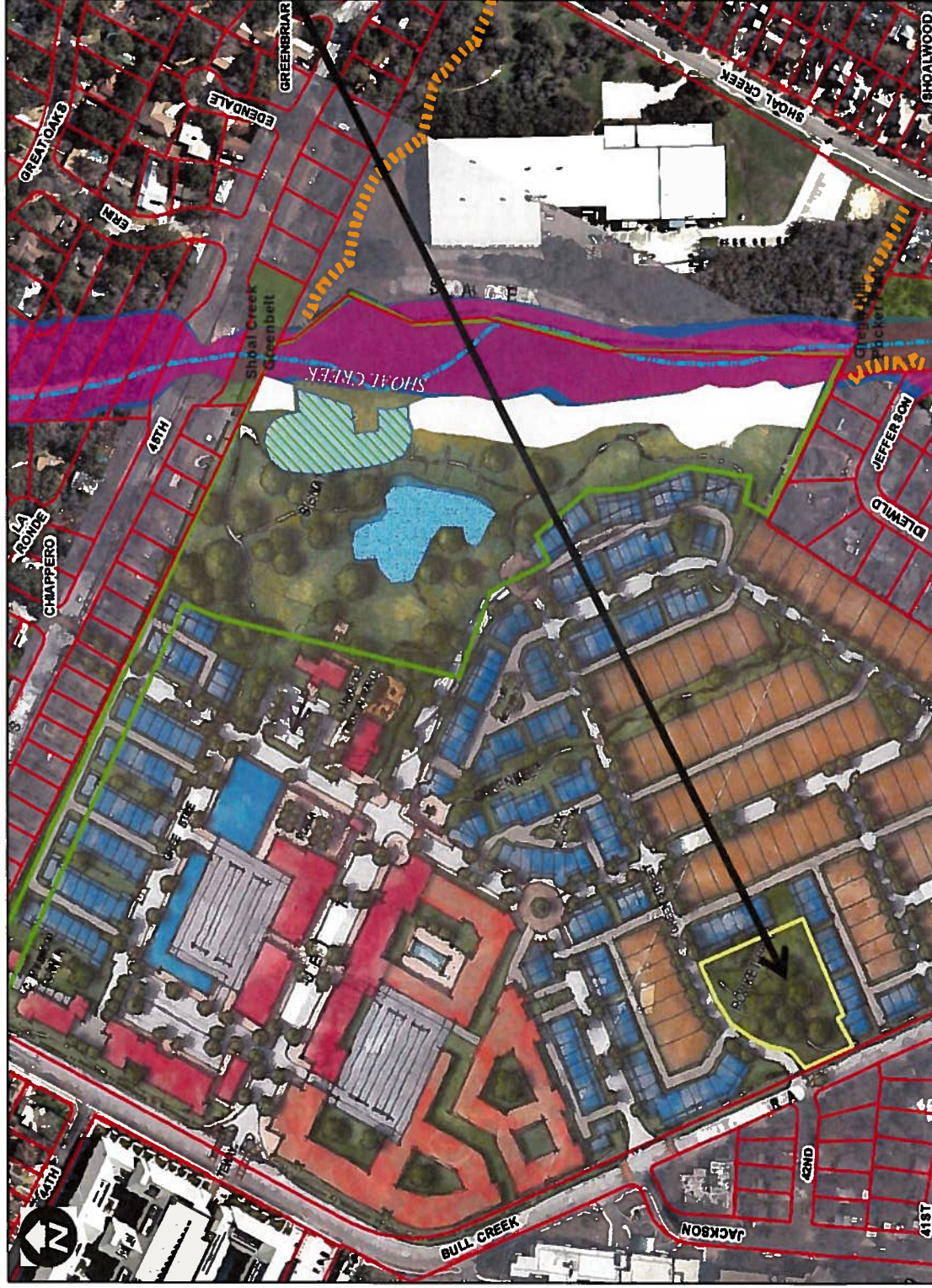
- Small visibility from the street
- Directly behind homes





PUD Project Site

□ Standards Analysis: Neighborhood Park



Play
acreage
100-foot
buffer
needed
from
adjacent
homes



Review Conclusions

- Initially, Applicants did not want Parks superiority; PARD staff agreed to allow Flex Space of 2 acres but not recommend superiority
- Signature Park standards analysis shows estimated 4 acres of active play area and 2 acres of trail area; the remaining acres have limited or no recreational use
- Signature Park standards analysis shows that all of the acreage has limited public access points





Staff Recommendation

■ Superiority could be reached if:

- Parkland is provided at 10% above the required land dedication.
- This includes:
 - Placing the 2 acres of Flex Space in the Signature Park
 - Adding approximately 3 acres to the Signature Park with more street frontage and usable play space away from residences
 - The exact number of dwelling units is required for PARD to make the exact PLD calculation
- A trail is built that connects the development to the Shoal Creek Greenbelt at Jefferson Street south of the development;
- Removal of the residential uses around the Neighborhood Park to make the park more public and allow for full use of all the acreage or create a larger buffer from the homes;
- Continue to include at least \$750 per unit on park development



THE GROVE AT SHOAL CREEK

PARKLAND AGREEMENT TERMS

1. Applicant: Similar to Whisper Valley Parkland Agreement
PARD: A variety of formally approved Parkland Improvement Agreements may be considered.
2. Applicant: Establishes Developer and its successors at the Parks Operation Manager ("POM")
OK
PARD: OK
3. Applicant: Requires dedication of portions of the required City Parkland Areas in connection with approval of Site Plans as development occurs.
PARD: A master park plan should be developed in phases. The phases should be established according to the number of units completed over time. This could be recorded and tracked by a spreadsheet. The first phase should be a park master plan that is approved by PARD.
4. Applicant: Requires developer to spend at least \$750 per residential unit on park improvements. PARD: OK
5. Applicant: Developer responsible for design of parkland improvements but is subject to Design Guidelines, Parks Plan, PUD, safety requirements and must "serve citizens of the City and residents of the Project"
PARD: The current Design Guidelines only address greenbelt trails and residential uses next to parks. The development team will need to acquire PARD's playscape, turf, amenity equipment and trail standards (or provide PARD an alternative to approve) and then add those standards to the Design Guidelines Section 5.2.2.
6. Applicant: City will get to review site plan with park improvements to insure requirements are met.
PARD: OK
7. Applicant: Requires tree trimming plan and City approval of tree trimming
PARD: OK
8. Applicant : City has to promptly review and not unreasonably withhold approval of site plan that meets requirements
PARD: OK
9. Applicant: Allows the Developer, in compliance with PUD, to locate water quality, detention and drainage facilities, utilities, road crossings, wetland preservation, floodplain improvements, landscaping, trails, project signage in addition to park improvements and programming, in City Parkland Areas.
PARD: PARD will not allow road crossing within the deeded parkland. Road crossings were allowed in the Whisper Valley Parkland Improvement Agreement due to its large size of 600 acres.

10. Applicant: City cannot alter or install new park or other improvements without developer approval
PARD: PARD would like to have mutually agreed upon facilities. PARD staff will need City Legal advice on how to word this section to ensure there is a mutual benefit.
11. Applicant: POM will be responsible for operation and maintenance at no cost to City
PARD: OK
12. Applicant: Must comply with City Park Rules in Chapter 8-1 and Chapter 11-1 with respect to operations, maintenance and programming
PARD: OK
13. Applicant: POM may establish additional Project Park Rules so long as they keep park fully open to public and do not conflict with City Park Rules
PARD: The additional Project Park Rules will need to be approved by PARD.
14. Applicant: POM may schedule special events with 14 day prior notice to City and reservations must be consistent with PARD reservation policies
PARD: Before PARD would agree to allow the POM to schedule special events, this requires more discussion within PARD. The issue is the type and size of such events.
15. Applicant: POM shall not be charged fees by the City for such programming in light of its taking on operations and maintenance
PARD: Before PARD would agree, this requires more discussion within PARD. City Council would have to approve this action. This could be incorporated into the PUD agreement.
16. Applicant: POM can charge reasonable admission fees for special events to cover costs that involve payment such as for performers or entertainers
PARD: Typically, special event fees are a General Fund revenue. This type of arrangement would have to be approved by City Council.
17. Applicant: Except for temporary private events that are reserved consistent with PARD reservation policies, special events shall be open to the public
PARD: OK
18. Applicant: POM can allow concessions so long as concessions complement use of parkland and any concession fees go into park maintenance, operation and/ or improvements
PARD: PARD would need to approve the concessions just as they do in the Whisper Valley and other agreements.
19. Applicant: PARD will have right and responsibility to enforce City Park Rules and penal ordinances related to public health and safety
PARD: OK

20. Applicant: Developer shall be entitled to name the Signature Park so long as such name is not offensive to any racial or ethnic group or minority.

PARD: The developer would have to comply with the City's Park Naming Code requirements.



City of Austin

Austin Energy

Town Lake Center • 721 Barton Springs Road • Austin, Texas 78704 - 1145

6/09/2016

Environmental Commission Motion Form 20160601 008b

Dear Environmental Commission,

I am writing to provide some background information and context for Austin Energy Green Building (AEGB) rating requirements and to provide staff's recommendation that the Grove Shoal Creek PUD comply with at least two star green building requirements.

An AEGB rating includes a core component of rating requirements and a menu of additional voluntary measures. The rating is broken into categories: Site, Energy, Water, Indoor Environmental Quality, Materials and Resources, Education and Equity and Innovation. Achieving the rating requirements alone is a significant effort compared to building to code, and earns a project the designation of a One Star AEGB Rating. Rating requirements include achievement in Energy, Water, Indoor Environmental Quality and Materials categories. A Two Star Rating is earned when a project earns approximately thirty-five percent (35%) of the additional measures and a Three Star Rating is earned when a project earns approximately forty-five percent (45%) of the additional measures. Those specific points a project pursues are entirely up to the project and their sustainability objectives, so the difference is first and foremost a matter of degree.

AEGB staff recommends a Two Star PUD requirement for the following reasons:

- An Austin Energy Green Building Two Star Requirement is considerably less demanding to administer through the building design and permitting process -, for both staff and the project team than a three star requirement. Any project which is required to achieve an AEGB rating must document that their design is on track to achieve the required rating for the scope of work being permitted at Permit Application and again at Certificate of Occupancy. In our experience, a Two Star project of any type or scope (including Shell Construction for speculative tenants) can document their rating by selecting points that are typically documented for any scope of work in the design phase or at building occupancy. Operational items that contribute to ratings are not typically determined within this scope of work or at these phases in the process so, they can be difficult to document and require additional documentation outside the scope of a standard permit set. Projects that are

www.austinenergy.com

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on track for Two Stars during design phase often add some of these points later in the process, under separate permits and end up achieving Three Stars. Three Star requirements are particularly challenging for speculative development with unknown tenants as they must be designed for flexibility to accommodate a variety of real estate priorities or preferences. For example, green buildings are characterized by open offices to accommodate natural lighting and views to the outdoors, however, a medical office building must provide partitions to meet privacy standards. Austin Energy is committed to helping projects achieve the highest rating level they can achieve, however the timeline and sequence of the permitting process does not always align with the natural sequence for ratings. This is why LEED Green Building Certifications are often not earned until a year after building occupancy.

- The City of Austin (COA) is committed to continuous improvement of baseline building standards through a regular building code adoption cycle on which AEGB ratings are based. The COA is preparing to adopt the 2015 International Building Code and update the AEGB Ratings, raising the baseline for new projects.
- Limited Resources: At present, there are about 18 million square feet of commercial building projects in the AEGB program and staff is dedicated to the continued quality of services provided. Consulting on and reviewing a Three Star requirement project requires considerably more time on a tighter timeline than a Two Star requirement.
- AEGB staff's position is that the AEGB rating should be used to define, promote and further the City's sustainability goals. Any Austin Energy Green Building rated project represents a significant achievement in Energy Efficiency, Water Efficiency and Material efficiency. Green Building Ratings were conceived as voluntary programs to demonstrate leadership in the built environment and considerable work has been made to use these ratings in development requirements, however this is not the intended use of the program. Much experience and expertise has informed this recommendation for two star requirements.

Kind regards,



Kurt Stogdill
Manager, Green Building & Sustainability



MEMORANDUM

TO: Chuck Lesniak, Environmental Officer

FROM: Janna Renfro, P.E.
Watershed Protection Department
Environmental Resource Management

DATE: June 9, 2016

SUBJECT: Erosion Evaluation of Shoal Creek at The Grove PUD Property

Information Requested

As requested, staff conducted a preliminary analysis of erosion along Shoal Creek at The Grove property. This analysis supports the Environmental Commission's June 1, 2016 motion (Form 20160601 008b) for the applicant to "work with staff to develop a plan to conduct an erosion control study along the entire length of the development's Shoal Creek frontage." This memo summarizes the following information:

1. Potential impact of future erosion to the proposed parkland and riparian buffer
2. Geomorphic analysis of Shoal Creek on the subject property
3. Estimated cost of engineering solutions to repair or prevent erosion damage

Staff performed a preliminary analysis based on the visual record. The Watershed Protection Department does not have geotechnical information for the site, but staff is familiar with erosion patterns at similar sites in Austin. However, this is a planning level of analysis.

Erosion Impact

The potential impacts are visualized in the attached map and listed below:

- Loss of land to the streambed is mostly confined to current floodplain, which is dedicated parkland, but not credited parkland
- Riparian Grow Zone will be mostly eroded as the bank stabilizes
- Potential future trail conflicts exist
- Wet pond outfall will need to avoid areas of future erosion
- The past erosion rate is ~10 feet/year. The future erosion rate is dependent upon storm events.

Geomorphic Analysis

The geomorphic analysis considered aerial images from 1997, 2003, 2012, and 2015. Elevation data (City of Austin LiDAR) was used to truth the aeriels for 1997, 2003, and 2012. For each of these years, the bed of the channel was identified to track meander bend migration and erosion progression. The channel alignment has remained mostly stable with the exception of the large meander bend that begins approximately 250' downstream of the 45th Street Bridge. This erosion is progressing both downstream and laterally inland.

Directly upstream of 45th Street, the channel is mostly situated in bedrock (Buda formation). On the subject property, the channel banks are Del Rio clay formation and vulnerable to weathering and erosion. The stretch of Shoal creek from 45th Street to 38th street is a relatively straight channel with mildly curved bends, suggesting that severe meanders are not likely to develop. It is possible that this particular erosion location is highly affected from the bridge hydraulics and sudden change in geology downstream of 45th Street.

While it is difficult to precisely predict the evolution of urban streams that are highly impacted by the built environment, the erosion does show a consistent pattern of downstream migration – approximately 175' in 18 years. It is reasonable to assume that this pattern will continue as shown in the attached map, with the rate of movement dependent upon storm events. The downstream migration is expected to taper off as the stream reaches a pattern that mimics the historically stable downstream conditions. It is also reasonable to believe that the erosion will stabilize as the influence of the bridge hydraulics lessens further downstream.

The erosion has progressed 125' laterally at the worst point. It is reasonable to believe that the lateral erosion rate will slow or stop as the channel widens and the radius of curvature of the bend increases, moving the channel towards equilibrium.

Once the channel toe has adjusted, the banks will relax to a stable slope, assumed to be 4H:1V. This is a conservative assumption, with a sufficient factor of safety. Geotechnical borings and soil testing could refine this value. The banks are approximately 20', so the top of bank could be 80' from the toe based on the conservative assumption. However, depending on soil conditions, the top of bank could stabilize closer to the toe.

The attached map shows two blue dotted lines that show the predicted toe of slope (light blue) and top of bank (dark blue).

Preliminary Cost Estimates

Three levels of projects could be considered to address this erosion should it be deemed a problem. A standard capital planning level cost estimate for streambank stabilization project assumes full bank restoration designed by an outside engineering firm and constructed by a private contractor. This project would be a major undertaking and likely excessive for the actual need; however it is used as a starting point and less invasive projects are considered based on a factor of reduction. A more detailed cost analysis could be developed given more time.

Costs to Stabilize 500' Meander Bend on The Grove Property:

Full bank restoration with engineered limestone block wall:	\$1,800,000
Reinforced toe with vegetated banks sloped to 4:1:	\$900,000
Redirective flow structures to prevent further loss:	\$600,000

I am happy to answer any questions or provide further information, as needed.

Attachments: Map – The Grove PUD Erosion Assessment

CC: **Andrea Bates**
 Mike Kelly

The Grove PUD Erosion Assessment

Potential Future Erosion Limits

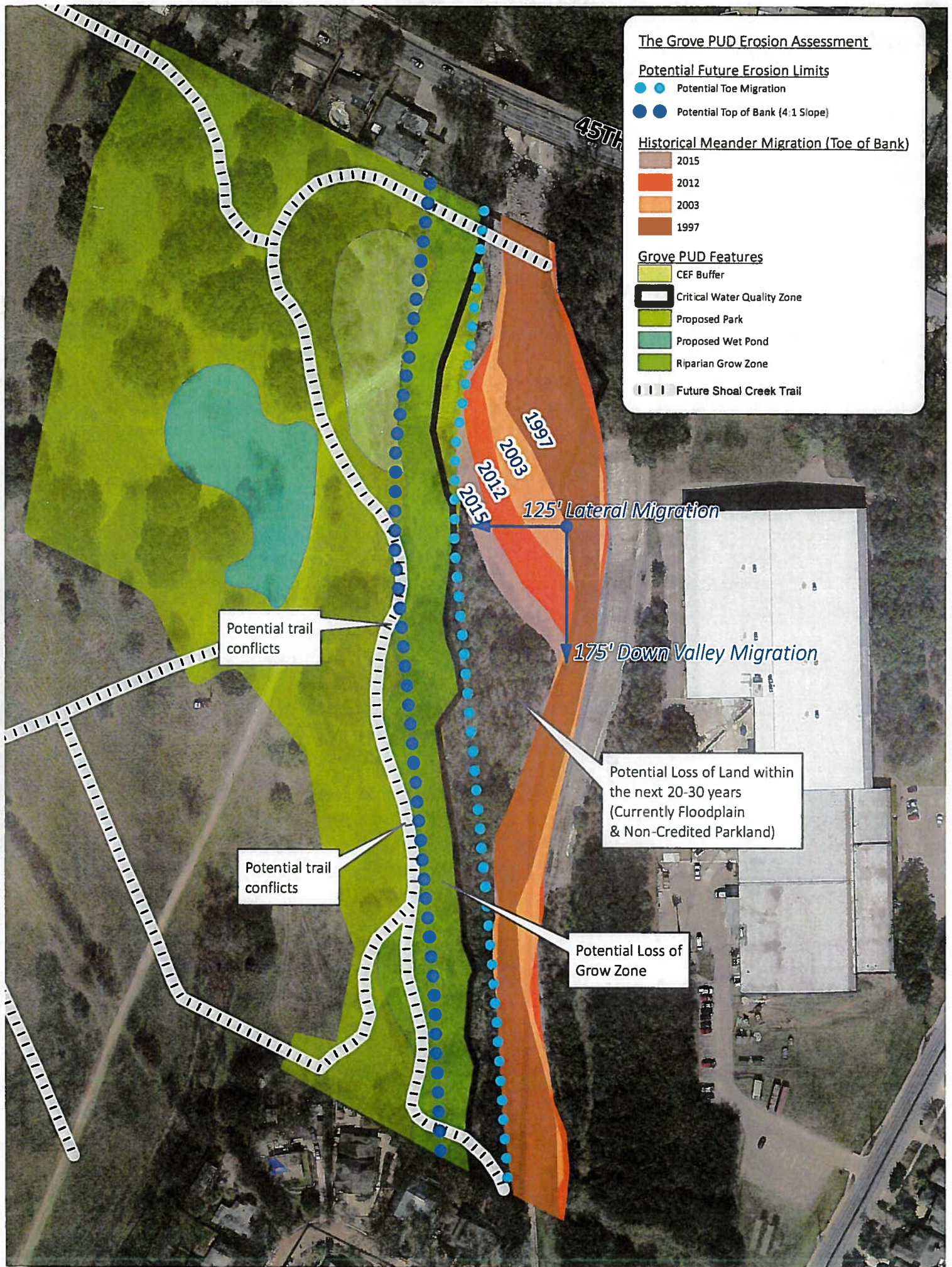
- Potential Toe Migration
- Potential Top of Bank (4:1 Slope)

Historical Meander Migration (Toe of Bank)

- 2015
- 2012
- 2003
- 1997

Grove PUD Features

- CEF Buffer
- Critical Water Quality Zone
- Proposed Park
- Proposed Wet Pond
- Riparian Grow Zone
- Future Shoal Creek Trail



ASSESSMENT OF GROVE AT SHOAL CREEK PLANNED UNIT DEVELOPMENT **CONFORMANCE TO IMAGINE AUSTIN PLAN**

Imagine Austin Background

The Imagine Austin (IA) is a comprehensive plan for Austin's future, describing the community's vision for the City to 2039. IA includes the following: Vision Statement accompanied by a series of principles that address the social and physical evolution of the City. One of the most important outcomes of IA was the Growth Concept Map which was created through an exhaustive public process and analysis by consultants, and Citizen Advisory Task Force. This map illustrates the desired manner to accommodate new residents, jobs, open spaces, and transportation infrastructure over the next 30 years. Activity corridors indicate the preferred areas for additional growth and connect hubs called activity centers of the following densities.

- Regional Center - range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs.
- Town Center - range in size between approximately 10,000-30,000 people and 5,000-20,000 jobs.
- Neighborhood Center –range in size between approximately 5,000-10,000 people and 2,500-7,000 jobs.

In addition to the Growth Map, the plan details a series of 8 building blocks also derived from public input. The building blocks are related back to the principles. Each building block includes a summary of key issues and challenges for the future, policies to address those challenges as well as best practices. There are 231 policy actions related to the building blocks.

The last section, again arrived at through public input, defines the priorities for IA. The priorities are:

1. Invest in compact and connected City.
2. Sustainably manage our water resources.
3. Continue to grow Austin's economy by investing in our workforce, education systems, entrepreneurs, and local businesses.
4. Use Green infrastructure to protect environmentally sensitive areas and integrate nature into the City.
5. Grow and maintain Austin's creative economy.
6. Develop and maintain household affordability throughout Austin.
7. Create a Healthy Austin Program.
8. Revise Austin's development regulations and processes to promote a compact and connected city.

However, Ms. Fox's evaluation did not assess the development in relationship to the surrounding neighborhoods. The importance of context and compatibility with neighborhoods is found throughout IA.

- p. 31. "Infill development and redevelopment in centers and along major roadways will be needed to meet the growing demand for higher-density, closer-in affordable housing. Creating harmonious transitions between adjacent neighborhoods is an important component of the development process."
- p. 118. Land Use Transportation Policy 4 – "Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities."
- p. 138. Housing and Neighborhood Policy 11 – "Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites."
- p. 117. Section 4 also provides best practices for development. The Best Practices for Compatibility and Neighborhood Transitions can be found, which demonstrates how ... "Transitions between commercial areas and adjacent neighborhoods received special consideration through moderate-intensity uses and design standards intended to step down intensity."
- p. 207. "Continued protection and preservation of existing neighborhoods and the natural environment must be considered top priorities of comprehensive revisions to the City Code. The consequences and impact of additional density and infill in existing neighborhoods must be carefully identified and analyzed to avoid endangering the existing character of neighborhoods and exacerbating community health and safety issues, such as flooding."
- p. 207. "Impacts on sustainability and livability by increased infill and density of units, including associated infrastructure costs and impacts on affordability, should be identified prior to adoption of a new city code. Modifications to the City code and building code should be measured with regard to their ability to preserve neighborhood character, consistency with adopted neighborhood and area plans, impact on affordability, and the ability of existing families to continue to reside in their homes."
- p. 228. Land Use and Transportation Priority Action 2 - "Promote diverse infill housing such as small-scale apartments, smaller-lot single-family houses, town and row houses, and garage apartments that complement and enhance the character of existing neighborhoods."


- p. 120. Land Use and Transportation Priority Action 26 – “Reduce noise pollution from transportation, construction, and other sources.”
- p. 138. Housing and Neighborhood Priority Action 8 - “Encourage green practices in housing construction and rehabilitation that support durable, healthy, and energy-efficient homes.”
- P. 139. Best Practice: “THE WORLD’S GREENEST NEIGHBORHOOD”: SUSTAINABLE DESIGN AT DOCKSIDE GREEN, VICTORIA, BRITISH COLUMBIA.” Example demonstrates a 1.3 million square feet mixed use development project that embodies best practices in sustainable design.
- p. 152. Conservation and Environment Priority Action 9 – “Reduce the carbon footprint of the city and its residents by implementing Austin’s Climate Protection Plan and developing strategies to adapt to the projected impacts of climate change.”
- p. 152. Conservation and Environment Priority Action 10- “Improve the air quality and reduce greenhouse gas emissions resulting from motor vehicle use, traffic and congestion, industrial sources, and waste.”
- p. 191. Priority Program – “Sustainably manage our water resources.”
- p. 201. Priority Program - “Develop and maintain household affordability throughout Austin.” “High utility bills can be addressed by how we use water, electricity and natural gas.”
- p. 187. Invest in compact and connected Austin priority specifies that development should occur in activity corridors and centers identified on the Growth Concept Map so that the City can focus on directing its resources.

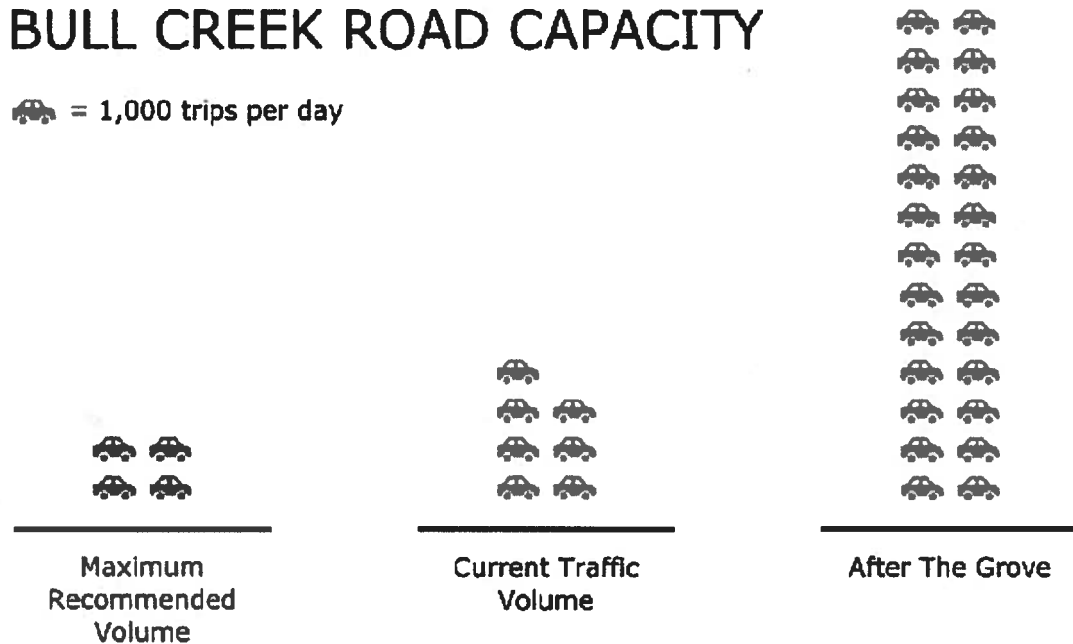
Conclusion

The latest March 2016 plans from ARG for the Grove at Shoal Creek PUD do not conform to the IA Plan. The Grove PUD is not located on an activity corridor or center identified in the Imagine Austin Plan. Imagine Austin does recognize infill of undeveloped properties in the urban core, such as the Grove, as an essential part of meeting the plan’s 20 year vision. However, when City leaders decide on the size and scope of these infill projects, the priority for “compact” development must be balanced with the context of the surrounding uses, especially neighborhoods, as well as ensuring that the development will be sustainable. Furthermore, infill projects like the Grove PUD must be sensitive to the capacity for the surrounding neighborhoods to handle the increased density. Specific to this development, ARG and City staff must demonstrate that the development will not create traffic gridlock or make flood prone areas nearby even worse. Although the Grove at Shoal Creek does include some elements contained within Imagine Austin, ARG’s latest plan is still not compatible with the surrounding neighborhoods and has not adequately addressed greenhouse gases, energy and water conservation, air pollution, and noise.

ATTACHMENT 2
COMPARISON OF CURRENT TRAFFIC ON BULL CREEK RD.
TO TRAFFIC AFTER THE COMPLETION OF THE GROVE

BULL CREEK ROAD CAPACITY

 = 1,000 trips per day



Sources: Milestone TIA, 2/2/2016,
Austin Land Development Code

3/26/2016

Ridgelea Neighborhood Association Revised Position Statement on The Grove at Shoal Creek Planned Unit Development

September 13, 2016

The Ridgelea Neighborhood Association (RNA) remains in support of a neighborhood scale mixed-use development at the Grove consistent with the Imagine Austin Comprehensive Plan and Bull Creek Road Coalition (BCRC) Design Principles.

This document refines the RNA position on changes that should be made to The Grove to meet the “superiority” requirement for PUD approval. It has been updated to reflect changes to the PUD proposed by ARG in the “Response to Ridgelea position”. RNA appreciates the progress that has been made on some relatively minor issues but is disappointed that there has been no substantive progress on the issues of achieving a “superior” development with regards to the issues of traffic mitigation and park land. The RNA continues to be an active and supportive member of the BCRC and urges Council to address all the concerns raised by the BCRC in addition to making the specific changes to the PUD summarized below.

1. Traffic and safety

- In order to ensure these issues can be addressed a Traffic Mitigation Fund should be included in any PUD approval. A minimum fund of \$6 million should be provided based on the scope of currently unfunded improvements recommended in pages 28 - 31 of The Grove Multi-Modal Study <http://www.thegroveatshoalcreek.com/multi-modal-plan/>
- Reduce allowable office space to no more than 200,000 sf to reduce peak traffic.
- Proposed TDM plan submitted by ARG is a good starting point but unfortunately does not have any clear goals and very few commitments. The plan should be updated to include flexible results based funding, specific trip reduction targets and mandatory monitoring/reporting. The targets should be based on reducing the Transportation Impact Assessment (TIA) trip generation figures by at least 30%.
- RNA had requested a limit on any single retail/restaurant/commercial tenant to a maximum of 30,000 sf and focus commercial spaces on local serving scale businesses

that do not generate significant amounts of non-local traffic. The proposal from ARG to cap any single occupant retail to 37,500 sf is acceptable provided it is incorporated as an enforceable condition of approval in any PUD approval.

2. Drainage from the Grove property

- Install and maintain an effective drainage berm(s) and swale(s) in the no build zone behind Idlewild to prevent flooding and drainage problems in the neighborhood.
- Ridgelea supports implementing robust water / runoff management programs that will ensure the safety of the downhill neighborhoods and preserve Shoal Creek banks.

3. Noise control

- RNA had requested a Noise Mitigation Plan to minimize impact to surrounding neighbors during and after construction that addressed known high noise generators such as construction staging areas, construction and long-term loading/delivery areas; and that placed reasonable limits on days/hours for outdoor amplified music. The proposal from ARG that includes “no noise or musical instrument between 10:00 pm and 7:00 am”, “no equipment producing sound in excess of 80 decibels”, and “the Grove will locate construction staging areas for site development and commercial building construction a suitable distance from RNA” would help address noise concerns and should be added as a condition of any PUD approval.

4. Parkland improvements (to address known parkland deficiencies in the surrounding neighborhoods)

- Increase usable public space by approximately two (2) additional acres to accommodate an unlit level, open playing field area.
- Increase usable public space at the development by adding a community pool to increase community benefits and reduce vehicle trips by providing full range of park amenities within walking and biking distance.

Respectfully yours,

The Ridgelea Neighborhood Association Executive Committee



Vision: Shoal Creek will be a vibrant corridor that integrates the flow of water and people, engages the community, and inspires the public.

The mission of the Shoal Creek Conservancy (SCC) is to *restore, protect, and enhance the ecological, social, and cultural vibrancy of Shoal Creek for the people of Austin by engaging the public and partnering with the community.*

To achieve this mission, the SCC has established a number of specific goals. Any concerns or objections to a proposed project or impact to the creek will be considered within the context of these goals. Any public statement made or position taken by the SCC or a representative of the SCC will be consistent with these goals.

The following list of goals is a work on progress. From time to time, the SCC may amend this list to better reflect the efforts and the aspirations of the organization.

Goals Statement

Water Program

Water Quality

The Clean Water Act (CWA), including the sweeping amendments to it passed in 1972, requires that all states restore their waters to be “fishable and swimmable.” Most of Shoal Creek is impaired. The SCC will work with the City of Austin (COA) and landowners adjacent to the creek to restore Shoal Creek waters to a quality that is fishable and swimmable.

Goal: Shoal Creek will be fishable and swimmable.

Stormwater Management

SCC will work with the COA and public and private stakeholders in the short-term to eliminate the risks of flooding from 10-to-15-year rain events. SCC will work with the COA and public and private stakeholders to eliminate the long-term risks of flooding from a 100-year rain event.

Short-term Goal: Eliminate flood risks from 10-to-15-year rain events.

Long-term Goal: Eliminate flood risks from 100-year rain events.

Parks and Trails Program

Parks

Austin is among the fastest growing metropolitan areas in the country, and the Shoal Creek watershed is one of the fastest growing areas of Austin. The watershed suffers from an deficit of parks and parkland.

Goal: Increase parkland and green space in the Shoal Creek watershed.

Goal: Enhance the quality of the parks that currently exist.

Goal: Engage the public in park conservation, enhancement, and support.

Trails

Shoal Creek offers Austin the unique opportunity to connect Lady Bird Lake, downtown, the University of Texas, west Austin neighborhoods, the near northwestern neighborhoods, and the major commercial and employment centers just for north of 183 with a continuous hike-and-bike trail.

Goal: Complete the Shoal Creek hike-and-bike trail the entire length of the watershed from Lady Bird Lake Butler Trail to the Northern Walnut Creek trail.

Goal: Upgrade the quality of this trail.

Nature Program

Imagine Austin, Austin's most recent comprehensive plan, envisions a city where "our open spaces and preserves shape city planning, reduce infrastructure costs, and provide us with recreation, clean air and water, local food, cooler temperatures, and biodiversity." Shoal Creek is one of the most significant stretches of green space in the urban core. For nature to thrive in Austin, the Shoal Creek corridor and its habitats will need to remain vibrant and interconnected.

Goal: Restore Shoal Creek, where possible, to its natural state.

Goal: Eliminate invasive species.

Goal: Engage the public in appreciating and conserving the biodiversity of Shoal Creek through education and interpretation.

History Program

The history of Austin and the history of Shoal Creek are intertwined. From Austin's founding at Waterloo (located near the mouth of Shoal Creek), Austin's history is seen in Shoal Creek's bridges and architecture.

Goal: Restore and improve the areas surrounding the bridges of Shoal Creek, beginning with the 1887 West 6th Street Bridge.

Goal: Engage the public in appreciating and preserving Shoal Creek's historical resources through education and interpretation.

September 12, 2016

Mr. Robert J. Spillar, P.E., Director
Austin Transportation Department
City of Austin
3701 Lake Austin Blvd.
Austin, Texas 78703

via email at rob.spillar@austintexas.gov

RE: Withdrawal of July 21, 2016 TIA Addendum for The Grove at Shoal Creek PUD;
City of Austin File No. C814-2015-0074

Dear Mr. Spillar:

As you recall, on or about July 21, 2016, my client ARG Bull Creek, Ltd. (the "Applicant") submitted an "Addendum to The Grove at Shoal Creek Traffic Impact Analysis" prepared by James Schwerdtfeger, P.E. On behalf of the Applicant, please be advised that the Applicant is hereby withdrawing the Addendum and asks that the City take no further action regarding it.

The purpose of the Addendum was *not* to serve as a new or substitute analysis to the existing approved traffic impact analysis ("TIA") for The Grove at Shoal Creek PUD. The approved TIA remains in full effect and is the operative TIA that governs traffic mitigation for this project as reflected in the City's TIA Memo dated July 11, 2016. The currently approved TIA requires a very, very small amount of additional right-of-way to accommodate a 4-lane north bound Bull Creek Road configuration. As a result, the City's TIA Memo noted that if right-of-way were unavailable at the time of site plan review, such unavailability "may affect site plan review and approval."

The Addendum was, therefore, submitted for the sole purpose of demonstrating that a 3-lane north bound Bull Creek Road alternative approach could mitigate traffic at the 45th Street and Bull Creek Road intersection without any right-of-way being required from the lot located at 2645 W. 45th Street. The Addendum only presented an alternative for staff to consider that did not involve right-of-way in an effort to answer any concerns about the unavailability of the right-of-way in the future.

I am very pleased to report that the Applicant has now entered into a contract to acquire the entire 2645 W. 45th Street lot. As a result, the Applicant can confirm that any right-of-way required by the approved TIA is fully available and the Addendum is no longer necessary. For these reasons, the Addendum is hereby withdrawn and there is no further need for the City to

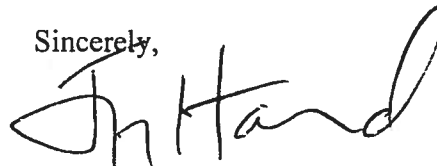
Mr. Robert J. Spillar, P.E., Director
Austin Transportation Department
City of Austin
September 12, 2016
Page 2

review the Addendum. The TIA as currently approved by City staff, reflected in the TIA Memo of July 11, 2016, and recommended by the Zoning and Platting Commission shall continue to apply to the project.

Notwithstanding the foregoing, and for clarification, the most recently proposed intersection of Jackson Avenue and 45th Street that is being considered by staff simultaneously with the Addendum remains the Applicant's proposed configuration of that intersection. That proposed intersection will be (i) right-in, right-out only, and (ii) aligned with Chiappero Street, as depicted in the attached conceptual design. The City's TIA Memo calls for this connection, and the enclosed conceptual design was provided to staff to answer any questions over how this connection might occur. Withdrawal of the Addendum does not mean that this connection or the proposed configuration is also being withdrawn. The Applicant understands that the enclosed conceptual design of this intersection has, subject to review and approval of final construction drawings, been accepted by the City staff as a generally and conceptually feasible approach to this intersection.

If you should have any questions or comments, please do not hesitate to contact me. Thank you and all of your staff for your consideration of this matter.

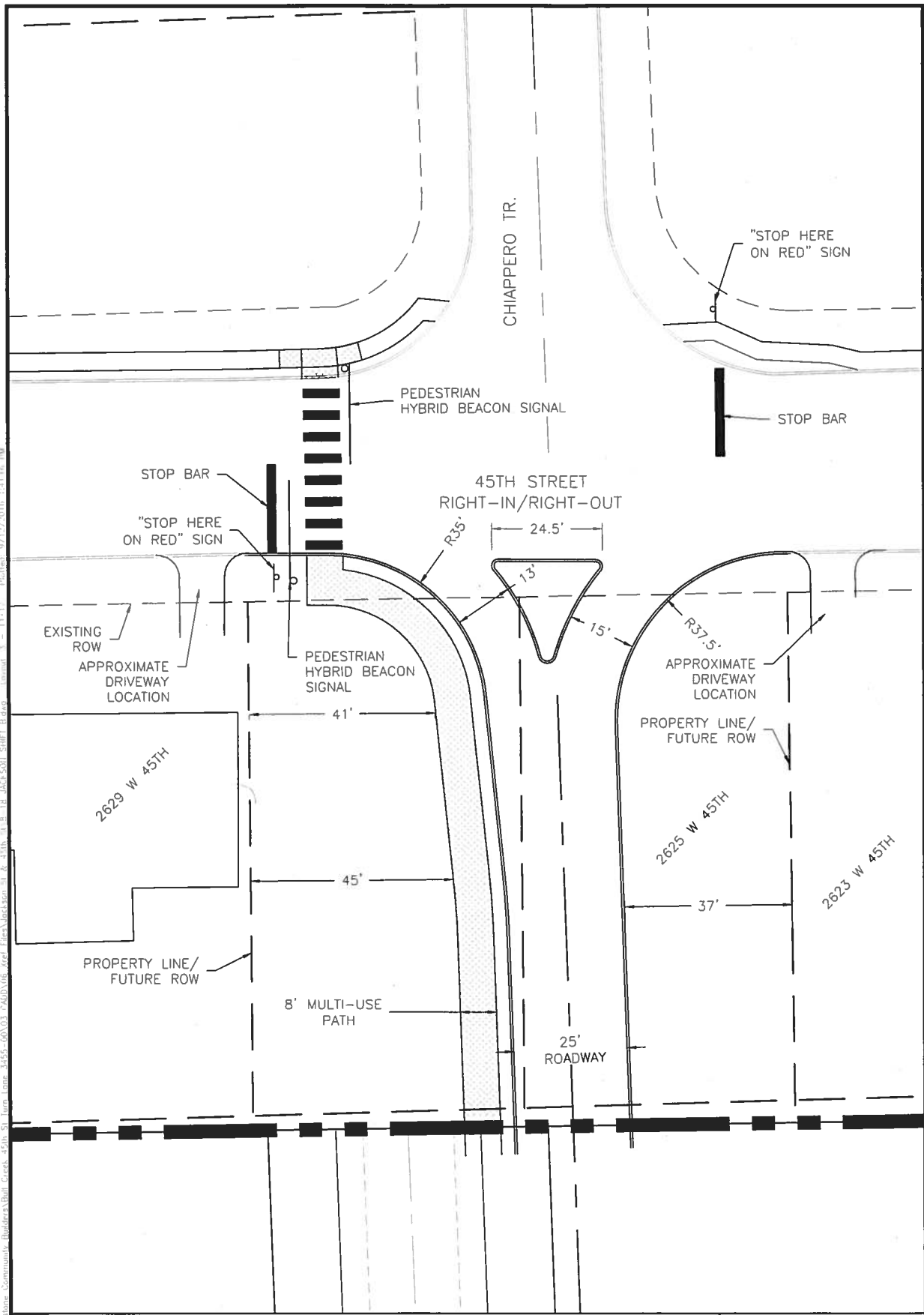
Sincerely,

A handwritten signature in black ink, appearing to read "J. Howard", with a large, stylized loop at the end.

Jeffrey S. Howard

cc: Rodney Gonzales, Development Services Department
Andrew Linseisen, Development Service Department
Greg Guernsey, Planning and Zoning Department
Jerry Rusthoven, Planning and Zoning Department
Eric Bollich, Austin Transportation Department
Garrett Martin
Ron Thrower
Robert Deegan
Brian Williams

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CONCEPTUAL ROADWAY PLAN

THE GROVE
JACKSON STREET & 45th STREET

BROWN & GAY ENGINEERS, INC.
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WWW.BROWN-AND-GAY.COM



MICHAEL CURRY

512-474-5573

3307 Bryker Dr. Austin, Texas

mcmediate@msn.com

August 8, 2016

Mayor Steve Adler and
Members of the Austin City Council
301 W 2nd St
Austin, 78701

Re: C814-2015-0074 - The Grove at Shoal Creek PUD

Dear Mayor Adler, Mayor Pro Tem Tovo and Members of the City Council:

One cannot ride the same horse in opposite directions at the same time. But that is what the applicant is asking the Council to do. At the same time that the Council is promoting a \$720,000,000 bond package to improve traffic problems, the Council is being asked to approve a PUD that will create new traffic problems to replace those that the taxpayers are paying to cure. Such a self-defeating approach to traffic planning and fiscal stewardship makes no sense and will cast a shadow on the bond proposal. Worse, approving the PUD as proposed will negatively impact the lives of those who live in the homes and neighborhoods that are just yards from this massive project.

According to the ITE Trip Generation Handbook, 9th Edition, the Applicant's PUD will bring on average 19,442 new vehicle trips to Bull Creek Road every day. This is an adjusted number.¹ The unadjusted number is 23,959 new vehicle trips per day. When you deal on a regular basis in amounts measured in the millions it is easy to get inured to large numbers. But it is important to fully appreciate at a gut level the number of vehicles that will travel on Bull Creek Road if this PUD is approved as submitted. Each trip represents one vehicle with tires on the pavement entering or leaving the proposed site. If you line up 19,442 vehicles, with each of their bumpers touching, the line of cars will stretch 55 miles.² In other words, if the front of the line of cars is at Bull Creek Road and Jackson St – about the center of the project – the last car in line will be at Landa Park in New Braunfels in Comal County. To be clear, there will be half that

¹ There may be an explanation but on its face it is not clear that all of the adjustments (reductions) were properly calculated. To give an example, an assumption was made that the internal capture would be "10% for PM peak for office, residential, shopping center and supermarket uses." Testing this by looking just at the residential uses it seems that a 10% reduction was taken on the 24 hour count, not simply the PM peak count. The General Office generated trips were reduced by 311 trips, but the math to get there is not self-evident. Another example: the TIA allows "pass-by reductions" of 20% to 36% for peak times for certain uses. Pass-by trips are stops by vehicles already using the adjacent roadway which pull into the site on their way to another destination. The calculations are not shown but it appears that the TIA improperly applied these reductions to vehicles traveling on W. 45th St. which turn onto Bull Creek Road to enter the site. If so, these are not pass-by trips. These are newly generated trips onto Bull Creek Road. Allowing improper reductions would artificially lower the trip generation count for this project. The calculations need to be shown to verify the correctness reductions.

² According to reference.com the length of a standard car is 15 feet. $15\text{ft} \times 19,442 = 291,630\text{ ft}$. There are 5,280 feet in a mile. $291,630 \div 5280 = 55.23\text{ miles}$.

number of actual project generated vehicles at the site on any given day but each vehicle will travel on Bull Creek Road twice: once entering, once leaving.³ Those are just the trips generated by the PUD. In addition, there is the existing traffic on Bull Creek Road which is said to be approximately 7,000 vehicle trips per day according to CAMPO.⁴ It would therefore appear that the number of vehicle trips on Bull Creek Road could total 26,442 per day. Our line of vehicles now stretches 75 miles or to the Loop 410 Exit in San Antonio in Bexar County.⁵ And, that is assuming all of the trip adjustments were proper. This may be an appropriate time to note that the “desirable operating level” for Bull Creek Road is 1,800 vehicle trips per day.⁶ In other words, the vehicle trips generated by the PUD are over 10 times (> 1,000%) the desirable operating level for Bull Creek. Combining those trips with the existing undesirable traffic load on Bull Creek Road, the resulting traffic count is potentially 15 times (\approx 1,500%) the desirable operating level.

The Applicant responds that the 19,442 trips will not be spread evenly over the entirety of Bull Creek Road but will be diced and spliced with the majority confined to the first 800 feet of Bull Creek Road south of 45th Street, one of the locations where they are providing additional turn lanes. This contention is grounded on two assumptions.⁷ The first is one of the key assumptions in the TIA: the 19,442 new trips generated by the PUD will follow the current distribution of traffic.⁸ TIA p. 11. In other words, the TIA generally assumes that this huge development⁹ will generate traffic with the same trip origins and destinations, using the streets around the site in the same proportions (but in far greater numbers) as traffic generated by the area as it exists today with a mostly vacant 75 acre tract of land. We can all draw our own conclusions as to the predictive value of that assumption. The second assumption that follows the first is that over

³ It is unclear what role the proposed Jackson Street extension plays in the traffic counts. It has alternatively been proposed and modeled as no connection, a right-in right-out connection, and right-out only connection. In Staff’s July 11, 2016 Memo, they note that only 150 vehicles will enter a Jackson Street entrance off of 45th Street and that is “assuming they will travel through the [45th Street] intersection and use the new access point.” In other words, virtually all of the vehicles accessing the site will travel on Bull Creek Road because that is where the entrances are.

⁴ The date of those Campo counts is not known to the undersigned. As discussed later, one of the more surprising things about the TIA is that, apparently, no daily traffic counts were collected along Bull Creek Road.

⁵ It should be remembered that these are not vehicles on I-35, Airport or even Lamar Blvd. These are vehicles driving a few yards from residences and dealing with multiple entrance and exits, vehicles changing lanes or trying to turn left across traffic, delivery trucks, busses, pedestrian traffic, bicycles, and neighbors trying to get in or out of their neighborhood.

⁶ Bull Creek Road is a two lane residential collector within the meaning of §25-6-114 with a pavement width, measured from gutter lip to gutter lip pursuant to the Transportation Criteria Manual, of 37 feet. Pursuant to §25-6-116 of the Code, the desirable operating level of a residential collector with a pavement width of less than 40 feet is 1,800 vehicles per day.

⁷ Assumptions are just hypothetical facts. While, in fairness, you have to make assumptions to prepare a TIA, the flip side of that is that TIAs are no better than the assumptions on which they are based. There are real life consequences when those assumptions are wrong.

⁸ TIA p.11. Some unspecified amount of additional traffic from MoPac was assumed.

⁹ From the July 11, 2016 Staff Memorandum: “The proposed development will be mixed use, and include up to 110 single family dwelling units, 600 apartments, 425 condominium/townhouse units, 600 congregate care units, 25,000 SF of medical office, 200,000 SF of general office space, 55,000 SF of retail (shopping center) and 35,000 SF of supermarket land uses, plus pharmacy, bank, and other retail and commercial land uses.” Note that there will be vehicle trips originating from the site – something that does not exist now.

60% of the vehicle trips will enter from 45th Street and utilize Driveway 1.

It is possible that both of the aforementioned TIA assumptions will prove to be correct and the corresponding steps to mitigate the resulting traffic conditions adequate. But to protect the public the Council must plan for the equal likelihood that these assumptions will turn out to be incorrect and possibly wildly incorrect. For example, if only one-half of the vehicles exiting W. 45th St. use Driveway 1, an additional 6,000 vehicle trips will impact Bull Creek further to the South. Or if the percentage of vehicle trips originating on 45th Street is far less than assumed, then the vehicle trips on the southern portion of Bull Creek will be far greater than assumed. The list of ways and the degrees to which these and other assumptions in the TIA could be wrong, and the impact on the analysis when they are, is endless.

It is one thing to put all your chips on assumed future facts in cases when, for example, the project involves a smaller number of vehicle trips or the project is located on or between major arterials and not bordered by neighborhood streets and homes. If the assumptions are not perfect the impact is not devastating. In this case, the magnitude of the trips, the proximity of the neighborhoods and the residential nature of the streets do not afford anywhere near the same margin of error. The stark contrast between the current and proposed uses does not allow the same level of confidence in the trip distribution assumptions. Since, fundamentally, we cannot know in this case what volumes on which segments of what streets the site generated traffic will flow, the only prudent approach to public safety and welfare is to employ the one technique that will serve to mitigate the impact of the site generated traffic for all assumptions – decreasing the site generated trip levels. This mitigation technique, the first one mentioned by the Code in §25-6-142, increases the margin of error and decreases the magnitude of unintended serious adverse traffic impacts.

One of the most revealing things about the TIA is the failure to discuss traffic volumes along Bull Creek Road and the impact that the level of traffic will have on the livability of nearby neighbors. Although it may have been missed by the undersigned or withheld by the Applicant it does not appear that current daily traffic counts were even taken on Bull Creek Road. Yet, Bull Creek Road is the location of the five primary entrances and exits from the project. Whether required by the Code or not clearly the impact of the PUD on the desirable operating level of Bull Creek Road which adjoins or runs through three neighborhoods and connects to multiple neighborhood streets should have been considered and discussed in the report. It is almost inconceivable that a Neighborhood Traffic Analysis was not conducted for Bull Creek Road.¹⁰

As a matter of fact, §25-6-114 of the Code requires a Neighborhood Traffic Analysis for residential local or collector streets “along which 50 percent of the frontage located: 1500 feet

¹⁰ The TIA purports to do a one page Neighborhood Traffic Analysis for several neighborhood streets connecting to Bull Creek (not including Bull Creek). See TIA p. 32. Vehicle trips were assigned to two of the streets (41st and 42nd). Coincidentally, those assumed trips did not raise the combined vehicle trips on those streets above their 1,200 desirable operating levels. No project generated vehicle trips were given for the four other streets. No explanation was given for where the assigned numbers came from or how they were arrived at. As such the analysis was neither helpful nor persuasive. Jackson St. was also assigned 2,746 trips which combined with background traffic brought it to over 4 times the desirable operating level. It is also unknown where that assigned number came from.

or less from the proposed project's property line has an SF-5 or more restrictive zoning designation." Bull Creek is a residential collector street. More than 50% of the frontage on Bull Creek Road measured from points 1500 feet north and south of the project is SF-5 or more restrictive zoning. And, each segment of Bull Creek that meets the criteria is to be considered separately. See §25-6-114 (E).

Section 25-6-116 provides that traffic on a residential local or collector street such as Bull Creek is operating at a desirable level if it does not exceed 1,800 trips per day. See footnote 6. The 1800 trip threshold is meant to include the projected traffic generated by a project combined with existing traffic on the road in question. It has been suggested that since the traffic on Bull Creek Road is already in excess of the desirable operating level that that issue is moot. The exact opposite is true – our concern for the operating level of Bull Creek Road should be increased, not decreased. When the canary drops dead the coal miners don't worry less, they worry more.

There is plenty to worry about here and, as discussed above, the TIA does little or nothing to address those concerns but is reduced to the role of a fig leaf providing cover for a bad decision. The irony is that for all of the ink spilled in and about the TIA, including in this letter, no one needs a traffic impact analysis to know that a project of this size in this location is going to cause massive traffic problems that will adversely affect the safety and livability of the surrounding neighborhoods. We may not be able to operate the Synchro traffic modeling program but we can operate a motor vehicle. We may not be traffic engineers but we are adults. We may not be able to put a precise number on it but we know from our own life experiences that the amount of traffic generated by the development of the size proposed here (see footnote 9) will overwhelm Bull Creek Road and the connecting streets and create new traffic problems in a City that already has way too many.

The proponents of the PUD really have no answer to this. Instead they point to promised benefits such as some measure of affordable housing. Affordable housing is an extremely important issue and to be clear any affordable housing component will not be the source of the traffic problems. What will be the source of the traffic problems is the massive over-development of the other components of the PUD. We cannot build any momentum toward solving important problems in our community if the cost for doing so is creating significant new problems. We cannot address our challenges and further a shared vision by pitting well-intentioned community members against each other in the pursuit of profit.

I hope that the Council will bring the community together around a project that retains what is good about the proposal but with an overall scale that is not damaging to those living around it. To do so will take a significant reduction in size and/or a change in the mix of uses to drive a significant reduction in site generated vehicle trips. If that is done, it will be something that everyone can be proud of. If there is not a willingness on the part of the Applicant to do that then regrettably the Council must summon the courage to say "no."

Respectfully submitted,

Michael Curry
Michael Curry



MEMORANDUM

TO: Mayor and Council

FROM: Rodney Gonzales, Director, Development Services Department (DSD)
Rob Spillar, Director, Austin Transportation Department (ATD)

DATE: May 9, 2016

SUBJECT: Grove at Shoal Creek Traffic Impact Analysis

CC: Marc Ott, City Manager
Sue Edwards, Assistant City Manager
Robert Goode, Assistant City Manager
Greg Guernsey, Director, Planning and Zoning

This memorandum provides information regarding the Traffic Impact Analysis (TIA) review for the Grove at Shoal Creek Planned Unit Development (PUD) and related transportation issues.

TIA Review Process and March 22, 2016 Meeting with Applicant

The TIA review process began with the submittal of the PUD Development Assessment on April 3, 2015. Over the last approximately 12 months, the TIA has been through four formal review cycles; meetings with the applicant, interested neighbors and the Bull Creek Road Coalition (BCRC); multiple revisions; and review of informal submittals.

Staff from the Development Services Department and Austin Transportation Department (ATD) extensively reviewed the TIA. The applicant has been required to provide much more detailed transportation information than a typical PUD to ensure adequate right-of-way and acceptable operations for improvements proposed to mitigate the traffic impacts of the project.

On February 2, 2016, the applicant submitted an updated TIA. Due to interdepartmental discussion on several major elements of the TIA, comments had not been released as of March 21, 2016. On Tuesday, March 22, 2016, staff from ATD, DSD and the Planning and Zoning Department (PAZ) met with representatives and transportation consultants for the Grove, at the applicant's request, to discuss the transportation elements of the PUD.

Staff present at the meeting were Eric Bollich, PE, PTOE, Managing Engineer, ATD; Annick Beaudet, AICP, System Development Division Manager, ATD; George Adams, CNU-A, Assistant Director, DSD; Andy Linseisen, PE, Managing Engineer, DSD; Bryan Golden, Transportation Reviewer, DSD; and Jerry Rusthoven, AICP, Current Planning Manager, PAZ. Scott James, PE, Transportation Engineer, DSD, was invited to the meeting but could not attend due to a conflict.

This meeting has been portrayed as being inappropriate or favoring the applicant and this is not the case. It is neither unusual nor inappropriate for senior staff to meet with an applicant to discuss the details of a project, and this is routine. For a project of this size, scope, complexity and controversy it is incumbent upon senior staff to be fully informed and responsible for key decisions. At the March 22nd meeting, the applicant agreed to provide substantial additional improvements not previously committed to, which include the following:

- Dedication of Jackson Street as public street and provision of a public roadway connection to 45th Street;
- Dedication of a 5 foot public access easement at the northwest corner of Bull Creek Road and 45th Street;
- Construction of a shared-use path for bicycles and pedestrians along Bull Creek Road as a protected facility;
- Dedication of public access easements to Shoal Creek at the north and south end of the property for bike and pedestrian facilities;
- Funding of design and construction of a bike and pedestrian bridge over Shoal Creek;
- Minimum geometric standards for internal private streets; and
- Establishment of a cap on the Phase 1 development prior to completion of the improvements to Bull Creek Road and the intersection of Bull Creek Road and 45th Street. The final cap is to be established as part of the Traffic Phasing Agreement.

The applicant's agreement to provide the above improvements, in addition to previously identified improvements, allowed ATD and DSD staff to determine the project was mitigating the traffic impacts of the proposed development and to advance the transportation review process subject to conditions outlined in the staff comment memo dated March 25, 2016. A list of transportation improvements proposed by the applicant and the March 25 Memo is included as attachments. Remaining transportation issues which are to be finalized prior to third reading of the PUD ordinance include requirements for fiscal posting and phasing of construction for required improvements, which will be outlined in the Traffic Phasing Agreement that will accompany the final PUD Ordinance.

As noted in the staff comment memo dated March 25, 2016, comments related to detailed design requirements were deferred to the subdivision construction and site development permit review. These comments will be issued to the applicant under separate memorandum (attached) and will be required to be addressed as part of ATD and DSD review of detailed construction plans for the proposed improvements. Deferral of the final design of these improvements has also been portrayed as favoring the applicant; however, this is standard practice for PUD and conventional zoning cases. The alternative is to require the applicant to design and engineer, at significant cost, transportation infrastructure improvements prior to Council review or approval of zoning entitlements for the property.

Public Street Connection to W. 45th Street

Representatives from BCRC and neighborhood residents have expressed concern over a proposal to provide a public street connection from Bull Creek Road, through the Grove property, and connecting to W. 45th Street where a single-family residence is currently located. The applicant acquired the property at 2627 W. 45th Street in April 2015 for the purpose of

providing access between the proposed PUD and W. 45th Street. The applicant presented their Master Plan showing the proposed street connection to the BCRC in July 2015 and identified the street connection as an option for staff consideration. The Alternative Vision plan proposed by BCRC (<http://www.bcrctx.org/alt-vision/>) also shows a pedestrian and bicycle connection through the property at 2627 W. 45th Street.

The proposal was idle for many months as no additional analysis was provided and the focus was on other potential transportation improvements. As part of their February 2, 2016 TIA submittal, the applicant provided an analysis of the W. 45th Street connection, and staff was able to determine this provided measureable improvement for traffic circulation. Based on this determination, staff recommended including the street connection as part of the transportation improvements.

The property at 2627 W. 45th Street is 59.8' wide. If utilized as a street, the proposed ROW width of 59.8' is greater than the typical 50' ROW width common to other local streets in the area. It is anticipated that this connection will be designed as right-in, right-out only and will be limited to passenger and emergency services vehicles. Staff has requested a preliminary design from the applicant and will evaluate the proposal in more detail prior to review by the Zoning and Platting Commission.

Additional Questions Asked by the Community

Two questions have been asked by the community regarding the process for review and approval of TIA's. The first is which department has authority over the TIA Application? In the case of TIA's, the responsible Director refers to the Director of the Austin Transportation Department.

The second is related to Land Development Code Section 25-6-141. In the zoning context, Chapter 25-6 affords Council the legislative discretion to approve an application if it finds that adverse traffic effects are "satisfactorily mitigated" or that additional traffic will have "an insignificant effect on a residential street." That standard, which is the basis for staff's evaluation, does not prevent approval of a zoning case where adjacent roads are operating below the standards established by Section 25-6-116 (*Desirable Operating Levels for Certain Streets*).

Additional Analysis Requested by Council Member Pool

In a letter to the City Manager dated April 13, 2016, Council Member Pool made the following transportation-related requests. A brief response to each of the requests is provided below.

Analysis of Jackson Avenue Connection to W. 45th Street

As mentioned above, staff has requested the applicant provide a preliminary design of the proposed Jackson Avenue street connection to W. 45th Street. As of May 6, 2016, staff has not received the preliminary design from the applicant. Once provided, staff will evaluate the proposal in more detail prior to review by the Zoning and Platting Commission.

Full Build-Out Analysis of Jackson Avenue

The applicant has proposed mitigation at the intersections of Jackson Avenue/35th Street and Jackson Avenue/Bull Creek Road, including modified lane configurations and signalization,

respectively. ATD and DSD deem this mitigation as acceptable under future traffic conditions. Streets can typically accommodate thousands of daily vehicles and are constrained by their intersections. Because the intersections of Jackson Avenue with 35th Street and Bull Creek Road are projected to operate acceptably under build-out conditions, further mitigation measures have not been identified at this time. However, ATD and DSD are requiring that Jackson Avenue be evaluated when the intersection improvements are needed to determine whether additional measures, such as traffic calming, would be appropriate.

Adequate Right-of-Way for Improvements Proposed to the Intersection of W. 45th and Bull Creek Road

The applicant submitted a preliminary layout of the proposed intersection which shows existing and proposed rights-of way and easements for improvements. The applicant has indicated they are working to acquire necessary easements or right-of-way on the southeast corner to accommodate a proposed right turn lane from Bull Creek Road to eastbound 45th Street. The applicant is also obtaining an easement on the northwest corner to accommodate sufficient space for receiving the dual northbound to westbound left turn lanes. If the applicant is unable to acquire the needed land, a revised design or phasing of improvements to secure missing rights-of-way will need to be reviewed and approved by ATD and DSD.

TIA Phasing Agreement to be presented to ZAP

Staff is working with the applicant to formalize the terms of the TIA Phasing Agreement. If a draft is available at the time of ZAP consideration, staff will provide the draft agreement. The Phasing Agreement will be provided as part of City Council back up material for consideration of the PUD.

Proposed Bridge over Shoal Creek

The applicant will provide an engineer's estimate of the proposed bridge over Shoal Creek to provide pedestrian and bicycle connectivity between the project site and the adjacent Texas State Library and Archives Commission property. ATD and DSD will determine whether this estimate exceeds the maximum funding that the applicant is willing to contribute to construction of the bridge.

Median on Bull Creek Road at Oakmont Boulevard

A raised median is proposed on Bull Creek Road at its intersection with Oakmont Boulevard/W. 40th Street/Driveway 4. It would assist pedestrian crossings and prohibit left turns to and from Bull Creek Road.

Examples of other Street Widening

Streets are frequently widened within the City's right-of-way to accommodate additional travel or turn lanes. A comprehensive database of examples is not maintained.

Next Steps

Planning and Zoning Department staff, with assistance from other City departments, are formulating a PAZ recommendation for the Grove PUD. PAZ staff intends to meet with the applicant and interested parties prior to finalizing the recommendation. Once this is complete, the case will be heard by the Environmental Board, the Zoning and Platting Commission, and finally the City Council. The dates for these public hearings have not yet been determined.

I hope this provides useful information for your consideration. Please feel free to contact me at (512) 974-2313 or George Adams, Assistant Director at (512) 974-2146 if you have questions or concerns.

Attachments:

- List of Proposed Transportation Improvements
- March 25, 2016 Memorandum
- May 9, 2016 Memorandum
- Staff Response to Questions from Grayson Cox

List of Transportation Improvements Proposed for the Grove at Shoal Creek PUD May 6, 2016

- 1) Funding and construction of traffic mitigation improvements identified for Bull Creek Road.

Improvements include additional auxiliary lanes at Jackson Avenue and other site driveways, widening of Bull Creek Road between Driveway 1 and 45th Street, and dedication of right-of-way from the subject site to construct these improvements.

- 2) Funding and Construction of intersection improvements for 45th and Bull Creek Road.

Improvements include eastbound and westbound left turn lanes on 45th Street, additional northbound left turn lane on Bull Creek Road, and additional northbound right turn lane on Bull Creek Road as well as improved pedestrian crossings and reconstruction of sidewalk at all four corners of the intersection.

- 3) Dedication of right-of-way and construction of Jackson Avenue from Bull Creek Road to W. 45th Street.

- 4) Providing trail connectivity to Ridglea Greenbelt.

- 5) Constructing 12-foot Shared Use Path along Bull Creek Road.

- 6) Constructing 12-foot Shared Use Path along 45th Street Greenbelt.

- 7) Constructing protected southbound Bike Lane on Bull Creek Road in front of site.

- 8) Installation of Pedestrian Hybrid Beacon on Bull Creek Road and 45th Street to facilitate pedestrian connectivity.

- 9) Post fiscal for, and if easement obtained on State property, construct bike and pedestrian bridge across Shoal Creek and trail connection from bridge to Shoal Creek Blvd. Provide additional easement for access to Shoal Creek.

- 10) Bike lanes on major internal street cross-sections.

- 11) Contribution of \$100,000 for neighborhood multi-modal improvements.

- 12) Minimum geometric criteria for internal streets.

- 13) Funding and construction of traffic signal and intersection improvements at Jackson/Bull Creek Road and intersection improvements at 35th/Jackson.

14) Analysis of additional traffic mitigation on Jackson Avenue at full build-out.

16) Require shower facilities in offices to help facilitate bicycle commuters.



Date: March 25, 2016

To: Brian Williams, P.E. Brown & Gay, Engineering
James Schwerdtfeger, P.E., Big Red Dog Engineering

CC: Sherri Sirwaitis, Case Manager

Reference: Bull Creek Parcel (aka "The Grove at Shoal Creek")
CD – 2015 – 0009

Staff from the City of Austin Development Services and Transportation Departments have reviewed the revised Traffic Impact Analysis for the Bull Creek Parcel development proposal (hereafter called "The Grove") and offer the following comments:

GENERAL COMMENTS

- A. Written approval from the Texas Department of Transportation (TxDOT) of the proposed Traffic Phasing Agreement is required for the proposed PUD as various state-maintained roadways are bordering the PUD area.
- B. Pedestrian crossings should be identified and paired with the (proposed) location of transit stops. Provide map showing location(s) of transit stops (current and proposed). The TIA allows for a 5% transit reduction, assuming bus headways are decreased from current service levels. Applicant to provide final written confirmation from CapMetro that current and future services levels on Bull Creek Road will support the 5% transit reduction as presented in the TIA prior to final Council approval.
- C. Comment cleared.

Development Services (Bryan Golden/Scott A. James):

DSD1. Update 1 – 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. Vehicular access at the intersection of 45th Street and Jackson Avenue shall be limited to "right-in, right-out only." Staff will review roadway design plans submitted by the Applicant as part of the subdivision and site development permit

process. A pedestrian hybrid beacon may be installed at the intersection of Jackson Avenue and 45th Street to facilitate pedestrian crossings across 45th Street. The timing of the installation of the pedestrian hybrid beacon shall be determined by the Austin Transportation Department.

DSD2. Comment cleared.

DSD3. **Update 1** - Project will be built in two phases: for initial 2018 build conditions (Phase 1), the improvement of the Bull Creek Road/45th Street intersection is required. The phase one improvements shall be inclusive of the following elements: dedication of right-of-way, bicycle lanes, medians, turn lanes, sidewalks, and trails. The details of the phasing and timing of the specific improvements will be finalized with the Traffic Phasing Agreement that accompanies the final PUD Ordinance per the comment below as DSD5. **NOTE:** TxDOT agreement of the terms of fiscal participation for off-site improvements is required.

DSD4. **Repeat comment** - 2024 build conditions (Phase 2) will include full width reconstruction of Bull Creek Road and improvements to Jackson Avenue. In accordance with ATD TIA Comment 3, the improvements to Jackson Avenue will be identified and addressed at the time of the warrant study to support the signalization of Jackson Avenue and Bull Creek Road.

DSD5. **Repeat comment** - Please provide a draft Traffic Phasing Agreement that clearly outlines the traffic improvements to be built for each phase of the development. **NOTE:** the traffic phasing agreement will require the approval from the COA Legal Department.

DSD6. Jackson Avenue should be extended to the north through the site from its intersection with Bull Creek Road to 45th Street as a public street, provided the following:

- The City approves the street design sections for the northern extension of Jackson Avenue in lieu of standard City street sections, as shown in the Design Guidelines; and
- The City agrees to provide code modifications to allow the Jackson Avenue right-of-way to be included in site calculations and to allow property on both sides of the northern extension of Jackson Avenue to be included in a single site. DSD and PAZ will determine how this provision is incorporated into the final PUD Ordinance.

DSD7. Other roadways in the project may be private roadways, provided the following:

- Public access and utility easements are provided for the entirety of the private street lengths, granting control to the City of Austin of all traffic elements for intersections between public right-of-way and any private streets/driveways within the development;

- Retail Streets, Green Streets, and Connector Streets shall be designed to include 50 feet minimum tangent for intersection approaches and a 100 feet minimum centerline radius for horizontal curves. Horizontal design geometry for these streets may be varied with approval of the Director.

DSD8. A note will be provided on the Land Use Plan and/ or a provision of the PUD ordinance will be provided stating the following:

The Applicant will post fiscal with the City of Austin for the construction of a bicycle and pedestrian bridge crossing Shoal Creek enabling a trail connection from the site to Shoal Creek Blvd. The amount of the fiscal shall be based on the Applicant's approved engineering cost estimate. Subject to City approval of the proposed bridge location (the City considering environmental, connectivity and other factors) the Applicant will construct the bridge and trail. If the City of Austin or the applicant is unable to secure an easement to allow for the construction of said bridge, the posted fiscal may be utilized by the City to complete other bicycle and pedestrian improvements in the area. The Applicant further agrees to provide easements for future bicycle and pedestrian bridge crossings at both the northern and southern portions of Shoal Creek, whether or not the bridge described above is constructed.

Austin Transportation Department:

For the proposed intersection of 45th Street/ Bull Creek Road:

- ATD1. Comment cleared per Option 2 diagram provided.
- ATD2. Comment cleared per Option 2 diagram provided.
- ATD3. Comment cleared per Option 2 diagram provided.
- ATD4. Comment cleared per Option 2 diagram provided.
- ATD5. Comment cleared per Option 2 diagram provided.
- ATD6. Comment cleared.
- ATD7. Repeat comment - Projected volumes onto Jackson Avenue require mitigation measures along Jackson Avenue.
- ATD8. Comment cleared.
- ATD9. Comment cleared per Bull Creek Road diagram provided.
- ATD10. Comment cleared.

ATD11. Comment cleared.

ATD12. Comment cleared per Option 2 diagram provided.

ATD13. Comment cleared per Option 2 diagram provided.

ATD14. Comment cleared per Option 2 diagram provided.

ATD15. Comment cleared per Option 2 diagram provided.

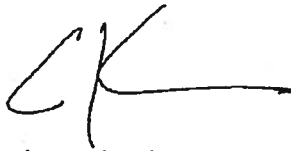
ATD16. Comment cleared per Option 2 diagram provided.

ATD17. Comment cleared per Bull Creek Road diagram provided.

General Comment

Additional comments from ATD are provided in the attachment. Staff reserves the right to conduct further review of the subject application with regard to geometric constraints that may arise due to inadequate or unavailable right-of-way that may affect the operational objectives of proposed infrastructure improvements. These elements may affect site plan review and approval, as they are considered integral to the viability of the subject development as proposed.

We thank you for the revised TIA submitted in support of this PUD application. City staff will continue to review elements of the proposal and the related Traffic Phasing Agreement. If you have any questions please feel free to contact me or Bryan Golden at (512) 974-3124.

A handwritten signature in black ink, consisting of a stylized 'A' and 'L' followed by a horizontal line.

Andrew Linseisen, P.E.
Managing Engineer
Division Manager, Land Use Review Division
Development Services Department

Attachment



ATTACHMENT: MEMORANDUM

To: Andrew Linseisen, P.E.
Development Services Department

Date: March 25, 2016

Project: The Grove At Shoal
Creek

CC: Scott A. James, P.E., PTOE
Development Services Department

From: Eric Bollich, P.E., PTOE
Austin Transportation Department

Re: TIA Comments
(February 2, 2016
Revision)

Page: 1 of 2

The Austin Transportation Department (ATD) has reviewed the February 2, 2016 revision of the traffic report regarding the "*The Grove at Shoal Creek, Traffic Impact Analysis*", prepared by R-K Traffic Engineering, LLC. The following comments summarize our review findings.

TIA Comments

1. **Repeat comment** – The 2018 analysis does not include full build out of the Bull Creek and 45th street intersection. 2018 No Build forecasted operation of this intersection is not acceptable to ATD, regardless of the 2,700 daily trip threshold presented in the TIA. Based on the comprehensive review of the TIA and prior meetings with the Applicant and comments submitted to the Applicant, it is our understanding that this intersection will be fully built out to its ultimate design prior to the completion of Phase 1 of the development. We recommend that the Traffic Phasing Agreement include detailed analysis of the necessary improvements required prior to completion of Phase 1 and subject to ATD review and approval. .
2. It is unclear from the information contained in the TIA as to when the concrete safety barrier in association with the bike lane will be constructed along Bull Creek Road. Based on our meeting with the Applicant, the Applicant has agreed to construct this barrier when Bull Creek Road is reconstructed with proposed improvements.
3. **Repeat comment** – The TIA estimates 14% of site-generated traffic will use Jackson Avenue, more than doubling the total traffic volume on Jackson Avenue. While no additional analysis of Jackson Avenue is required at this time, based on the information submitted in the TIA and reviewed by staff, when a warrant study is conducted for the signal at Jackson Avenue and Bull Creek Road, the Applicant will also study Jackson Avenue south of Bull Creek Road to analyze and propose mitigation needed to address this increase in traffic.



Bull Creek Road/45th Street Intersection Plan – Option 1: Not recommended

1. This option, as presented, creates safety concerns by shifting northbound traffic through the intersection by approximately nine (9) feet.

Bull Creek Road/45th Street Intersection Plan – Option 2: Recommended

1. The small grass panels on the northwest, northeast, and southeast corners should be eliminated to allow for wider sidewalks and the placement of traffic signal equipment. In addition, the sidewalk easement that the Applicant has indicated needs to allow for the installation of traffic signal equipment.

Bull Creek Road Improvements Plan (comments start at the north and head south)

1. The PHB, crosswalks and landings are not shown at Driveway 1. Please show this information.
2. The traffic signal, crosswalks and landings are not shown at Driveway 2/Jackson Avenue. In addition, no information is shown on Jackson Avenue related to length of turn lanes and tapers. Please show this information.
3. The PHB, crosswalks and landings are not shown at Driveway 4. Please show this information.

Jackson Avenue / 45th Street

After interdepartmental discussion, the proposed development shall include Jackson Avenue as a public roadway dedicated to the City of Austin. As agreed by the applicant, Lot 43, Section 2, Shoal Village Subdivision, shall be dedicated as public right-of-way to the City of Austin for the extension of Jackson Avenue to 45th Street. Vehicular access at the intersection of 45th and Jackson Avenue shall be limited to "right-in, right-out only." Staff will review roadway design plans submitted by the Applicant as part of the subdivision and site development permit process. A pedestrian hybrid beacon may be installed at the intersection of Jackson Avenue and 45th street to facilitate pedestrian crossings across 45th Street at timing to be determined by ATD.

General Comment

Staff reserves the right to conduct further review of the subject application with regard to geometric constraints that may arise due to inadequate or unavailable right-of-way that may affect the operational objectives of proposed infrastructure improvements. These elements may affect site plan review and approval, as they are considered integral to the viability of the subject development as proposed.



MEMORANDUM

To: Jeff Howard
McLean & Howard, LLP

Date: May 9, 2016

Project: The Grove At Shoal
Creek

CC: Sherri Serwaitis
Planning and Zoning Department

From: Eric Bollich, P.E.
Austin Transportation Department

Re: Detailed Design
Comments

Andrew Linseisen, P.E.
Development Services Department

As part of the review of the February 2, 2016 revision of the traffic report regarding the "*The Grove at Shoal Creek, Traffic Impact Analysis*", prepared by R-K Traffic Engineering, LLC, the Austin Transportation Department (ATD) has additional comments related to the final detailed design documents that must be addressed as part of the site plan review process.

ATD shall be distributed for review of all stages of the site development permit process related to the permitting of public infrastructure improvements and connections from the development to the surrounding public streets.

The following comments summarize items to be addressed as part of the site development permit submittals based on staff review of the current conceptual design submittals.

Bull Creek Road/West 45th Street Intersection Plan – Preferred Option 2

1. The northbound free right turn appears to be too narrow to allow for a WB-50 design vehicle to make the turn. The Applicant should provide further analysis verifying that a WB-50 design vehicle can be accommodated, or the lane should be widened by shifting the outermost curb and while not affecting the island curb line.
2. The northern curb face of the pork-chop island should be offset by two (2) feet from the travel lane for eastbound traffic.
3. On the eastbound approach, the 100 feet approach taper is insufficient in length. The taper length should be lengthened by narrowing the painted island.
4. All sidewalks must be five (5) feet minimum in width.



Bull Creek Road Improvements Plan (comments start at the north and head south)

The Applicant will include design plans addressing these comments, and those addressed by the ATD memorandum dated March 28, 2016 as part of the site plans.

1. The Applicant shall include a concrete safety barrier for the bicycle lane along Bull Creek Road as part of the design plans. This barrier shall be installed with the site development permit for the reconstruction of Bull Creek Road.
2. Tapers shown between the back-to-back turn lanes are insufficient in length. A single taper between the two turn lanes should be provided.
3. The 185 feet taper on the northbound left turn approach to Jackson Avenue is insufficient in length. Lengthen the taper and narrow the painted island.
4. Between Driveway 4 and Driveway 5, the Applicant is proposing a 10-foot wide southbound lane, 11-foot wide lane northbound with a 9-foot wide shoulder. The Applicant should revise the design to provide two 10-foot wide travel lanes and include a center two-way left-turn lane.

Vehicular connection to West 45th Street from Jackson Avenue Extension

1. The Applicant has purchased the lot at 2627 West 45th Street to provide approximately 60 feet of right-of-way and facilitate this vehicular connection. The Applicant has proposed only right-in, right-out turns at this new connection. The Applicant will provide design plans showing the geometric layout of this intersection as part of the site plans for the development. Plans will show how these turning movements will be restricted, which design vehicles can be accommodated, and how a future pedestrian hybrid beacon could be placed.
2. The site plan will include the proposed cross section for the Jackson Avenue Extension from Bull Creek Road to West 45th Street. At the connection to West 45th Street, the cross section of Jackson Avenue should be wide enough to accommodate emergency vehicles. Bicycles and pedestrians should be accommodated, preferably off the street on a shared-use path. The Applicant shall construct screening barrier with vegetation where right-of-way is adjacent to existing single-family dwellings as part of the design of the roadway.

Staff Response to Questions from Grayson Cox

Mr. Adams,

I received your contact info from Council Member Gallo's email below, and I very much appreciate the update you provided in her newsletter. I happen to live on W 45th Street directly adjacent to the proposed "The Grove at Shoal Creek," and I am also the vice president of the Bull Creek Road Coalition - a coalition of the seven neighborhoods surrounding this former State property.

I and many of my neighbors appreciate the work staff is doing on this very complex and contentious PUD, but we have some concerns about the latest traffic information from the applicant and City staff. If you or your staff could address the following questions, we would be most appreciative:

The latest (final?) City comments require a street be constructed through the existing home located at 2627 W 45th. This is understandably concerning to the hundreds of residents that live on 45th and within Shoalmont (south Allandale).

1. Has the Impact of this proposed street extension to W 45th Street traffic and public safety been studied by the City or developer?

The Applicant provided traffic analysis for this proposed connection and included it in Appendix J of the TIA. Comments remain on trip distribution assumptions and how existing travel patterns and intersection operations would change with the new connection between the Jackson Street/Bull Creek Road intersection and W 45th Street. The City has requested a schematic design from the applicant to enable additional analysis. The City is awaiting a response from the Applicant regarding these issues.

2. Specifically, 45th and Shoalmont residents utilize the gaps in traffic created by the split phasing at the 45th & Bull Creek Rd intersection to safely get in and out of their driveways and neighborhood streets. Has the impact to the safety of these turning movements been studied?

It is the City's position that split-phasing is generally not desirable for traffic signal operation; the City is in the process of removing split-phasing wherever possible to increase signal efficiency and improve mobility. While specific traffic studies were not completed for traffic entering W 45th Street from intersecting streets, the City evaluated and rejected proposed options that would have impacted available gaps in traffic along W 45th Street, including at least one option to reconfigure the street to three lanes (one lane in each direction with center turn lane). The all-way stop at W 45th Street and Shoal Creek Boulevard will still create gaps in the traffic stream on W 45th Street for the traffic on the side streets.

3. The proposed street connection is also within the influence area of multiple existing street and driveway intersections. Has the impact to the safety of these intersections been studied?

The Applicant provided traffic analysis at the intersection of W 45th Street / Bull Creek Road with the proposed geometry: eastbound and westbound single left-turn lanes, northbound dual left-turn and single right-turn lanes. The proposed configuration is expected to address the impact of additional traffic from the proposed development at this intersection.

The City reviewed the proposed design at the intersection of W 45th Street / Bull Creek Road from a safety perspective as well, including the three-lane section previously described. The City rejected the proposal because of the lack of gaps and reduced safety to drivers turning onto W 45th Street.

The subsequent proposal included eastbound and westbound single left-turn lanes, northbound dual left-turn and single right-turn lanes with a skew on the northbound approach. The City reviewed and rejected the proposed design because of safety concerns of the skew.

After several iterations of design options and review, the Applicant submitted the current option (Option 2). Upon review of the proposed option, the City conceptually accepted the proposed design.

4. Will the developer of The Grove PUD be allowed to proceed with building on this land if this street extension is found to be unsafe and/or infeasible?

No – the City does not accept design(s) that jeopardize public safety. As noted elsewhere, the City has rejected several design proposals due to safety concerns identified by the City.

5. The required street at 2627 W 45th is, according to City comments and the developer's public presentations, going to be a "right-in, right-out" intersection approach. Could you provide examples of this type of intersection approach in Austin on a public street and the width of frontage they typically require?

The City of Austin has required this type of approach at several intersections with public streets. The preliminary design still needs to be submitted by the Applicant and reviewed by the City before its approval. The design could consist of a triangular raised island on Jackson Avenue or a linear raised curb on W 45th Street. The driveway at 5242 N Lamar Boulevard is an example of a triangular raised island with potential similar geometry.

6. Can you also provide the City's analysis that determined a right-in, right-out would be appropriate for this location?

The Applicant conducted a traffic analysis to identify the impact of the right-in, right-out connection to W 45th Street, which the City reviewed. The proposed right-in, right-out connection is expected to improve the operation of the W 45th Street/Bull Creek Road intersection by removing some of the traffic load. The City has requested a schematic design from the applicant to enable additional analysis. If the proposed street connection is approved the Applicant will need to provide a final design for the City's review at the site plan review stage.

7. "Channelizing in areas too small to permit islands of adequate size" and "geometric design inadequate to accommodate the size and operating characteristics of vehicles" are listed as common errors in right-in, right-out channelization according to the National Association of City Transportation Officials. The Transportation Research Board provides similar guidance. Has the City studied the feasibility of the geometry of this intersection approach considering the 60 feet SF-2 lot width and the adjacent SF-2 lot improvements (homes, driveways, etc.) on each side of 2627 W 45th? If so, what design standard and design vehicle did the City use?

As noted in #6, The City has requested a schematic design from the applicant to enable additional analysis. If the proposed street connection is approved the Applicant will need to provide a final design for the City's review at the site plan review stage.

8. These types of intersection approaches are often discouraged because they induce illegal and unsafe u-turn movements either at the intersection or further upstream/downstream. Since most homes on 45th have circular driveways, residents are understandably concerned that their driveways or other residential side streets will become an easy way to circumvent movement limitations at the 2627 intersection. Did the City consider these potential impacts to upstream and downstream properties and intersections when requiring this street extension?

The City has experienced properly designed right-in, right-out connections operating as intended. This particular connection is expected to improve traffic operation at W 45th Street/ Bull Creek Road intersection and complete the extension of Jackson Avenue as a public street.

9. Documents we reviewed today appear to show TxDOT confirming that they do not intend to make the improvements shown in the applicant's TIA for the intersections of Highland Terrace & Mopac Southbound Frontage Road and 45th & Mopac Northbound Frontage Road. These improvements include dual lanes on each frontage road and a new signal at the SBFR intersection. In these documents and the revised TIA, the applicant's engineer notes TxDOT's comments, and the applicant agrees to pay a small "pro-rata" share to help potentially fund these improvements in the future.

Does the City have plans and funding in place to pay for the rest of this cost and construct these improvements? If not, then has the City studied the impact to these intersections in the ultimate build-out condition without these improvements?

As you note, the intersections in question are under jurisdiction of TxDOT. The City of Austin does not have funding for these improvements, but they have been identified to be included in future studies. The Applicant has agreed to fund *and construct* substantial mitigation improvements near the development site along roadways under the City of Austin's jurisdiction.

10. The developer has indicated that a substantial amount of the cars going to/from The Grove at Shoal Creek will come from Mopac. Since these off ramps are shown to currently fail in the applicant's TIA, is it appropriate to review the potential impacts to safety of the off-ramp vehicle stacking before recommending the approval of a 3.2 million square feet development entitlement at this location? Does the proposed Grove PUD add to the vehicle stacking on these off-ramps with no improvements made, and how does this impact public safety?

Queuing on the ramps is an existing condition. The City of Austin does not mitigate queuing conditions on TxDOT facilities. TxDOT can respond to impacts to public safety.

11. The latest City staff comments recommend "Option 2" for the applicant's proposed layout of the new 45th and Bull Creek Road intersection.
Has the City reviewed the feasibility and geometry of this proposed intersection layout? If so, what design vehicle was used? Does this proposed intersection meet the City's standard design for these classification of streets and intersections?

Yes – the City reviewed the feasibility and geometry of the proposed intersection layout as noted below. The Applicant went through several iterations in the design at different stages of the review process. The City reviewed several design options until the Applicant provided Option 2 that is conceptually acceptable to the City. For the intersection of W 45th Street / Bull Creek Road, turning templates for single-unit truck and passenger car design vehicles were used for analyzing northbound dual lefts.

12. How much area behind the existing curb will be required to make these lane additions to this intersection? Does this area fit entirely within the existing public right-of-way? If not, who is acquiring the necessary land or will the City use its eminent-domain authority to take this land on behalf of the developer?

The proposed improvements will not fit entirely within the existing right-of-way. The Applicant has indicated that it is acquiring necessary right-of-way on the southeast corner to accommodate the proposed design at the intersection of W 45th Street / Bull Creek Road. The Applicant is also obtaining an easement on the northwest corner to accommodate sufficient space for receiving the dual northbound to westbound left turns based on the turning templates submitted by Applicant. The Applicant submitted a conceptual layout of the proposed intersection to the City as per the requirement, which shows existing and proposed rights-of way and easements. If the Applicant is unable to acquire the needed land, a revised design will need to be submitted and reviewed by the City.

13. Was consideration given to the safety impacts to adjacent residences, particularly those in the line of vehicle movement prior to the sharp “s-curve” just before this intersection?

See response for #4 above. Based on the review of several iterations of designs options, Option 2 was the most feasible option with respect to safety and operation considering the existing S-curve.

14. Will the developer of The Grove PUD be allowed to proceed with building on this land if these intersections are found to be unsafe and/or infeasible?

No – the City does not accept design(s) that jeopardize public safety. As noted elsewhere, the City has rejected several design options at the intersection of W 45th Street / Bull Creek Road due to safety concerns identified by the City.

15. We’ve been told that City staff has to “wrap this up” in the next two weeks, so we would be grateful for your prompt response to these critically important questions.

Since I have certainly not asked all of the questions my neighbors have regarding traffic and transportation surrounding The Grove site, I would also like to request a meeting with you, your staff, and the families on 45th and in Shoalmont whose daily lives, homes, and safety are most affected by these City staff recommendations. Perhaps a town-hall style meeting could be coordinated with Council Member Gallo’s and Council Member Pool’s offices?

Requests for meeting with Council Members can be made with their offices, although public comments are typically addressed when development cases are taken to public Council and Committee meetings. City staff met with members of the BCRC on April 12 per their request.

City staff often hold public meetings during construction projects that impact travel patterns in front of people's homes and within their neighborhoods. This situation is no different, except traffic and public safety impacts from construction is temporary, and the recommendations City staff are making on this zoning case have a permanent impact to traffic and public safety in these residential areas.

Lastly, I implore you and your staff to complete the necessary due diligence, safety analysis, and feasibility studies for *all* of these issues on the proposed Grove PUD before reaching a final recommendation on the zoning case. Delaying this engineering due diligence until site plan is putting the cart before the horse, as the saying goes, and there is no mechanism for public and Council involvement in the administrative site plan review process.

Thank you,
Grayson Cox