



GRAVES DOUGHERTY HEARON & MOODY

A PROFESSIONAL CORPORATION

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July 13, 2016

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

RE: Austin Oaks Rezoning - Update 4 - C814-2014-0120 Planned Unit Development application for a 31.4 acre piece of property located at the southwest corner of Spicewood Springs Road and MoPac Expressway (the "Property").

Dear Guernsey:

On behalf of the Applicant, I am submitting the enclosed formal Update 4 to the zoning application. The following documents are included with this formal update:

- A complete Response to staff's comments as set forth in the City's Master Review Report;
- A revised draft ordinance, which includes various revised exhibits that contain specific standards for the PUD as well as graphic information concerning the proposed redevelopment of Austin Oaks (oversized copies of the exhibits are also included);
- a revised chart which reviews the Tier 1 and Tier 2 categories as they are applied to Austin Oaks;
- A Drainage Engineering Report dated July 6, 2016 that contains an analysis of the proposed 20,000 cubic feet of detention;
- A letter and attachments from Urban Design Group PC dated July 12, 2016 outlining the detention that would be required if the site had no development on it;
- A study of the reduction of impervious cover within the 150' CEF buffer (2 pages - before and after);
- A demonstrative exhibit of the park areas that summarizes the calculation for parkland dedication purposes;
- A tree survey dated November 22, 2013;
- Tree list/mitigation calculations spreadsheet;
- A memo dated April 6, 2016 from Bartlett entitled "Austin Oaks Project: Diameter inches of unprotected trees in undisturbed areas"; and
- A response to Austin Transportation Department comments from Kimley Horn dated July 11, 2016.

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If you or any member of the review team has any questions, please feel free to give me a call or send me an email so that I can promptly respond.

Very truly yours,

GRAVES, DOUGHERTY, HEARON & MOODY, P.C.

By: 
Michael J. Whellan

MJW/dk
Enclosures

cc: Jerry Rusthoven, Planning and Zoning Department (*via email*)
Tori Hasse, Planning and Zoning Department (*via email*)
Jon Ruff, Spire Realty Group (*via email*)
Sean Compton, TBG Partners (*via email*)
Laura Toups, Urban Design Group (*via email*)