

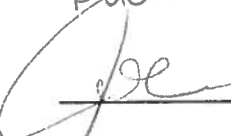
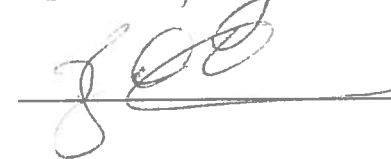
June 26, 2015

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

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

Sincerely,

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

PRINT NAME	SIGNATURE	ADDRESS
MELUSSA MONROE		4613 OAKMONT BLV
Kathryn Wahlers		4702 Oakmont Blv
KATHRYN WAHLERS		4702 OAKMONT DR
Suzanna Barber		4500 Oakmont
Lea Sandoz	LEA SANDOZ	4616 OAKMONT
Tim Sorrells		4707 Oakmont
		4504 Oakmont
Molly Birrell		4509 Oakmont
Laurie Kertz		4601 Oakmont
Brendon Greer		4602 OAKMONT

June 26, 2015

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

RE: Milestone Community Builders Proposed Development "The Grove at Shoal Creek"
COA Case Number CD-2015-0009
PUD #2814 - 2015-0074

Sincerely,

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

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

June 26, 2015

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

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

Sincerely,

The Undersigned Shoalmont Property Owners of Finley, 78731

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

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

COA Case Number CD-2015-0009.

Sincerely,

PRINT NAME

ADDRESS

4510 Finley Drive

Andrew Bowen

4510 FINLEY DRIV

Barbara K. Rogers

4504

4504 Integ Drive



4710 Finley Dr

Chris

4740 Finley Dr.

[Signature]

4505 Finley Dr.

Source: *Journal of the American Statistical Association*, 1997, 92, 1037-1046.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

July 10, 2015

Carolyn Mixon
4616 Chiappero Trail
Austin, Texas 78731

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

Dear Ms. Mixon:

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Martin', with a stylized flourish at the end.

Garrett Martin, Manager/ Member
ARG Bull Creek, LTD

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

Sirwaitis, Sherri

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

Dear Milestone:

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

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

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

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

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

Truly,

Lynn

Lynn Boswell
512 694-2896

Sirwaitis, Sherri

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

21 September 2015

Dear Ms Sirwaitis,

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

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

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

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

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

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

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

Sincerely
Margaret Powis

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Barbara Nichols

Your Name (please print)

4500 Erin Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

11-23-15

Date

Daytime Telephone: (512) 6577428

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

David & Patty Coffman
 Your Name (please print)

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

☐ I am in favor
☒ I object

David Coffman
 Signature

11-24-15
 Date

Daytime Telephone: (512) 371-9632

Comments:

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

ROBERTA N.A.
 Your Name (please print) (CARIS ALEN)

☐ I am in favor
☐ I object

1400 W. 39 1/2 ST.

Your address (or) affected by this application

Signature: *[Signature]* Date: 11/24/2015

Daytime Telephone: 512-467-2880

Comments: RNA OPPOSES THE CURRENT
 MUEBTONLE PROPOSAL, AND SUPPORTS
 THE BARC'S EFFORTS TO NEGOTIATE
 A BETTER OUTCOME FOR THIS UNIQUE
 SITE.

THANK YOU!

CARIS ALEN

CO-CHAIR, RNA ZONING COMM.

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

EDWARD R. RATHGEBER

Your Name (please print)

AGT BULL CREEK

☒ I am in favor
☐ I object

Your address(es) affected by this application

SAME AS ABOVE (3 LOTS)

Signature

Date

Daytime Telephone: 512 917 9510

Comments: AN EXCELLENT PROJECT
BEING DONE BY EXCELLENT
PEOPLE.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/planning.

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Mike Varozza

Your Name (please print)

4000 Idewild Rd Austin TX

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 249 8004

Date

11/24/15

Comments: I do not believe the infrastructure

around the PUD is sufficient to handle
the increase in residences. For example
sewer, roads, schools, etc.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I am object

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Valerie L. Wenger
Your Name (please print)

2804 W 45th St

Your address(es) affected by this application

Valerie Wenger

Signature

Daytime Telephone: 512-916-5315

11/25/15
Date

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

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Your Name (please print) Charlotte Cooper

☐ I am in favor
☒ I object

4003 Ridgely

Your address(es) affected by this application

Charlotte Cooper

Signature

11-28-15

Date

Daytime Telephone: 512 454 0663

Comments: Development must work in

good faith with the adjacent

neighborhoods - Plot

Other special interests

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Cary Cooper
Your Name (please print)

☐ I am in favor
☒ I object

4003 Ridgester
Your address(es) affected by this application

[Signature]
Signature

11-28-15
Date

Daytime Telephone: 512 4540663

Comments: Failure to work as good friend with adjacent neighbors

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Lori Hansen

Your Name (please print)

2603 Great Oaks Pkwy - 78756

Your address(es) affected by this application

Lori Hansen

12/8/15

Signature

Date

Daytime Telephone: 512-589-8972

Comments:

THIS NEW DEVELOPMENT WILL CAUSE TREMENDOUS TRAFFIC ISSUES ON SHOAL CREEK AND ON 45TH ST. IT IS UNSAFE ALREADY DURING HEAVY TRAFFIC TO EXIT OFF OF GREAT OAKS TO GO NORTH ON SHOAL CREEK. ALSO, INCREASED TRAFFIC MAY CAUSE PEOPLE TO "CUT THROUGH" ON GREAT OAKS HIGHWAY BETWEEN SHOAL CREEK AND 45TH ST (BOTH WAYS)!!

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

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

Dear Commissioners,

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

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

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

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

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

Sincerely,

Ryan Nill

Friends of the Grove

H. Arnold

2417 WOOLDRIDGE DRIVE
AUSTIN, TEXAS 78703

Planning & Zoning Department
Sherri Sirwaitis
PO Box 1088
Austin, TX 78767-8810

CASE: C814-2015-0074

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

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

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

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

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

Helen C Arnold

I OBJECT

PUBLIC HEARING INFORMATION

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

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

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

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

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/planning.

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Frederick Zinner

Your Name (please print)

1819 W 38th 78731

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone:

Comments:

Succession Road

infrastructure cannot

support the ARG MEGA development

ARG refuse to release

synchro file for

traffic assessment

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Helen C Arnold

Your Name (please print)

2704 LaRonde

Your address(es) affected by this application

Helen Arnold

Signature

10/ may/16

Date

Daytime Telephone: 512-499-8411

Comments: WHY DO YOU SEND THIS NOW?

YOU HAVE ALREADY APPROVED THIS

MONOTROPY!

YOU HAVE NOT THOUGHT / DON'T CARE

ABOUT THE TRAFFIC THIS WILL PRESENT.

AUSTIN HAS TURNED INTO A "GIRL"

FOR SALE TO THE HIGHEST BIDDER.

I HOPE THIS PROJECT FAILS AND

SHAME ON THOSE WHO SOLD THE PROPERTY TO

THE BOTTOM FEEDER!

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Your Name (please print)

DICK RATHGEBER
 39th + BULL CREEK RD

☐ I am in favor
☐ I object

Your address(es) affected by this application

Dick Rathgeber May 17, 2016
 Signature Date

Daytime Telephone: 512 917 9510

Comments:

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

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

ELC ZIPPEL
 Your Name (please print)

4116 Lakewood Rd. #101 78731

Your address(es) affected by this application

☐ I am in favor ☒ I object
--

9 May 2016
 Date

Signature

Daytime Telephone: 512-529-9728

Comments:

No development, just don't think
current design is superior.

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

KIM ZIPFEZ

Your Name (please print)

4116 Idlewild Rd Austin TX 78731

Your address(es) affected by this application

K. Zipfel

Signature

9 May 2016

Date

Daytime Telephone: 512-739-4566

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Nona Gold

Your Name (please print)

4507 Bull Creek Rd

Your address(es) affected by this application

Nona Gold

Signature

5-9-16

Date

Daytime Telephone: 512-343-1930

Comments:

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

ELAINE R. PUSTING

Your Name (please print)

2579 W. 45TH ST.

Your address(es) affected by this application

Elaine R. Pusting

Signature

☐	I am in favor
☒	I object

9 MAY 2016

Date

Daytime Telephone: 512-454-9412

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PROPERTY.

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Barbara Nichols

Your Name (please print)

4500 Era Lane 78756

Your address(es) affected by this application

Barbara Nichols

Signature

5-9-16

Date

Daytime Telephone: (512) 657 7428 (cell)

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Till Griffith
 Your Name (please print)

☐ I am in favor
☒ I object

3818-A R. Igglea Dr

Your address(es) affected by this application

78731 5/10/16
 Date

Signature

Daytime Telephone: *512 576 9094*

Comments:

Too much Sensitivity!

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Daisy Wanda Garcia
 Your Name (please print)

4505 Finley Dr

Your address(es) affected by this application

Sherri Sirwaitis
 Signature

5-10-16
 Date

Daytime Telephone: 512 478 7612

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

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Michael Varocha

Your Name (please print)

4000 Ede Wild Rd 70731

Your address(es) affected by this application

MUNICIPAL

Signature

Daytime Telephone: 512 820 5203

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

5/10/16
Date

☐ I am in favor
☒ I object

case C814-2015-0074

Attn: Sherri Sirwaitis

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-9743057 Planning

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

A. Gernaat

Your Name (please print)

4330 Bull Creek Rd #4113

Your address(es) affected by this application

A. Gernaat

Signature

5/10/16

Date

Daytime Telephone:

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Proposed Commitments to Oakmont Heights Neighborhood

The Grove at Shoal Creek

February 12, 2016

Note: The Proposed Commitments below would apply to any building on Tract C that is within 75' of Bull Creek Road. Commitments can be made binding through addition to the PUD Land Use Plan and/or Design Guidelines as noted under "Enforcement".

	Proposed Commitments to Comply with SF-3	Enforcement	Notes
1	Live-work uses are prohibited.	This can be removed from the Permitted Uses listed on the Land Use Plan.	
2	Minimum building setback from Bull Creek Road ROW shall be 25'. Porches and patios shall be permitted to encroach into the setback up to 6'. Maximum building height shall be 35'.	The Design Guidelines already require a 15' greenway zone and 10' additional building setback.	25' is the required building setback for SF-3 zoning.
3		This can be added to the Development Regulations listed on the Land Use Plan.	35' is the height limit for SF-3 zoning. Please note that this height restriction is based on the site development regulations for SF-3 zoning and does not include additional height restrictions under the McMansion Ordinance.
4	All buildings facing Bull Creek Road shall have a maximum of two attached residential units.	This can be added to the Development Regulations listed on the Land Use Plan.	Duplexes are permitted in SF-3 zoning. This would allow for duplexes at The Grove facing Oakmont, but would not permit buildings with 3 or more townhomes, row homes, flats, or other residential units.

	Additional Proposed Commitments <i>These commitments are based on community requests and are not requirements of SF-3 zoning.</i>	Enforcement	Notes
5	Minimum setback from Bull Creek Road ROW for a third story shall be 35' if the height of the building exceeds 30'.	This can be added to the design guidelines.	This would ensure greater compatibility and reduce scale at the street by requiring a third story, where provided, to be stepped back from the face of the building.
6	The minimum building setback from Bull Creek Road ROW shall be increased to 28' for a minimum of 50% of the total frontage.	This can be added to the design guidelines.	This would require additional setback for some units to ensure articulation and variation in massing along Bull Creek Road.
7	Garages are not permitted to face Bull Creek Road.	This can be added to the design guidelines.	
8	A minimum of 50% of the units along Bull Creek Road shall have a porch that faces the Bull Creek Road ROW	This can be added to the design guidelines.	

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.

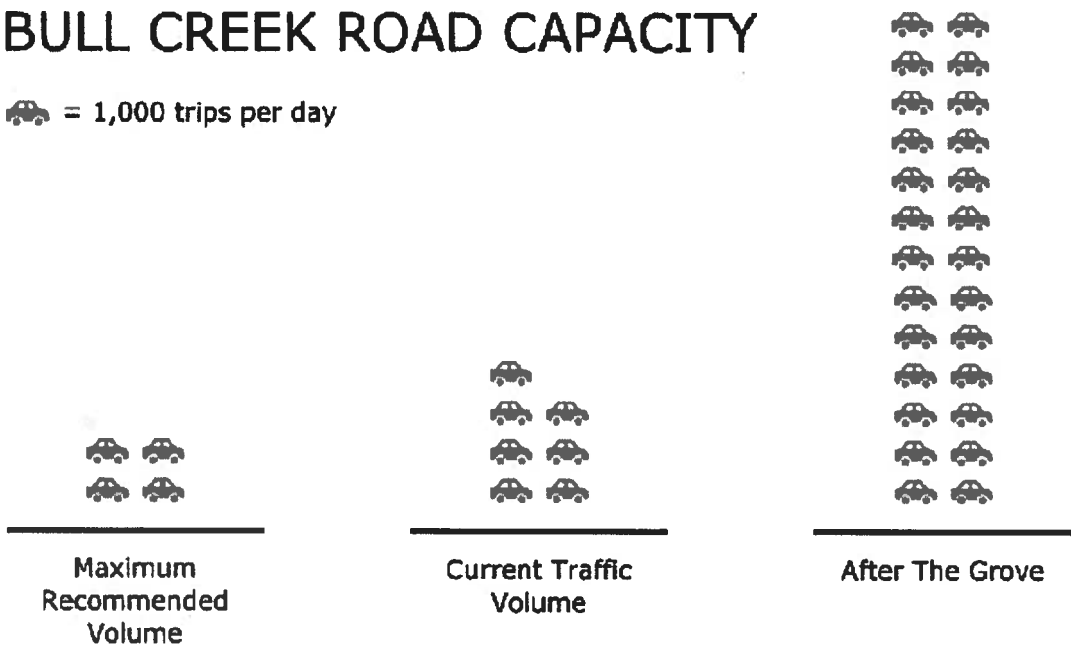
Conclusion

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

3/25/2016

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

Ryan Rathbone
Your Name (please print)

☐ I am in favor
☒ I object

4510 Finley Drive

Your address(es) affected by this application

5/11/15
Date

Signature

Daytime Telephone: 512 534 1145

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

being brought to a much smaller scale version

PUBLIC HEARING INFORMATION

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

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

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

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

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/planning.

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

LOKI HANSEN

Your Name (please print)

2603 GREAT OAKS PKWY

Your address(es) affected by this application

Roni G. Hansen

Signature

5/13/16

Date

Daytime Telephone: 512-454-8826

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

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

DOUGLAS HANSEN

Your Name (please print)

2603 GREAT OAKS PKWY

Your address(es) affected by this application

AUSTIN, TX 78756

Doug Hansen

Signature

Date

5-13-16

Daytime Telephone: 512-589-8972

Comments: The construction of this

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810



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

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

RE: The Grove PUD Traffic Impact Analysis

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

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

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

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

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

Extension of Jackson Avenue Thru 2627 W 45th

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



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

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

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

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

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

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

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

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



45th & Bull Creek Road Improvements

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

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

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

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

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

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

Mayor, Council, Gonzales, Spillar
RE: The Grove PUD Traffic Impact Analysis
May 19, 2016
Page 4 of 4



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

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

We appreciate your consideration on this important matter,

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

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



change.org

Rosedale Neighborhood Association

Recipient: Austin City Council

Letter: Greetings,

Do NOT approve The Grove at Shoal Creek PUD

Signatures

Name	Location	Date
Rosedale Neighborhood Association	, United States	2016-09-18
Kim Mosley	Austin, TX, United States	2016-09-18
Donald Wysocki	Austin, TX, United States	2016-09-18
Nick Zappitelli	Austin, TX, United States	2016-09-18
susan dial	Austin, TX, United States	2016-09-18
Lynn Carlson	Austin, TX, United States	2016-09-18
Brittany Quinn	Austin, TX, United States	2016-09-18
James Tyree	Austin, TX, United States	2016-09-18
Chris Allen	Austin, TX, United States	2016-09-18
Kent Hemingson	Austin, TX, United States	2016-09-18
Beth Ann Condon	Austin, TX, United States	2016-09-18
Vicki Almstrum	Austin, TX, United States	2016-09-18
Carl Reynolds	Austin, TX, United States	2016-09-18
Matt haney	Austin, TX, United States	2016-09-18
Brian Bowe	Austin, TX, United States	2016-09-18
Erik Schmitt	Austin, TX, United States	2016-09-18
Alison Beck	Austin, TX, United States	2016-09-18
Sheilah Murphy	Austin, TX, United States	2016-09-18
Richard Relph	Austin, TX, United States	2016-09-18
Jill Nichols	Austin, TX, United States	2016-09-18
Kelly Aho	Austin, TX, United States	2016-09-18
Karen McLinden	Austin, TX, United States	2016-09-18
Cherry Kugle	Austin, TX, United States	2016-09-18
Amy Hauft	Austin, TX, United States	2016-09-18
Angela Coleman	Austin, TX, United States	2016-09-18
Teresa Holmes	Austin, TX, United States	2016-09-18
Kim Relph	Austin, TX, United States	2016-09-18
Kristine Kovach	Austin, TX, United States	2016-09-18
Mark Wells	Austin, TX, United States	2016-09-18

Name	Location	Date
Nancy Scott	Seattle, WA, United States	2016-09-18
Deborah D. Tucker	Austin, TX, United States	2016-09-18
Kathleen Monte	Austin, TX, United States	2016-09-18
Robert Blodgett	AUSTIN, TX, United States	2016-09-18
Jamie Thompson	Austin, TX, United States	2016-09-18
Cathy Savage	Austin, TX, United States	2016-09-18
Tracy Ford	Austin, TX, United States	2016-09-19
Melinda Marble	Austin, TX, United States	2016-09-19
Rick Reeder	Austin, TX, United States	2016-09-19
Rebecca Shieber	Austin, TX, United States	2016-09-19
Julie Konvicka	Austin, TX, United States	2016-09-19
Robert Abraham	Austin, TX, United States	2016-09-19
Deborah DeStefano	Austin, TX, United States	2016-09-19
A P David	Austin, TX, United States	2016-09-19
John Fruehe	Austin, TX, United States	2016-09-19
Jeff Hudson	Austin, TX, United States	2016-09-19
Cathy Miller	Austin, TX, United States	2016-09-19
Wendy Salome	Austin, TX, United States	2016-09-19
david kunkle	Austin, TX, United States	2016-09-19
Jennifer Wood	Austin, TX, United States	2016-09-19
Dawn Skinne	Austin, TX, United States	2016-09-19
Anthony strahan	Austin, TX, United States	2016-09-19
Julie Hardwick	Austin, TX, United States	2016-09-19
Latha Joyce	Austin, TX, United States	2016-09-19
Jeff Archer	Austin, TX, United States	2016-09-19
Joy Sottile	Austin, TX, United States	2016-09-19
C White	Austin, TX, United States	2016-09-19
Renee Keeney	Austin, TX, United States	2016-09-19
Brian Sloan	Austin, TX, United States	2016-09-19
Alison Alter	Austin, TX, United States	2016-09-19
Ryan PirkI	Austin, TX, United States	2016-09-19
Stephanie Childs	Austin, TX, United States	2016-09-19

Name	Location	Date
Tony Fryer	Austin, TX, United States	2016-09-19
Ginny Barr	Austin, TX, United States	2016-09-19
RANLEIGH HIRSH	Austin, TX, United States	2016-09-19
Bryna Dye	Austin, TX, United States	2016-09-19
Mia Lawrence	Austin, TX, United States	2016-09-19
Pam Matthews	Austin, TX, United States	2016-09-19
Beth Reyburn	Austin, TX, United States	2016-09-19
Ted Eubanks	Austin, TX, United States	2016-09-19
tara levy	austin, TX, United States	2016-09-19
Leila Thomas	Austin, TX, United States	2016-09-19
Amy Farley	Austin, TX, United States	2016-09-19
Molly Martin	Austin, TX, United States	2016-09-19
Andy Jones	Austin, TX, United States	2016-09-19
Virginia Somyak	austin, TX, United States	2016-09-19
DJ White	Austin, TX, United States	2016-09-19
Emily Payne	Austin, TX, United States	2016-09-19
Megan Winget	Austin, TX, United States	2016-09-19
Gina Allen	Austin, TX, United States	2016-09-19
Anderson Simmons	Austin, TX, United States	2016-09-19
Kelly Lancaster	Austin, TX, United States	2016-09-19
Pamela Archer	Austin, TX, United States	2016-09-19
RUTH GLENDINNING	Austin, TX, United States	2016-09-19
John Richburg	Austin, TX, United States	2016-09-19
Amity Courtois	Austin, TX, United States	2016-09-19
Donna Ford	Austin, TX, United States	2016-09-19
Amy Wood	Austin, TX, United States	2016-09-19
Michelle Wagner	Austin, TX, United States	2016-09-19
Andy Lane	Austin, TX, United States	2016-09-19
Ken Nolte	Austin, TX, United States	2016-09-19
Tracy Sole	Austin, TX, United States	2016-09-19
anita sybesma	Austin, TX, United States	2016-09-19
Grayson Cox	Austin, TX, United States	2016-09-19

Name	Location	Date
Pam Moore	Austin, TX, United States	2016-09-19
Paula gordon	Austin, TX, United States	2016-09-19
Chris Treadaway	Austin, TX, United States	2016-09-19
Karen Roof	Austin, TX, United States	2016-09-19
Emily Fernandez	Austin, TX, United States	2016-09-19
Catherine Kyle	Austin, TX, United States	2016-09-19
Betty Littrell	Austin, TX, United States	2016-09-19
Elizabeth Harvey	Austin, TX, United States	2016-09-19
Whitney Williams	Austin, TX, United States	2016-09-19
Mitra Mechanic	Austin, TX, United States	2016-09-19
mary harvey	austin, TX, United States	2016-09-19
Wanda Evans	Austin, TX, United States	2016-09-19
Katy Aldredge	Austin, TX, United States	2016-09-19
Suzanne Estes	Austin, TX, United States	2016-09-19
Kerry Edwards	Austin, TX, United States	2016-09-19
Ellen Reeder	Crane, TX, United States	2016-09-19
Jason Fernandez	Austin, TX, United States	2016-09-19
Carolyn Mixon	Austin, TX, United States	2016-09-19
Cyral Miller	AUSTIN, TX, United States	2016-09-19
Julie Puentes	Austin, TX, United States	2016-09-19
Terresa Sanchez	Austin, TX, United States	2016-09-19
Ann Fernandez	Austin, TX, United States	2016-09-19
Beverly Kuenast	Austin, TX, United States	2016-09-19
Stephanie Jarnigan	Austin, TX, United States	2016-09-19
Scott Coy	Austin, TX, United States	2016-09-19
KATHRYN ANDERSON	Austin, TX, United States	2016-09-19
Daniel De La Garza	Austin, TX, United States	2016-09-19
Cathleen McGarity	Austin, TX, United States	2016-09-19
B Glaser	Austin, TX, United States	2016-09-19
Barnara Railey	Galveston, TX, United States	2016-09-19
Christina Jones	Austin, TX, United States	2016-09-19
Dianne Mountain	Austin, TX, United States	2016-09-19

Name	Location	Date
Nick Picchetti	Austin, TX, United States	2016-09-19
Natasha Honeycutt	Austin, TX, United States	2016-09-19
Martha Clay	Austin, TX, United States	2016-09-19
jan justice	Austin, TX, United States	2016-09-19
Mark Wilson	Austin, TX, United States	2016-09-19
Carlos Puentes	Austin, TX, United States	2016-09-19
Mary Ellen West	Austin, TX, United States	2016-09-19
Jenell Wilmot	Denver, CO, United States	2016-09-19
Barbara Garner	Austin, TX, United States	2016-09-19
Holly Helin	Austin, TX, United States	2016-09-19
Leslie Lindzey	Austin, TX, United States	2016-09-19
Jackie Stence	Austin,, TX, United States	2016-09-19
Joe O'Connell	Austin, TX, United States	2016-09-19
Julie Valentine	Austin, TX, United States	2016-09-19
Pam Knight	Austin, TX, United States	2016-09-19
Ryann Rathbone	Austin, TX, United States	2016-09-19
Holly Wiese	Austin, TX, United States	2016-09-19
David Terry	Austin, TX, United States	2016-09-19
Jessica Tate	Austin, TX, United States	2016-09-19
carol burton	Austin, TX, United States	2016-09-19
James Stoker	Austin, TX, United States	2016-09-19
Randy Baird	Austin, TX, United States	2016-09-19
Tom Boyd	Austin, TX, United States	2016-09-19
Clare OConnell	Austin, TX, United States	2016-09-19
Aamer Shaukat	Austin, TX, United States	2016-09-19
Mele Juillerat	Austin, TX, United States	2016-09-19
Diane Graves	Austin, TX, United States	2016-09-19
Todd Shaw	Austin, TX, United States	2016-09-19
Pam Harper	Austin, TX, United States	2016-09-19
Roxann Bouldin	Austin, TX, United States	2016-09-19
Yasiu Kruszynski	Chicago, IL, United States	2016-09-19
Thomas Watterson	Austin, TX, United States	2016-09-19

Name	Location	Date
David Durbin	Austin, TX, United States	2016-09-19
Karen Kleiman	Austin, TX, United States	2016-09-19
Raynor Nicholls	Austin, TX, United States	2016-09-19
Marisa Finley	Austin, TX, United States	2016-09-19
Julie Mani	Austin, TX, United States	2016-09-19
Lindyn Kish	Austin, TX, United States	2016-09-19
Sula Howell	Austin, TX, United States	2016-09-19
K F Carbone	Austin, TX, United States	2016-09-19
Kelly Daghljan	Austin, TX, United States	2016-09-19
Andrew Sokolov	Austin, TX, United States	2016-09-19
Deanna Terry	Austin, TX, United States	2016-09-19
Austintrump.com	Austin, TX, United States	2016-09-19
Austintrump.com		
Barbara Ritchie	Austin, TX, United States	2016-09-19
Pepper Chastain	Austin, TX, United States	2016-09-19
Kate Harrington	Austin, TX, United States	2016-09-19
Craig Lill	Austin, TX, United States	2016-09-19
Janet Delaney	Austin, TX, United States	2016-09-19
Lauren Creasy	Austin, TX, United States	2016-09-19
Marcus Cardwell	Austin, TX, United States	2016-09-19
Karen GRant	Austin, TX, United States	2016-09-19
Dorothy Caldwell	Austin, TX, United States	2016-09-19
Monica Mueller	Austin, TX, United States	2016-09-19
Mary Cunningham	Austin, TX, United States	2016-09-19
Mike O'Connell	Austin, TX, United States	2016-09-19
Jay Carpenter	Austin, TX, United States	2016-09-19
Carolyn Lowe	Austin, TX, United States	2016-09-19
Rebecca Ryan	Austin, TX, United States	2016-09-19
Dawn Piscitelli	Austin, TX, United States	2016-09-19
Bennett Brier	Austin, TX, United States	2016-09-19
Leslie Cameron	Austin, TX, United States	2016-09-19
Anne Heinen	Boulder, CO, United States	2016-09-19

Name	Location	Date
Heather Nichols	Austin, TX, United States	2016-09-19
Robert George	Austin, TX, United States	2016-09-19
Andrea Beane	Austin, TX, United States	2016-09-19
Megan Kressin	Austin, TX, United States	2016-09-19
Deb Lewis	Austin, TX, United States	2016-09-19
A Saint-Romain	Austin, TX, United States	2016-09-19
Charles Peveto	Austin, TX, United States	2016-09-19
JoEllen Clark	Austin, TX, United States	2016-09-19
Amy Newman	Austin, TX, United States	2016-09-19
Alice Clark	Austin, TX, United States	2016-09-19
Cherrylynn Burris	Austin, TX, United States	2016-09-19
Gina Rainey	Austin, TX, United States	2016-09-19
Jill Davis	Austin, TX, United States	2016-09-19
Seth Owens	Austin, TX, United States	2016-09-19
George McCormack	Austin, TX, United States	2016-09-19
Ted Ducote	Austin, TX, United States	2016-09-19
Melissa Page	Austin, TX, United States	2016-09-19
Behnoush Yeganeh	Austin, TX, United States	2016-09-19
Dee Jackson	Austin, TX, United States	2016-09-19
Margaret Maupin	Austin, TX, United States	2016-09-19
Don Clinchy	Austin, TX, United States	2016-09-19
David Henderson	Austin, TX, United States	2016-09-19
sue lee	Austin, TX, United States	2016-09-19
Dana Schrab	Austin, TX, United States	2016-09-19
Christine Fanning	Austin, TX, United States	2016-09-19
Anna Bell Gall	Austin, TX, United States	2016-09-19
Kimberly Felice	Austin, TX, United States	2016-09-19
Leilani Plougnann	Austin, TX, United States	2016-09-19
Jessica Sterns	Austin, TX, United States	2016-09-19
Theresa Bond	Austin, TX, United States	2016-09-19
Prentiss Riddle	Austin, TX, United States	2016-09-19
CL Evans	Austin, TX, United States	2016-09-19

Name	Location	Date
sandy parker	Houston, TX, United States	2016-09-19
Lisa Davila	Austin, TX, United States	2016-09-19
Kate Thompson	Austin, TX, United States	2016-09-19
Everitt Allen	Austin, TX, United States	2016-09-19
Jenny Butterworth	Austin, TX, United States	2016-09-19
Robert Kleinschmidt	Austin, TX, United States	2016-09-19
Martha Moczygemba	Austin, TX, United States	2016-09-19
Steve Lansdowne	Austin, TX, United States	2016-09-19
Ashley Whitt	Austin, TX, United States	2016-09-19
Patricia Williams	Austin, TX, United States	2016-09-19
Bill Ogilvie	Austin, TX, United States	2016-09-19
Wendi Jones	Austin, TX, United States	2016-09-19
Echo Bond	Austin, TX, United States	2016-09-19
Merrily Porter	Austin, TX, United States	2016-09-19
Matt Cohen	Austin, TX, United States	2016-09-19
Andrew Coulson	Austin, TX, United States	2016-09-19
Anthony Weber	Austin, TX, United States	2016-09-19
Josy Johnson	Austin, TX, TX, United States	2016-09-19
Josephine Macaluso	Austin, TX, United States	2016-09-19
Travis Wells	Austin, TX, United States	2016-09-19
Paige Williams	Cedar Park, TX, United States	2016-09-19
Wade Odell	Austin, TX, United States	2016-09-19
M Wesley Gandy	Austin, TX, United States	2016-09-19
Naomi Tilton	Austin, TX, United States	2016-09-19
Annette Stachowitz	Austin, TX, United States	2016-09-19
Scott Newsom	Austin, TX, United States	2016-09-19
Gayle Worley	Austin, TX, United States	2016-09-19
Cherie Havard	Austin, TX, United States	2016-09-19
wes herzik	Austin, TX, United States	2016-09-19
Tom McGarity	Austin, TX, United States	2016-09-19
dale Flatt	Austin, TX, United States	2016-09-19
Junior Avendano	Pflugerville, TX, United States	2016-09-19

Name	Location	Date
Michael Adams	Austin, TX, United States	2016-09-19
Tracy Vaught	Austin, TX, United States	2016-09-19
Lars Plougmann	Austin, TX, United States	2016-09-19
Cristina Campbell	Austin, TX, United States	2016-09-19
Laurel Eskridge	Austin, TX, United States	2016-09-19
James D Johnson	Austin, TX, United States	2016-09-19
Kathy Tyler	Austin, TX, United States	2016-09-19
Kelti Smith	Austin, TX, United States	2016-09-19
Fran Adams	Austin, TX, United States	2016-09-19
David Gibbs	Austin, TX, United States	2016-09-19
Robin Fruehe	Austin, TX, United States	2016-09-19
Jeremy Maurer	Austin, TX, United States	2016-09-19
Mia Burton	Austin, TX, United States	2016-09-19
Diane Larson	Austin, TX, United States	2016-09-19
Kathryn Grant	Austin, TX, United States	2016-09-19
Manuel Quinto-Pozos	Austin, TX, United States	2016-09-19
William OLeary	Austin, TX, United States	2016-09-19
Jennifer McCamish	Austin, TX, United States	2016-09-19
Christopher Burton	Austin, TX, United States	2016-09-19
Susan Smith Dorsey	Austin, TX, United States	2016-09-19
Megan White	Austin, TX, United States	2016-09-19
Nancy Day	Austin, TX, United States	2016-09-19
Amy hufford	austin, TX, United States	2016-09-19
Jacoba van Sitteren	Austin, TX, United States	2016-09-19
John Wilson	Austin, TX, United States	2016-09-19
stephanie ashworth	austin, TX, United States	2016-09-19
Heather Banks	Austin, TX, United States	2016-09-19
michelle varrin	menlo park, CA, United States	2016-09-19
Carrie Arnold	Austin, TX, United States	2016-09-19
jancy darling	Austin, TX, United States	2016-09-19
Molly Wolf	Austin, TX, United States	2016-09-19
Michelle Cheng	Austin, TX, United States	2016-09-19

Name	Location	Date
Mark Schoenfeld	Austin, TX, United States	2016-09-19
Rachel Gray	Austin, TX, United States	2016-09-19
Damon Osgood	Austin, TX, United States	2016-09-19
Kelly Truesdell	Austin, TX, United States	2016-09-19
Nancy Levack	Austin, TX, United States	2016-09-19
Caroline Valentine	Austin, TX, United States	2016-09-19
Ty Schlegel	Austin, TX, United States	2016-09-19
Shane Cormier	Austin, TX, United States	2016-09-19
Christian Drake	Austin, TX, United States	2016-09-19
Karen Saadeh	Austin, TX, United States	2016-09-19
Trish Sierer	Austin, TX, United States	2016-09-19
Calle LaCouture	Austin, TX, United States	2016-09-19
John Sherwood	Austin, TX, United States	2016-09-19
Dan Schillace	Austin, TX, United States	2016-09-19
Justin Tajchman	Austin, TX, United States	2016-09-19
Cassy Shaukat	Austin, TX, United States	2016-09-19
Mary Wilmore	Austin, TX, United States	2016-09-19
simma chester	sebastopol, CA, United States	2016-09-19
Rebecca Eastburn	Austin, TX, United States	2016-09-19
Mike Polston	Austin, TX, United States	2016-09-19
Regan Lenehan	Austin, TX, United States	2016-09-19
Jennifer Paris	Austin, TX, United States	2016-09-19
Victoria Brunow	Austin, TX, United States	2016-09-19
Sabrina Lowther	Round Rock, TX, United States	2016-09-19
Joseph Horton	Austin, TX, United States	2016-09-19
Susan Cohen	Austin, TX, United States	2016-09-19
Trey Smith	Austin, TX, United States	2016-09-19
Linda Mosley	Austin, TX, United States	2016-09-19
Iris Davis	Austin, TX, United States	2016-09-19
Joseph Hunt	Austin, TX, United States	2016-09-19
Travis Casper	Austin, TX, United States	2016-09-19
Jeff Sharp	Lubbock, TX, United States	2016-09-19

Name	Location	Date
Mark Weiler	Austin, TX, United States	2016-09-19
JoAnna Rollings	Austin, TX, United States	2016-09-19
Mark Frankel	Pasadena, CA, United States	2016-09-19
Juliet Garcia	Austin, TX, United States	2016-09-19
Paul Norrod	Austin, TX, United States	2016-09-19
Mike Patterson	Austin, TX, United States	2016-09-19
Philip Courtois	Austin, TX, United States	2016-09-19
Maida Barbour	Austin, TX, United States	2016-09-19
Bryan Williams	Austin, TX, United States	2016-09-19
Erin Willig	Austin, TX, United States	2016-09-19
Neda Eslami	Austin, TX, United States	2016-09-19
Catherine Best	Austin, TX, United States	2016-09-19
Melanie Tolen	Austin, TX, United States	2016-09-19
John Nguyen	Austin, TX, United States	2016-09-19
Maria Artzinger-Bolten	Austin, TX, United States	2016-09-19
Jessica Postol	Austin, TX, United States	2016-09-19
Margaret Melton	Austin, TX, United States	2016-09-19
Denise Romano	Austin, TX, United States	2016-09-19
Iola estes	Austin, TX, United States	2016-09-19
Jack Risley	Austin, TX, United States	2016-09-19
Mark Coffey	Austin, TX, United States	2016-09-19
Natalie Clifton	Austin, TX, United States	2016-09-19
Erica Howard	Austin, TX, United States	2016-09-19
Mike Aho	Austin, TX, United States	2016-09-19
anne Hanrahan	Austin, TX, United States	2016-09-19
Chad Adams	Austin, TX, United States	2016-09-19
Kristin Asthalter	Austin, TX, United States	2016-09-19
Tracy Kuhn	Austin, TX, United States	2016-09-19
Emily Sorensen	Austin, TX, United States	2016-09-19
ernest mckenney	Austin, TX, United States	2016-09-19
Shawn Ellison	Austin, TX, United States Minor Outlying Islands	2016-09-19

Name	Location	Date
Laura Martin	Austin, TX, United States	2016-09-19
Emily Wong	Austin, TX, United States	2016-09-19
Jean Rigatti	Austin, TX, United States	2016-09-19
Leslie Currens	Austin, TX, United States	2016-09-19
Caroline Joyner	Austin, TX, United States	2016-09-19
Britton Parnell	Austin, TX, United States	2016-09-19
Robbe Brunner	Austin, TX, United States	2016-09-19
Mike Hovis	Austin, TX, United States	2016-09-19
Nancy Landwehr	Austin, TX, United States	2016-09-19
Susie Cassens	Fort Pierce, FL, United States	2016-09-19
RONALD STARCHER	New Port Richey, FL, United States	2016-09-19
Rita Ewing	Austin, TX, United States	2016-09-19
Ashley Romberg	Austin, TX, United States	2016-09-19
Chris Elley	Austin, TX, United States	2016-09-19
Jessica Coulbury	Austin, TX, United States	2016-09-19
Raymond Howell	Austin, TX, United States	2016-09-19
Jason Savage	Austin, TX, United States	2016-09-19
Jennifer Allen-Butler	Austin, TX, United States	2016-09-19
Douglas Rhodenbaugh	Austin, TX, United States	2016-09-19
Renee Mims	Austin, TX, United States	2016-09-19
Eden Harrington	Austin, TX, United States	2016-09-19
Steve Mims	Austin, TX, United States	2016-09-19
Sue Minear	Austin, TX, United States	2016-09-19
Blake Tollett	Austin, TX, United States	2016-09-19
Danor Padden	Austin, TX, United States	2016-09-19
lisa lennon	Austin, TX, United States	2016-09-19
George Edwards	Austin, TX, United States	2016-09-19
Anne Rogers	Austin, TX, United States	2016-09-19
Carole LeClair	Austin, TX, United States	2016-09-19
Jennifer Wood	Austin, TX, United States	2016-09-19
David King	Austin, TX, United States	2016-09-19
Rachel Summer	Austin, TX, United States	2016-09-19

Name	Location	Date
John Jordan	Austin, TX, United States	2016-09-19
Charles Schmitz	Austin, TX, United States	2016-09-19
Barbara Jackson	Austin, TX, United States	2016-09-19
Kate Eguchi	Austin, TX, United States	2016-09-19
Dana Wyss	Austin, TX, United States	2016-09-19
Alicia Philley	Austin, TX, United States	2016-09-19
Becca Cody	austin, TX, United States	2016-09-19
Tina Applin	Austin, TX, United States	2016-09-19
john sandbach	Austin, TX, United States	2016-09-19
alison humphrey	austin, TX, United States	2016-09-19
Richard Schley	Austin, TX, United States	2016-09-19
weaver weaver	ft luptom, CO, United States	2016-09-19
Haneef Mohamed	Austin, TX, United States	2016-09-19
Brian Mikulencak	Austin, TX, United States	2016-09-19
Courtney Dial	Austin, TX, United States	2016-09-19
Jeff Sumner	Austin, TX, United States	2016-09-19
Mary Arnold	Austin, TX, United States	2016-09-19
Terry OHalloran	Austin, TX, United States	2016-09-19
Jessica Neufeld	Austin, TX, United States	2016-09-19
James Yapple	Austin, TX, United States	2016-09-19
Sammy Huffaker	Austin, TX, United States	2016-09-19
James O'Connor	Austin, TX, United States	2016-09-19
Colleen Theriot	Austin, TX, United States	2016-09-19
susan white	dripping springs, TX, United States	2016-09-19
Jennifer DiPasquale	Austin, TX, United States	2016-09-19
Keith Pflieger	Austin, TX, United States	2016-09-19
Charles Huffaker	Austin, TX, United States	2016-09-19
Jonathan Brumley	Austin, TX, United States	2016-09-19
Marcus Butler	Austin, TX, United States	2016-09-19
erin almanza	Austin, TX, United States	2016-09-19
Kim Shraibati	Austin, TX, United States	2016-09-19
Valerie Colbourn	Austin, TX, United States	2016-09-19

Name	Location	Date
Peggy Ryder	Austin, TX, United States	2016-09-19
Kerren Campa	Austin, TX, United States	2016-09-19
Eddie Russ	Austin, TX, United States	2016-09-19
Emily Chauvin	Austin, TX, United States	2016-09-19
gary wilcox	Austin, TX, United States	2016-09-19
Marcia Edwards	Austin, TX, United States	2016-09-19
Nancy Hurd	Austin, TX, United States	2016-09-19
karla keeton-page	Austin, TX, United States	2016-09-19
Jennifer Paulsen	Austin, TX, United States	2016-09-19
April Fox	Austin, TX, United States	2016-09-19
Gregory Sapire	Austin, TX, United States	2016-09-19
Andrew Potter	Austin, TX, United States	2016-09-19
Damrel David	Greenville, SC, United States	2016-09-19
Marsha Draman	Austin, TX, United States	2016-09-19
Gregory Haines	Austin, TX, United States	2016-09-19
Lorie BARZANO	Austin, TX, United States	2016-09-19
Stephen Black	Austin, TX, United States	2016-09-19
Andrea R. McGee	Austin, TX, United States	2016-09-19
Christi Greene	Austin, TX, United States	2016-09-19
Robin Null	Austin, TX, United States	2016-09-19
Ginger Turner	Austin, TX, United States	2016-09-19
Andrew Westerkom	Austin, TX, United States	2016-09-19
Jesse Butler	Austin, TX, United States	2016-09-19
Michael Holleran	Austin, TX, United States	2016-09-19
Adam Callaway	Austin, TX, United States	2016-09-19
Gene Kincaid	Austin, TX, United States	2016-09-19
Sandra Burchsted	Austin, TX, United States	2016-09-19
Matthus Powell	Frankfort, KY, United States	2016-09-19
David Fore	Austin, TX, United States	2016-09-19
Holly Reed	Austin, TX, United States	2016-09-19
Kate Clark	Austin, TX, United States	2016-09-19
Grant Rabon	Austin, TX, United States	2016-09-19

Name	Location	Date
Amy Corbett	Austin, TX, United States	2016-09-19
Tom Cunningham	Austin, TX, United States	2016-09-19
Joyce Basciano	Austin, TX, United States	2016-09-19
Tori Detrick	Austin, TX, United States	2016-09-19
Cindy Reed	McNeil, TX, United States	2016-09-19
Judith Merriman	Austin, TX, United States	2016-09-19
Russell Duke	Austin, TX, United States	2016-09-19
Jill Hall	Austin, TX, United States	2016-09-19
Peggy Seely	Austin, TX, United States	2016-09-19
Molly Reed	Austin, TX, United States	2016-09-19
Bill Woods	Austin, TX, United States	2016-09-19
ROSEANNE GIORDANI	Austin, TX, United States	2016-09-19
Denise Dailey	Austin, TX, United States	2016-09-19
Jennifer Foucher	Austin, TX, United States	2016-09-19
Robert Whitehead	Green River, WY, United States	2016-09-19
Claire Walpole	Austin, TX, United States	2016-09-19
Jenny Laudadio	Austin, TX, United States	2016-09-19
Beth Campbell	Austin, TX, United States	2016-09-19
Alexzander Maldonado	Austin, TX, United States	2016-09-19
Polly Sparrow	Austin, TX, United States	2016-09-19
Christopher Colvin	Austin, TX, United States	2016-09-19
McCollough Stephanie	Austin, TX, United States	2016-09-19
Judy Nolte	Austin, TX, United States	2016-09-19
Kathy Shafer	Austin, TX, United States	2016-09-19
May Schmidt	Austin, TX, United States	2016-09-19
Brian Clifton	Austin, TX, United States	2016-09-19
brady coleman	Austin, TX, United States	2016-09-19
Austin Rivera	Austin, TX, United States	2016-09-19
Barbara Jezek-Withrow	Austin, TX, United States	2016-09-19
Max Vanderheyden	Austin, TX, United States	2016-09-19
Jane Harvey	Austin, TX, United States	2016-09-19
Karen Frost	Austin, TX, United States	2016-09-19

Name	Location	Date
Scott Steves	Austin, TX, United States	2016-09-19
Fred Jones	Austin, TX, United States	2016-09-19
Hilary Saltzman	Austin, TX, United States	2016-09-19
Wendy Carnegie	Austin, TX, United States	2016-09-19
Cristina Adams	Austin, TX, United States	2016-09-19
Anthony Carew	Austin, TX, United States	2016-09-19
Laird Williamson	Austin, TX, United States	2016-09-19
Meredith Brethe	Austin, TX, United States	2016-09-19
Amelia Reed	Austin, TX, United States	2016-09-19
Evonne Atlas	Austin, TX, United States	2016-09-19
Gary Parsons	Austin, TX, United States	2016-09-19
Elaine Edwards	Austin, TX, United States	2016-09-19
Greg Underwood	Austin, TX, United States	2016-09-19
Geoff Mueller	Austin, TX, United States	2016-09-19
Elizabeth Newkirk	Austin, TX, United States	2016-09-19
Michael DeWitt	Austin, TX, United States	2016-09-19
Grant Clifton	Austin, TX, United States	2016-09-19
Greg Schepens	Austin, TX, United States	2016-09-19
Dale Gray	Austin, TX, United States	2016-09-19
Karen Ashworth	Austin, TX, United States	2016-09-19
Kristen Hotopp	Austin, TX, United States	2016-09-19
Michelle Walsh	Austin, TX, United States	2016-09-19
Sonia Colorito	Austin, TX, United States	2016-09-19
Alaina Duro	Austin, TX, United States	2016-09-19
Penny Sutton	Austin, TX, United States	2016-09-19
Shirley Nichols	Austin, TX, United States	2016-09-19
Thuy Thao Cao	Austin, TX, United States	2016-09-19
Aimee Gordon	Austin, TX, United States	2016-09-19
Charles Chauvin	Austin, TX, United States	2016-09-19
Katherine Lecompte	Austin, TX, United States	2016-09-19
Francine Fowler	Austin, TX, United States	2016-09-19
Jenny Campbell	Austin, TX, United States	2016-09-19

Name	Location	Date
James Retherford	Austin, TX, United States	2016-09-19
John Tully	Austin, TX, United States	2016-09-19
Nancy Hanus	Blanco, TX, United States	2016-09-19
Beth Johnson	Austin, TX, United States	2016-09-19
Donna Ellis	Austin, TX, United States	2016-09-19
Elizabeth Sublette	Austin, TX, United States	2016-09-19
Susan Simmer	Austin, TX, United States	2016-09-19
Linda Sheehan	Austin, TX, United States	2016-09-19
Bret Pettichord	Austin, TX, United States	2016-09-19
Cynthia Dollar	Austin, TX, United States	2016-09-19
Linda Smith	Austin, TX, United States	2016-09-19
Angel Syrett	Austin, TX, United States	2016-09-19
virginia rohlich	Austin, TX, United States	2016-09-19
Patricia Reich	Addison, TX, United States	2016-09-19
Lindell Tate	Spring Branch, TX, United States	2016-09-19
Katie Houston	Austin, TX, United States	2016-09-19
Pamela Kopfer	Austin, TX, United States	2016-09-19
Gary Culpepper	Austin, TX, United States	2016-09-19
Moneta Prince	Austin, TX, United States	2016-09-19
Lorri Elkins	Austin, TX, United States	2016-09-19
Janie Hopkins	Austin, TX, United States	2016-09-19
Steve Burns	Austin, TX, United States	2016-09-19
Parker Foy	Austin, TX, United States	2016-09-19
Chelsea Fox	Austin, TX, United States	2016-09-19
deborah gardner	Austin, TX, United States	2016-09-19
Libby Santos	Austin, TX, United States	2016-09-19
Susan Bergstrom	Austin, TX, United States	2016-09-19
Kristen Gilson	Austin, TX, United States	2016-09-19
Donna Daniel	Austin, TX, United States	2016-09-19
Dan Prashner	Austin, TX, United States	2016-09-19
John Rooff	Austin, TX, United States	2016-09-19
Mark Wilson	Austin, TX, United States	2016-09-19

Name	Location	Date
Linda Team	Austin, TX, United States	2016-09-19
robin pettis	Fort Worth, TX, United States	2016-09-19
Jon Goree	Austin, TX, United States	2016-09-19
Kathy Duke	Austin, TX, United States	2016-09-19
Nicole Wayman	Austin, TX, United States	2016-09-19
Mina Loomis	Austin, TX, United States	2016-09-19
Anne Bustard	Austin, TX, United States	2016-09-19
Rachael Preston	Austin, TX, United States	2016-09-19
Linda Anderson	Austin, TX, United States	2016-09-19
Beverly Voss	Austin, TX, United States	2016-09-19
Graham Davis	Austin, TX, United States	2016-09-19
JR Gowan	Austin, TX, United States	2016-09-19
Melanie Martin	Austin, TX, United States	2016-09-19
Keri Krupp	Austin, TX, United States	2016-09-19
Roshani DeSilva	Austin, TX, United States	2016-09-19
Marci Ditzell	Austin, TX, United States	2016-09-19
Sam Ditzell	Austin, TX, United States	2016-09-19
Karla Bell	Austin, TX, United States	2016-09-19
David Matthis	Austin, TX, United States	2016-09-19
Torgny Stadler	Austin, TX, United States	2016-09-19
Corey Gusnowski	Austin, TX, United States	2016-09-19
Lorre Weidlich	Austin, TX, United States	2016-09-19
paul Strange	Austin, TX, United States	2016-09-19
Susan Moffat	Austin, TX, United States	2016-09-19
Nancy Kocurek	Austin, TX, United States	2016-09-19
Ian Baronofsky	Austin, TX, United States	2016-09-19
Susan Henderson	Austin, TX, United States	2016-09-19
Brian Luskey	Austin, TX, United States	2016-09-19
Betsy Roy	Austin, TX, United States	2016-09-19
Elias Mattar	Austin, TX, United States	2016-09-19
Anita Shumaker	West Unity, OH, United States	2016-09-19
Nancy Busbey	Austin, TX, United States	2016-09-19

Name	Location	Date
Shannon Quisenberry	Austin, TX, United States	2016-09-19
Lydia Sweet	Austin, TX, United States	2016-09-19
Stacey Amorous	Austin, TX, United States	2016-09-19
Eileen Keller	Austin, TX, United States	2016-09-19
Caroline Mitchell	Austin, TX, United States	2016-09-19
Maureen O'Connor	Austin, TX, United States	2016-09-19
Matthew Stoeltje	San Antonio, TX, United States	2016-09-19
Kalinda Howe	Austin, TX, United States	2016-09-19
Amanda Singer	Austin, TX, United States	2016-09-19
Steven Wiese	Austin, TX, United States	2016-09-19
Maura Lee Willig	Grangeville, ID, United States	2016-09-19
Betsy Schulz	Austin, TX, United States	2016-09-19
Barbara Nichols	Austin, TX, United States	2016-09-19
Susan Somerville	Austin, TX, United States	2016-09-19
Jillian Brooke	Austin, TX, United States	2016-09-19
Megan Jones-Smith	Austin, TX, United States	2016-09-19
Elizabeth Davis	Austin, TX, United States	2016-09-19
Anne Vargas Prada	Austin, TX, United States	2016-09-19
Paul Newman	Austin, TX, United States	2016-09-19
clear hadden-gunther	Austin, TX, United States	2016-09-19
Sterling Smith	Austin, TX, United States	2016-09-19
Jacqueline OKeefe	Austin, TX, United States	2016-09-19
Kathleen Warren	Austin, TX, United States	2016-09-19
Sarah Donelson	Austin, TX, United States	2016-09-19
James Parker	Austin, TX, United States	2016-09-19
Anita Blank	Austin, TX, United States	2016-09-19
Marjorie Parker	Austin, TX, United States	2016-09-19
Mary Priddy	Austin, TX, United States	2016-09-19
Cathy Smith	Austin, TX, United States	2016-09-19
Stephanie Savage	Austin, TX, United States	2016-09-19
Lisa Sunden	Austin, TX, United States	2016-09-19
Kathryn Wahlers	Austin, TX, United States	2016-09-19

Name	Location	Date
Bernard Fleming	Austin, TX, United States	2016-09-19
Vivian Ackerson	Austin, TX, United States	2016-09-19
Steven DiPasquale	Austin, TX, United States	2016-09-19
Jeff Stephens	Austin, TX, United States	2016-09-19
Nancy Boderick	Benton City, WA, United States	2016-09-19
James Walsh	Austin, TX, United States	2016-09-19
Mary Gifford	Austin, TX, United States	2016-09-19
Daniel Moore	Austin, TX, United States	2016-09-19
Casey Davenport	Austin, TX, United States	2016-09-19
jennifer wireman	Austin, TX, United States	2016-09-19
Lauren Cunningham	Austin, TX, United States	2016-09-19
Kimberly Bissell	Austin, TX, United States	2016-09-19
betina foreman	Austin, TX, United States	2016-09-19
Joseph Cunningham	Austin, TX, United States	2016-09-19
Gina Ross	Austin, TX, United States	2016-09-19
michelle gatto	Austin, TX, United States	2016-09-19
Ethan Moorhead	Austin, TX, United States	2016-09-19
Ann Eby	Austin, TX, United States	2016-09-19
Ashley Irby	Austin, TX, United States	2016-09-19
Sara Speights	Austin, TX, United States	2016-09-19
John Moore	Austin, TX, United States	2016-09-19
Barbara McArthur	Austin, TX, United States	2016-09-19
Carrie Moody	Austin, TX, United States	2016-09-19
Elizabeth Guilbeau	Austin, TX, United States	2016-09-19
Ambyr Listracco	Austin, TX, United States	2016-09-19
Karen Owens	Austin, TX, United States	2016-09-19
Daniel Michael	Austin, TX, United States	2016-09-19
Nick Salome	Austin, TX, United States	2016-09-19
Erin Lacoste	Austin, TX, United States	2016-09-19
Betsy Greenberg	Austin, TX, United States	2016-09-19
Todd Thompson	Austin, TX, United States	2016-09-19
Mary Black	Austin, TX, United States	2016-09-19

Name	Location	Date
Ashley Hargrave	Austin, TX, United States	2016-09-19
sabrina bradley	Austin, TX, United States	2016-09-19
steve gerson	Austin, TX, United States	2016-09-19
Carissa Milam	Austin, TX, United States	2016-09-19
Tommy Wald	Austin, TX, United States	2016-09-19
Jessica O'Connell	Austin, TX, United States	2016-09-19
Wallis Goodman	Austin, TX, United States	2016-09-19
Kirsten Tait	Austin, TX, United States	2016-09-19
Alicia Stadler	Austin, TX, United States	2016-09-19
Karen Browder	Austin, TX, United States	2016-09-19
Richard Campa	Austin, TX, United States	2016-09-19
Leigh Dougherty	Austin, TX, United States	2016-09-19
Robert Olwell	Austin, TX, United States	2016-09-19
William Paver	Austin, TX, United States	2016-09-19
William McMillin	Austin, TX, United States	2016-09-19
KAREN R KREPS	Austin, TX, United States	2016-09-19
Carla Epperson	Austin, TX, United States	2016-09-19
Beverly Dunn	Austin, TX, United States	2016-09-19
Ken Brown	Austin, TX, United States	2016-09-19
Melinda Kendall	Austin, TX, United States	2016-09-19
Josh R.	Saddle River, NJ, United States	2016-09-19
Stacey Gardner	Austin, TX, United States	2016-09-19
Lolla Page	Austin, TX, United States	2016-09-19
Carol Giorda	Austin, TX, United States	2016-09-19
Jeff Mayo	Austin, TX, United States	2016-09-19
Randall Withrow	Austin, TX, United States	2016-09-19
laurie winnette	austin, TX, United States	2016-09-19
Robert McDougal	Austin, TX, United States	2016-09-19
Steve Conn	Austin, TX, United States	2016-09-19
Lynn Wallisch	Austin, TX, United States	2016-09-19
Judy Roby	Austin, TX, United States	2016-09-19
Laure McLaughlin	Austin, TX, United States	2016-09-19

Name	Location	Date
Angela Williams	Austin, TX, United States	2016-09-19
Debbie Fehrenkamp	Austin, TX, United States	2016-09-19
Paula Kothmann	Austin, TX, United States	2016-09-19
Katie Tanner	Austin, TX, United States	2016-09-19
Whitney Roebel	Austin, TX, United States	2016-09-19
oona moorhead	Austin, TX, United States	2016-09-19
FREDERICK ZEINNER	Austin, TX, United States	2016-09-19
Erica Faulkenberry	Austin, TX, United States	2016-09-19
Margo Shaw	Austin, TX, United States	2016-09-19
Tracey McCullick	Austin, TX, United States	2016-09-19
Julie Wall	Austin, TX, United States	2016-09-19
Candace Volz	Austin, TX, United States	2016-09-19
Justin Swanson	Austin, TX, United States	2016-09-19
Paul Clements	Austin, TX, United States	2016-09-19
Jill Swanson	Austin, TX, United States	2016-09-19
Lauren Neil	Austin, TX, United States	2016-09-19
Charles Warlick	Austin, TX, United States	2016-09-19
david maduzia	Austin, TX, United States	2016-09-19
Rebekah beveridge	austin, TX, United States	2016-09-19
Melissa Bixby	Austin, TX, United States	2016-09-19
susan blount	Atlanta, GA, United States	2016-09-19
Thomas Somyak	Austin, TX, United States	2016-09-19
Petra Rogers	Austin, TX, United States	2016-09-19
Peter Berner	Austin, TX, United States	2016-09-19
Amy Ehrlich	Austin, TX, United States	2016-09-19
Ben Phillips	Austin, TX, United States	2016-09-19
Christie Manners	Austin, TX, United States	2016-09-19
Kristina Milam	Austin, TX, United States	2016-09-19
Cecilia Berner	Austin, TX, United States	2016-09-19
Elaine Goodson	Austin, TX, United States	2016-09-19
Catherine Attaway-Krueger	Austin, TX, United States	2016-09-19
Lisa Strong	Austin, TX, United States	2016-09-19

Name	Location	Date
Richard Gimarc	Austin, TX, United States	2016-09-19
Ann Graham	Austin, TX, United States	2016-09-19
Pam Olsen	Austin, TX, United States	2016-09-19
Zoltan Hidvegi	Austin, TX, United States	2016-09-19
SHERRY RENICK	AUSTIN, TX, United States	2016-09-19
Eric Peterson	Austin, TX, United States	2016-09-19
Lisa Thomas	Austin, TX, United States	2016-09-19
DeAnn Friedholm	Austin, TX, United States	2016-09-19
Brooke Bailey	Austin, TX, United States	2016-09-19
Rae Davis	Austin, TX, United States	2016-09-19
Fran Clark	austin, TX, United States	2016-09-19
Henry Tschurr	Austin, TX, United States	2016-09-19
Cathy Bennett	Austin, TX, United States	2016-09-19
Celeste Hubert	Austin, TX, United States	2016-09-19
kathy kelly	Austin, TX, United States	2016-09-19
KATHRYN MILLAN	Austin, TX, United States	2016-09-19
Kate Greene	Austin, TX, United States	2016-09-19
Tiffani Mcree	Austin, TX, United States	2016-09-19
Judith Lowe	Austin, TX, United States	2016-09-19
Armando Ybarra	Austin, TX, United States	2016-09-19
Susie Krumholz	Austin, TX, United States	2016-09-19
Jeanne Carpenter	Austin, TX, United States	2016-09-19
Carolyn Collins	Austin, TX, United States	2016-09-19
Sondra McMurray	Lancaster, CA, United States	2016-09-20
Kelly Peterson	Sunset Valley, TX, United States	2016-09-20
Matthew Irvin	Austin, TX, United States	2016-09-20
erika bonfanti	Austin, TX, United States	2016-09-20
Nanci Fisher	Austin, TX, United States	2016-09-20
Jann Alexander	Austin, TX, United States	2016-09-20
Jeffrey McMillian	Houston, TX, United States	2016-09-20
Candace Squire	Austin, TX, United States	2016-09-20
Sarah Okayli Masaryk	Austin, TX, United States	2016-09-20

Name	Location	Date
Stacey Govito	Beaufort, SC, United States	2016-09-20
Todd Burns	Austin, TX, United States	2016-09-20
Camilla Freitag	78704, TX, United States	2016-09-20
Summer Rose	Austin, TX, United States	2016-09-20
Robert Norris	Austin, TX, United States	2016-09-20
Patricia Sefton	Austin, TX, United States	2016-09-20
Altha Rodin	Austin, TX, United States	2016-09-20
Nancy Norman	Austin, TX, United States	2016-09-20
rodney ashworth	Austin, TX, United States	2016-09-20
Judith Sokolow	Austin, TX, United States	2016-09-20
Rhonda Keyt	South Burlington, VT, United States	2016-09-20
Anne Miller	Austin, TX, United States	2016-09-20
Kristin Knifton	Austin, TX, United States	2016-09-20
Seth Wallis	Austin, TX, United States	2016-09-20
Carol Delatorre	Austin, TX, United States	2016-09-20
Stephen Doster	Blanco, TX, United States	2016-09-20
Madge Darlington	Austin, TX, United States	2016-09-20
George LaSalle	Austin, TX, United States	2016-09-20
Sarah Hunter	Austin, TX, United States	2016-09-20
Dawn Lewis	Austin, TX, United States	2016-09-20
Judy Myers	Austin, TX, United States	2016-09-20
Albert Tahhan	Quincy, MA, United States	2016-09-20
Aditya Rustgi	Austin, TX, United States	2016-09-20
Jim Lyons	Austin, TX, United States	2016-09-20
Jackie Baynard	Austin, TX, United States	2016-09-20
Bee Moorhead	Austin, TX, United States	2016-09-20
Uttara Chokhawala	Austin, TX, United States	2016-09-20
gail sapp	Austin, TX, United States	2016-09-20
Kirsti Harms	Austin, TX, United States	2016-09-20
valerie sand	Austin, TX, United States	2016-09-20
Katie Simon	Austin, TX, United States	2016-09-20
Drew Bradford	Austin, TX, United States	2016-09-20

Name	Location	Date
Andrew Britton	Austin, TX, United States	2016-09-20
David Simon	Austin, TX, United States	2016-09-20
Diana Evans	Crane, TX, United States	2016-09-20
Sharon Edwards	Austin, TX, United States	2016-09-20
Katherine Sederholm	Austin, TX, United States	2016-09-20
Ginny Brooks	Austin, TX, United States	2016-09-20
Becky Thomasson	Austin, TX, United States	2016-09-20
Gregory Glazner	Austin, TX, United States	2016-09-20
Marcia Temple	Leander, TX, United States	2016-09-20
Sousan Sarabi	Austin, TX, United States	2016-09-20
Angel Boyd	Austin, TX, United States	2016-09-20
Sharon Fournoy	Austin, TX, United States	2016-09-20
Laura Ebady	Austin, TX, United States	2016-09-20
Irene Perez	Austin, TX, United States	2016-09-20
Julie Linder	Austin, TX, United States	2016-09-20
Gigi Taylor	Austin, TX, United States	2016-09-20
Marion Coffee	Austin, TX, United States	2016-09-20
Mary Lynn Kiely	Austin, TX, United States	2016-09-20
Katherine Willis	Austin, TX, United States	2016-09-20
Gabrielle Zandan	Austin, TX, United States	2016-09-20
Ty Allen	Austin, TX, United States	2016-09-20
Jordan Macquarrie	Austin, TX, United States	2016-09-20
Christine Cowan	Austin, TX, United States	2016-09-20
Katherine Crenshaw	Austin, TX, United States	2016-09-20
Stacey Rudnick	Austin, TX, United States	2016-09-20
Richard Whittington	Austin, TX, United States	2016-09-20
Carol Cain	Austin, TX, United States	2016-09-20
Walter Leverich	Austin, TX, United States	2016-09-20
merijayd oconnor	Austin, TX, United States	2016-09-20
Howard Neal	Austin, TX, United States	2016-09-20
Noelle Boyle	Austin, TX, United States	2016-09-20
Suzanne Brooks	Austin, TX, United States	2016-09-20

Name	Location	Date
Molly Crenshaw	Austin, TX, United States	2016-09-20
Barbara Gettelman	Austin, TX, United States	2016-09-20
Robert Radebaugh	Austin, TX, United States	2016-09-20
Charles Walton	Austin, TX, United States	2016-09-20
Kiki Osterman	Austin, TX, United States	2016-09-20
Nancy Juren	Austin, TX, United States	2016-09-20
Dash Harris	Austin, TX, United States	2016-09-20
Charlotte Cooper	Austin, TX, United States	2016-09-20
Dan Inman	Austin, TX, United States	2016-09-20
Mary Ivy	Austin, TX, United States	2016-09-20
Steven Hardt	Austin, TX, United States	2016-09-20
Becky melton	Austin, TX, United States	2016-09-20
Tracy Rassett	Austin, TX, United States	2016-09-20
Lanith Derryberry	Austin, TX, United States	2016-09-20
Cynthia Keohane	Austin, TX, United States	2016-09-20
Callan Muckleroy	Austin, TX, United States	2016-09-20
Jessie Pearson	Austin, TX, United States	2016-09-20
Christopher MacQuarrie	Austin, TX, United States	2016-09-20
Bruce Hunt	Austin, TX, United States	2016-09-20
Thomas Fowler	Austin, TX, United States	2016-09-20
Margaret Webb	Austin, TX, United States	2016-09-20
Monica Wells	Austin, TX, United States	2016-09-20
Jennifer White	Austin, TX, United States	2016-09-20
Chuck Vorspan	Austin, TX, United States	2016-09-20
emily crumley	austin, TX, United States	2016-09-20
Terese Wier	Austin, TX, United States	2016-09-20
Ava Torre-Bueno	San Diego, CA, United States	2016-09-20
Nancy Willingham	Austin, TX, United States	2016-09-20
Mary Gottwald	Austin, TX, United States	2016-09-20
John Burton	Austin, TX, United States	2016-09-20
Dana Gruber	Austin, TX, United States	2016-09-20
Roxanne Hendricks	San Diego, CA, United States	2016-09-20

Name	Location	Date
Nadia Traietti	Austin, TX, United States	2016-09-20
Beverly Spicer	Austin, TX, United States	2016-09-20
Randy Greenberg	Austin, TX, United States	2016-09-20
Michelle WALD	Austin, TX, United States	2016-09-20
Beth Miller	Austin, TX, United States	2016-09-20
Judy W Sargent	Austin, TX, United States	2016-09-20
Laura Kelso	Austin, TX, United States	2016-09-20
James Roderick	Austin, TX, United States	2016-09-20
Eric Carman	Austin, TX, United States	2016-09-20
Steven Roberts	Austin, TX, United States	2016-09-20
Robbin Polter	Austin, TX, United States	2016-09-20
Kate Warren	Austin, TX, United States	2016-09-20
Danina CULVER	Austin, TX, United States	2016-09-20
Gillian Redfearn	Austin, TX, United States	2016-09-20
Cynthia Clark	Austin, TX, United States	2016-09-20
Michael Curry	Austin, TX, United States	2016-09-20
Molly Minor	Austin, TX, United States	2016-09-20
Peter Van Overen	Austin, TX, United States	2016-09-20
Vicki DeWeese	Austin, TX, United States	2016-09-20
Chelsey Linden	Austin, TX, United States	2016-09-20
Merrell Foote	Austin, TX, United States	2016-09-20
Deborah Ellison	ausitn, TX, United States	2016-09-20
Michael Krumholz	Austin, TX, United States	2016-09-20
Gabriel Gay	Austin, TX, United States	2016-09-20
Daniel Hurd	Austin, TX, United States	2016-09-20
Jill Long	Austin, TX, United States	2016-09-20
Lila Wilson	Austin, TX, United States	2016-09-20
Graham Austin	Austin, TX, United States	2016-09-20
Theodora Degen	Ross on Wye, ENG, United Kingdom	2016-09-20
Elizabeth Quigg	Austin, TX, United States	2016-09-20
Donna Samuelson	Austin, TX, United States	2016-09-20
glenda adkinson	austin, TX, United States	2016-09-20

Name	Location	Date
Anne Hansen	Austin, TX, United States	2016-09-20
Courtney Perkins	Austin, TX, United States	2016-09-20
Forrest Wilson	Austin, TX, United States	2016-09-20
Liz Howard	Austin, TX, United States	2016-09-20
Ann Marie Healy	Austin, TX, United States	2016-09-20
John Robey	Austin, TX, United States	2016-09-20
Jennifer Lloyd	Austin, TX, United States	2016-09-20
Ashley Thompson	Austin, TX, United States	2016-09-20
Tom Knutsen	Austin, TX, United States	2016-09-20
Elizabeth Harris	Austin, TX, United States	2016-09-20
Sharon Blythe	Austin, TX, United States	2016-09-20
Tara Kirkland	Austin, TX, United States	2016-09-20
Flora Batts	Austin, TX, United States	2016-09-20
Nikhil Batra	Austin, TX, United States	2016-09-20
Angela Mills	Austin, TX, United States	2016-09-20
Wayne Allen	Austin, TX, United States	2016-09-20
Oriana Anholt	Austin, TX, United States	2016-09-20
David Stence	Austin, TX, United States	2016-09-20
Alicia Cozza	Austin, TX, United States	2016-09-20
Mariah Crownover	Austin, TX, United States	2016-09-20
Dana Singh	Austin, TX, United States	2016-09-20
Jeana Buchanan	Austin, TX, United States	2016-09-20
Dean Stinsmuehlen	Austin, TX, United States	2016-09-20
Elliot Trester	Austin, TX, United States	2016-09-20
Nor Meyer	Mt. Vernon, IA, United States	2016-09-20
Ophelia Papoulas	Austin, TX, United States	2016-09-20
Karen Farnsworth	Austin, TX, United States	2016-09-20
Elizabeth Tieman	Austin, TX, United States	2016-09-20
Sara Stevenson	Austin, TX, United States	2016-09-20
Devon Bijansky	Austin, TX, United States	2016-09-20
Elaine Eidelberg	Austin, TX, United States	2016-09-20
Julia Mickenberg	Austin, TX, United States	2016-09-20

Name	Location	Date
Louisa Hoberman	Austin, TX, United States	2016-09-20
Jayne Larson	Austin, TX, United States	2016-09-20
Susanna Sharpe	Austin, TX, United States	2016-09-20
Evelyn Escamilla	Austin, TX, United States	2016-09-20
Vera Vine	Austin, TX, United States	2016-09-20
mary reed	austin, TX, United States	2016-09-20
Chris Mabley	Austin, TX, United States	2016-09-20
David Grover	Austin, TX, United States	2016-09-20
Tom Linehan	Austin, TX, United States	2016-09-20
Jan King	Austin, TX, United States	2016-09-20
Pam Halbrook	Austin, TX, United States	2016-09-20
John Spath	Austin, TX, United States	2016-09-20
Anne Hebert	Austin, TX, United States	2016-09-20
Nedra Randolph	Austin, TX, United States	2016-09-20
Erik Huebner	Austin, TX, United States	2016-09-20
Michelle Bost	Austin, TX, United States	2016-09-20
Michele Ostrow	Austin, TX, United States	2016-09-20
JEANNIE LaCorte	AUSTIN, TX, United States	2016-09-20
Lillian Cowan	Austin, TX, United States	2016-09-20
Melissa Cunningham	Austin, TX, United States	2016-09-20
Freddie Summer	Austin, TX, United States	2016-09-20
Michele White	Austin, TX, United States	2016-09-20
Robert Moorhead	Austin, TX, United States	2016-09-20
Louise Thacker	Austin, TX, United States	2016-09-20
Karen Prather	Austin, TX, United States	2016-09-20
Cameron White	Friendswood, TX, United States	2016-09-20
Tracey Kirk	Austin, TX, United States	2016-09-20
Stephanie Teague	Austin, TX, United States	2016-09-20
Gary Cooper	Austin, TX, United States	2016-09-20
Shelley Scott	Austin, TX, United States	2016-09-20
Diane Swinney	Austin, TX, United States	2016-09-20
Nancy Goodman-Gill	Austin, TX, United States	2016-09-20

Name	Location	Date
Kent Winegar	Austin, TX, United States	2016-09-20
Lauren Tybor	Austin, TX, United States	2016-09-20
Rosemary Whiteside	Seattle, WA, United States	2016-09-20
Felicity Coltman	Austin, TX, United States	2016-09-20
Melynda Nuss	Austin, TX, United States	2016-09-20
Anne Dietz	Austin, TX, United States	2016-09-20
Payrocia Strong	Austin, TX, United States	2016-09-20
Maurine Sullivan	Austin, TX, United States	2016-09-20
Kathy Hoinski	Austin, TX, United States	2016-09-20
Dan Bost	Austin, TX, United States	2016-09-20
Kara Ayala	McAllen, TX, United States	2016-09-20
Alexa Corbett	Austin, TX, United States	2016-09-20
Bill Cone	Austin, TX, United States	2016-09-20
Anne Bruno	Austin, TX, United States	2016-09-20
Carolyn Slocum	Austin, TX, United States	2016-09-20
Gina burchenal	Austin, TX, United States	2016-09-20
Jolynn Free	Austin, TX, United States	2016-09-20
Wade Williams	Austin, TX, United States	2016-09-20
Zarquha Khan	Austin, TX, United States	2016-09-20
Carolyn Robinson	Austin, TX, United States	2016-09-20
TJ Shroat	Austin, TX, United States	2016-09-20
Donna Morrow	Austin, TX, United States	2016-09-20
Alyssa Dillard	Austin, TX, United States	2016-09-20
Jennifer Berbas	Austin, TX, United States	2016-09-20
Cynthia Williams	Austin, TX, United States	2016-09-20
Max Rohleder	Austin, TX, United States	2016-09-20
Peter Hart	Austin, TX, United States	2016-09-20
Martha Rand	Austin, TX, United States	2016-09-20
Jane Tweedy	Austin, TX, United States	2016-09-20
Janet Beinke	Austin, TX, United States	2016-09-20
Beth Kennedy	Austin, TX, United States	2016-09-20
Chris Adams	Austin, TX, United States	2016-09-20

Name	Location	Date
Rebecca Gallogly	Austin, TX, United States	2016-09-20
tim hahn	Austin, TX, United States	2016-09-20
mozelle white	Austin, TX, United States	2016-09-20
Kelly Reilley	Austin, TX, United States	2016-09-20
William Anderson	Austin, TX, United States	2016-09-20
Jim Cunningham	Austin, TX, United States	2016-09-20
Robert Klausmeier	Austin, TX, United States	2016-09-20
Hellen Pennell	Austin, TX, United States	2016-09-20
Gregory Free	Austin, TX, United States	2016-09-20
Karen Moore	Austin, TX, United States	2016-09-20
Katherine Torrini	Austin, TX, United States	2016-09-20
Jane and Larry Graham	Daytona Beach, FL, United States	2016-09-20
Lawrence Brookshire	Austin, TX, United States	2016-09-20
Elizabeth Sims	Austin, TX, United States	2016-09-20
jenny johnson	Austin, TX, United States	2016-09-20
Gabriel Paonessa	Austin, TX, United States	2016-09-20
Jan Child	Austin, TX, United States	2016-09-20
Grayson Cecil	Austin, TX, United States	2016-09-20
Teresa Mook	Austin, TX, United States	2016-09-20
Carol Wagner	Austin, TX, United States	2016-09-20
Elliot Brubaker	Austin, TX, United States	2016-09-20
Barbara Holthaus	Austin, TX, United States	2016-09-20
Kayla Mook	Austin, TX, United States	2016-09-20
Charlotte McCann	Austin, TX, United States	2016-09-20
Gideon Derr	Austin, TX, United States	2016-09-20
Marilyn Redmond	Austin, TX, United States	2016-09-20
Laura Carlson	Austin, TX, United States	2016-09-20
Stephen Feinstein	Austin, TX, United States	2016-09-20
Tobie Wahl	Austin, TX, United States	2016-09-20
Marian Alexander	Austin, TX, United States	2016-09-20
Aimee Cooper	Austin, TX, United States	2016-09-20
August Harris	Austin, TX, United States	2016-09-20

Name	Location	Date
Katherine Lunsford	Austin, TX, United States	2016-09-20
Martin Rodriguez	Austin, TX, United States	2016-09-20
Janet Davis	Austin, TX, United States	2016-09-20
Gayle Rosenthal	Austin, TX, United States	2016-09-20
tiffany peters	Austin, TX, United States	2016-09-20
Hamlett Kristin	Austin, TX, United States	2016-09-20
Kristin Henn	Austin, TX, United States	2016-09-20
Alice Hatfield	Austin, TX, United States	2016-09-20
Jim Essler	Austin, TX, United States	2016-09-20
Nancy Woolley	Austin, TX, United States	2016-09-20
Lisa Bosman	Austin, TX, United States	2016-09-20
Walter Redmond	Austin, TX, United States	2016-09-20
Katey Steadman	Austin, TX, United States	2016-09-20
Marie Collins	Austin, TX, United States	2016-09-20
Jeremy Loomis-Norris	Austin, TX, United States	2016-09-20
Juliee beyt	Austin, TX, United States	2016-09-20
Julie Hall	Austin, TX, United States	2016-09-20
Joan Sharpe	Austin, TX, United States	2016-09-20
Eric Ginther	Dunedin, FL, United States	2016-09-20
Esmeralda Gonzalez	Austin, TX, United States	2016-09-20
Keon Robertson	Austin, TX, United States	2016-09-20
Christine Canaria	Austin, TX, United States	2016-09-20
Jessica Castilleja	Austin, TX, United States	2016-09-20
Emily Durden	Austin, TX, United States	2016-09-20
michael hoinski	Austin, TX, United States	2016-09-20
Paula Martin	Austin, TX, United States	2016-09-20
Samantha Robles	Austin, TX, United States	2016-09-20
Colleen Jamison	Austin, TX, United States	2016-09-20
Bo Delp	Austin, TX, United States	2016-09-20
Gabriel DeJoy	Austin, TX, United States	2016-09-20
Diane Long	Austin, TX, United States	2016-09-20
Maura Benson	Austin, TX, United States	2016-09-20

Name	Location	Date
Julia Kranzthor	Austin, TX, United States	2016-09-20
laura baronofsky	Austin, TX, United States	2016-09-20
Anne ASHMUN	Port Aransas, TX, United States	2016-09-20
Candelario Vazquez	Austin,, TX, United States	2016-09-20
Rebecca Reedy	Austin, TX, United States	2016-09-20
Joan Reissman	Austin, TX, United States	2016-09-20
Jan Motriuk	Austin, TX, United States	2016-09-20
Anneliese Lipinski	Hillsborough Township, NJ, United States	2016-09-20
Ashleigh Blaire	Austin, TX, United States	2016-09-20
Jennifer Rowsey	Austin, TX, United States	2016-09-20
Cortney Easterwood	Austin, TX, United States	2016-09-20
Lewis Troiano	Austin, TX, United States	2016-09-20
Mike Mayberry	Austin, TX, United States	2016-09-20
James Skaggs	Harlingen, TX, United States	2016-09-20
Kim Griger	Austin, TX, United States	2016-09-20
Gayle Helberg	Austin, TX, United States	2016-09-20
Zachary Lewis-Hill	Austin, TX, United States	2016-09-20
Jeff Stephens	Austin, TX, United States	2016-09-20
Leslie Elliott	Austin, TX, United States	2016-09-20
Kathleen Yoder	Austin, TX, United States	2016-09-20
Anne Helmick-Lyon	Austin, TX, United States	2016-09-20
Jonah Shaukat	Austin, TX, United States	2016-09-20
Susan Marshall	Austin, TX, United States	2016-09-20
David Wise	Austin, TX, United States	2016-09-20
Patricia Jane Shaughness	Austin, TX, United States	2016-09-20
Brittney Nini	Austin, TX, United States	2016-09-20
Allee Johnson	Austin, TX, United States	2016-09-20
Robert Atwood	Austin, TX, United States	2016-09-20
Alison Tartt	Austin, TX, United States	2016-09-20
Zack Smith	Austin, TX, United States	2016-09-20
Jil Doughtie	Austin, TX, United States	2016-09-20
Summerlin Burnette	Austin, TX, United States	2016-09-20

Name	Location	Date
Helen Burnette	Austin, TX, United States	2016-09-20
Edward Marcotte	Austin, TX, United States	2016-09-20
Leslie H	Austin, TX, United States	2016-09-20
Leslie Cohen	Austin, TX, United States	2016-09-20
Ron Falsone	Austin, TX, United States	2016-09-20
Kent Johnson	Georgetown, TX, United States	2016-09-20
sarah stevens	austin, TX, United States	2016-09-20
Edwin Moreno	Austin, TX, United States	2016-09-20
Neal Hagood	Austin, TX, United States	2016-09-20
Paula Feldman	Austin, TX, United States	2016-09-20
Elliot Rogers	Hutto, TX, United States	2016-09-20
Shelley Sallee	Austin, TX, United States	2016-09-20
Steven Zoraster	Austin, TX, United States	2016-09-20
Julie Kniseley	Austin, TX, United States	2016-09-20
Marian Jenson	Austin, TX, United States	2016-09-20
Austin Trump	Austin, TX, United States	2016-09-20
Linda Saurini	Pinellas Park, FL, United States	2016-09-20
Scott Samuelson	Austin, TX, United States	2016-09-20
Sean Covey	Austin, TX, United States	2016-09-20
Neil Patel	Austin, TX, United States	2016-09-20
NANCY HOANG	Austin, TX, United States	2016-09-20
Benjamin Sefton	Austin, TX, United States	2016-09-20
Mark Doroba	Austin, TX, United States	2016-09-20
Debbie Collier	Austin, TX, United States	2016-09-20
Alice York	Austin, TX, United States	2016-09-20
Abby Darrow	Austin, TX, United States	2016-09-20
Doug Addison	Austin, TX, United States	2016-09-20
Robert Freeman	Elgin, TX, United States	2016-09-20
Reid Long	Austin, TX, United States	2016-09-20
Erica Biow	San Diego, CA, United States	2016-09-20
Jensen Soderlund	Plano, TX, United States	2016-09-20
Haley Barnes	Austin, TX, United States	2016-09-20

Name	Location	Date
Brooklie Gonzales	Austin, TX, United States	2016-09-20
Nancy Simons	Austin, TX, United States	2016-09-20
Emily Schottman	Austin, TX, United States	2016-09-20
Deborah Bolnick	Austin, TX, United States	2016-09-20
Diana Granger	Austin, TX, United States	2016-09-20
Julie Ziegelman	Austin, TX, United States	2016-09-20
Milli Pope	Austin, TX, United States	2016-09-20
Stephanie Gharakhanian	Austin, TX, United States	2016-09-20
Antonio Torrini	Austin, TX, United States	2016-09-20
Calvin Stence	Austin, TX, United States	2016-09-20
Megan Pratt	Austin, TX, United States	2016-09-20
Linda Doughty	Austin, TX, United States	2016-09-20
Susan Zakaib	Austin, TX, United States	2016-09-20
Luke Stence	Austin, TX, United States	2016-09-20
Margaret OShaughnessy	Austin, TX, United States	2016-09-20
Erin Geisler	Austin, TX, United States	2016-09-20
Maya Milo	Copperas Cove, TX, United States	2016-09-20
Stephen Ross	Austin, TX, United States	2016-09-20
Trent Huffaker	Austin, TX, United States	2016-09-20
Sara Braun	Austin, TX, United States	2016-09-20
Grady Huffaker	Austin, TX, United States	2016-09-20
John G	Austin, TX, United States	2016-09-20
Michael Cannatti	Austin, TX, United States	2016-09-20
Merell Anne Shearer	Austin, TX, United States	2016-09-20
Diane Morrison	Austin, TX, United States	2016-09-20
Jonathan Friday	Austin, TX, United States	2016-09-20
Catherine Mattingly	Austin, TX, United States	2016-09-20
Emery Reed	Austin, TX, United States	2016-09-20
Lisabeth Sewell McCann	Austin, TX, United States	2016-09-20
Meredith McDaniel	Austin, TX, United States	2016-09-20
Debra Leff	Austin, TX, United States	2016-09-20
Drew Barnes	Austin, TX, United States	2016-09-20

Name	Location	Date
Janelle Nelson	Cedar Park, TX, United States	2016-09-20
Jim Harter	Austin, TX, United States	2016-09-20
Andrea Pully	Austin, TX, United States	2016-09-20
Leah Pratt	Austin, TX, United States	2016-09-20
steve davol	Austin, TX, United States	2016-09-20
Prim Li	Austin, TX, United States	2016-09-21
Monica Marquez	Houston, TX, United States	2016-09-21
Ralph McGahagin	Austin, TX, United States	2016-09-21
Sky Samuelson	Austin, TX, United States	2016-09-21
Teri Kuester	Austin, TX, United States	2016-09-21
Steve Johnson	Austin, TX, United States	2016-09-21
Jan Repp	Baldwin Park, CA, United States	2016-09-21
Ronald Cash	Austin, TX, United States	2016-09-21
Eduardo Hernandez	Austin, TX, United States	2016-09-21
Cecilia Sanchez	Austin, TX, United States	2016-09-21
Dale Coker	Austin, TX, United States	2016-09-21
Melissa Lopez	Austin, TX, United States	2016-09-21
Susanna Butler	Austin, TX, United States	2016-09-21
Laura Sharp	Austin, TX, United States	2016-09-21
Cindy McCullough	Austin, TX, United States	2016-09-21
Han Ooi	Durant, OK, United States	2016-09-21
Susan Bailey	Austin, TX, United States	2016-09-21
Carol Hemingson	Austin, TX, United States	2016-09-21
Page Lipinski	Austin, TX, United States	2016-09-21
Jackie Childress	Austin, TX, United States	2016-09-21
Shana Josephs	Austin, TX, United States	2016-09-21
greg hull	Austin, TX, United States	2016-09-21
Preston Culver	Austin, TX, United States	2016-09-21
Laura Legett	Austin, TX, United States	2016-09-21
Alice Harry	Austin, TX, United States	2016-09-21
Arlene Rodriguez	Houston, TX, United States	2016-09-21
Ashley Hargrove	Austin, TX, United States	2016-09-21

Name	Location	Date
Erin Friedman	Austin, TX, United States	2016-09-21
John Roy	Austin, TX, United States	2016-09-21
Rebecca Gibbs	Austin, TX, United States	2016-09-21
cj clark	Cedar Park, TX, United States	2016-09-21
Aidan Aguirre	Sinton, TX, United States	2016-09-21
Janet Hamilton	Austin, TX, United States	2016-09-21
Hannah Nelson	Austin, TX, United States	2016-09-21
Kim Meyer	Austin, TX, United States	2016-09-21
Craig Friedman	Austin, TX, United States	2016-09-21
Elisabeth Sewell	Austin, TX, United States	2016-09-21
Milinda Hernandez	Austin, TX, United States	2016-09-21
Robin Brooks	Austin, TX, United States	2016-09-21
Patty Quinzi	Austin, TX, United States	2016-09-21
Debbie Wallenstein	Austin, TX, United States	2016-09-21
melinda peterson	Austin, TX, United States	2016-09-21
Cheryl Fuller	Austin, TX, United States	2016-09-21
Pat Schieffer	Austin, TX, United States	2016-09-21
Tessa Burns	Austin, TX, United States	2016-09-21
Lily Kazanoff	Austin, TX, United States	2016-09-21
Steve Hamlett	Austin, TX, United States	2016-09-21
Leila Levinson	Austin, TX, United States	2016-09-21
Amon Burton	Austin, TX, United States	2016-09-21
Alexander Duncan Nelson IV	Austin, TX, United States	2016-09-21
Susan Morgan	Austin, TX, United States	2016-09-21
LaDonne Lloyd	Austin, TX, United States	2016-09-21
Danielle Susa	Harlingen, TX, United States	2016-09-21
Jennifer Vickers	Austin, TX, United States	2016-09-21
Robert Ortiz	San Francisco, CA, United States	2016-09-21
Veronica Nicholls	Austin, TX, United States	2016-09-21
Linda Gerber	Austin, TX, United States	2016-09-21
Lowell McRoberts	Austin, TX, United States	2016-09-21
Bart Bombay	Austin, TX, United States	2016-09-21



Pim Mayo <pim.mayo@gmail.com>

Agenda Item D3: The Grove PUD

Pim Mayo <pim.mayo@gmail.com>

Mon, May 23, 2016 at 10:57 AM

To: bc-Jane.Rivera@austintexas.gov, bc-Richard.DePalma@austintexas.gov, bc-Alison.Alter@austintexas.gov, bc-Michael.Casias@austintexas.gov, bc-Rick.Cofer@austintexas.gov, bc-Tom.Donovan@austintexas.gov, bc-Alesha.Larkins@austintexas.gov, bc-Francoise.Luca@austintexas.gov, bc-Birger.Schmitz@austintexas.gov, bc-Mark.Vane@austintexas.gov, bc-Pat.Wimberly@austintexas.gov

Dear Board Members,

My husband and I own the home located at 2623 W. 45th Street, adjacent to the proposed Grove PUD. We support the City staff recommendation that The Grove PUD parkland as currently proposed is **NOT superior**.

It is clear from documents provided throughout this process that only a very limited area of the Signature Park will be available for recreation. ARG's slope analysis has shown that **only 3.93 acres of the Signature Park have a slope of 10% or less**.

Additionally, residents of W. 45th negotiated with ARG to receive an alley way that will provide residents with greater safety long ago. This would allow W. 45th residents to park behind their homes instead of pulling in/out on W. 45th, which will increase in traffic substantially after The Grove PUD is built. The alley was included in the Grove PUD until December 2015 when The Grove announced "We're Adding a New Greenbelt and Increasing Public Park and Open Space!"

The "New Greenbelt!" comes at the cost of W. 45th Street residents in 3 ways:

1. We will no longer receive the alley that was long promised,
2. We will no longer receive a sidewalk on the south side of 45th street as promised in the original Grove Multi-Modal plan, and
3. We will have a multi-use trail that will service the entire development and surrounding neighborhoods within 25' of our property lines. In 2003, the [City of Portland](#) found that trails located within 200' feet of single-family homes reduced property value.(Portland study referenced on page 5).

I personally have made multiple attempts to meet with ARG representatives in the last months to discuss these issues, and they have not met with us.

Finally, as City staff also pointed out in a memo dated March 22, 2016, The Grove Plan includes 2 acres labeled as "Flex Park Space," but this park space does not have a location in the plan. My husband and I support **increased linear parks** that can be utilized for recreation as well as serve as space that will separate more intense uses from existing single-family SF2 uses.

Thank you for your consideration,

Pim Mayo, Esq. and Dr. Jeff Mayo
2623 W. 45th Street

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

David A. Coffman

Your Name (please print)

4209 Shoal Creek 78756

Your address(es) affected by this application

David A. Coffman

Signature

5-30-16

Date

Daytime Telephone: 512-371-9632

Comments: I have trouble getting out of my driveway now between 5-6 PM due bumper to bumper traffic. The Grove will dump an additional 19 thousand cars a day onto surrounding streets never designed for that volume. Don't build the Grove here! They are destroying a beautiful inner city park & natural area for money

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Michael Wilson
Your Name (please print)

☒ I am in favor
☐ I object

411 Idlewild Rd #201
Your address(es) affected by this application

Michael Wilson
Signature

1 Jun 2016
Date

Daytime Telephone: _____

Comments: _____

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

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

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Julia Oliphant Willhoite

Your Name (please print)

Austin

☐ I am in favor
☒ I object

4601 Chiappone Trail 78731

Your address(es) affected by this application

Julia Oliphant Willhoite 6-01-2016

Signature

Date

Daytime Telephone: 512-459-6245

Comments: I object to the plan.

In answer to traffic.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C814-2015-0074

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 7, 2016, Zoning and Platting Commission
June 16, 2016, City Council

MARGARET D. MANLEY
Your Name (please print)

☒ I am in favor
☐ I object

3820 RIDGEVIEW DR. UNIT A

Your address(es) affected by this application

M. Manley
Signature

6-3-16
Date

Daytime Telephone: 512-497-0377

Comments:

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

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