

TAKE ACTION:

Here's what you can do to STOP the Dallas Developer's "MONSTER" PUD



Please SEND YOUR COMMENTS TO:

1. The Zoning case manager
Lee.Heckman@austintexas.gov

2. and to the City Council:
<http://austintexas.gov/mail/all-council-members>

WE CAN STOP THIS THING.

BUT IT TAKES EVERYONE!

N.B. The developer is counting on your fatigue for the issue. Prove them wrong

Learn more at www.lovenorthaustin.com

REMIND City Council of the PRINCIPLES *they* put forth for AUSTIN:

1. SAVE ENERGY*
2. SAVE WATER*
3. GARDEN & LANDSCAPE*

*The developer's proposal does NONE of these things.
THIS PROPOSAL for a PUD is NOT SUPERIOR in ANY WAY.



NO PUD NOT NOW NOT EVER!

Here's what you need to know:

1. A Planned Unit Development (PUD) Zoning, once granted, is FOREVER.
2. There is no changing it back, EVER.
3. A PUD zone means that regular zoning rules *no longer apply*.
4. Height, density and saving heritage oaks rules NO LONGER APPLY.
5. City staff and the Developer make choices for our neighborhood.
6. The proposed development is almost 400% the size of what is there now
7. They are proposing not ONE, but SEVERAL HIGH RISE buildings to replace what is there now. 17 STORIES, 14 STORIES, 8 STORIES and more for parking and retail.
8. They are proposing mostly HIGH RISE RESIDENTIAL (600+ Apts).
9. They cut out one of the RESTAURANT SITES as a bargaining chip! (*the one thing we actually wanted!!*)
10. This development is hinged on residential and office space. Minimal Retail and now, one restaurant is included in their plan. This is NOT a Neighborhood Center.

Its  TIME to
PROTECT our
NEIGHBORHOOD

WHY we DONT want a PUD, EVER

GRIDLOCK:

- The Developer has conservatively said that an additional 21,000 trips per day will (read: cars) will be added to our streets in and around Spicewood Springs at MOPAC. This is directly from their proposal to the city.
- The submitted Traffic Impact Analysis (TIA) in the application states that there will be FAILURE at the MOPAC-Spicewood intersection. (*This is not really "news" to anyone who drives this route today.*)
- What this means if your City of Austin folks grant this PUD is that the bridges will have to be widened! (*Guess who's going to pay for this...? Its not the Developer.*)



MORE TRAFFIC ALREADY PLANNED on FAR WEST:

- You may not be aware that new (denser) zoning has been granted on Far West from Mopac to Chimney Corners. This growth/construction is coming.
- The Developer rigged the TIA by *leaving out* the new zoning's forecasted traffic figures for Far West Blvd from their traffic numbers.
- Thus, they intentionally underestimated the Far West Blvd traffic.

INCREASING DANGER - CUT THROUGHS:

- If you live on a cut-through street off Spicewood Springs or Far West or Steck, you are in all probability going to have A LOT MORE TRAFFIC out in front of your house. Its that simple.

FUTURE & FANTASY:

- The Developer references a light rail station that is proposed for Anderson Lane (across MOPAC) as a means of transportation for the residents of their new development.
- Austin has no light rail, YET. Voters have to first approve this and then its years away. This PUD rezoning decision TODAY need not be based on the probability of light rail TOMORROW.

DOMINO EFFECT:

- If Austin Oaks is REZONED to a PUD, the other apartment owners in our area will ask for a PUD too. (They most likely will do this if this PUD is granted. WOULDN'T YOU IF YOU WERE AN APT PROPERTY OWNER!?)

Is our community FOR SALE at the expense of our QUALITY of LIFE?



DOSS
Elementary
is at 171%
capacity
NOW.

continued...

CONCRETE CANYON & DEAD ZONE:

- If you like how RIVERSIDE Drive looks or enjoy the LAMAR @ 6th, you'll want to support this developer. We think North West Hills needs to stay unique and not become a concrete canyon and traffic dead zone.

WELCOME to the DALLAS DEVELOPER'S VIEW of AUSTIN:

- This developer is based in DALLAS and they don't care about community or our traffic or our schools (read: OUR Children)
- They are only attending this meeting because they HAVE TO.
- Their proposed development is NOT SUPERIOR (ask them what is *superior* about it..)
- They envision a development that:
 - will **LOOM** over the homes in the surrounding area,
 - overwhelm our roads (more than they are already)
 - will require bridge widening, more stop light installations and the removal of bike lanes (all at your expense – taxpayers fund this)
 - will further CRAM our schools (DOSS is 171% over capacity with 942 kids for this school year in a school built for 500 kiddos – NO JOKE! and overload our faulty,
 - will increasingly stress our first responders,
 - will remove the significant green space in the current Austin Oaks 31 acre site,
 - will INCREASE our HEAT SIGNATURE immensely
 - will not have a park or play areas for the children who will live there!

WE'RE FOR RESPONSIBLE RE-DEVELOPMENT of AUSTIN OAKS. BUT WE WANT A DESIGN FOR THE PROJECT THAT IS STYLED for the *AUSTIN we love and want to preserve. Simple.*