



**GRAVES DOUGHERTY HEARON & MOODY**

A PROFESSIONAL CORPORATION

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August 18, 2016

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

RE: Austin Oaks Rezoning - Update 5 - 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 Mr. Guernsey:

On behalf of the Applicant, I am submitting the enclosed formal Update 5 to the zoning application. The following documents are included with this update and should be reviewed in the context of the prior information submitted with this case:

- 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;
- A revised chart which reviews the Tier 1 and Tier 2 categories as they are applied to Austin Oaks;
- An updated tree list/mitigation calculations spreadsheet;
- A revised demonstrative exhibit that studies the reduction of impervious cover within the 150' CEF buffer (2 pages - before and after); and
- A list of Environmental Code Modifications.

After further study, we realized that a few of the trees shown on Exhibit J were in the right-of-way and outside the owner's control; therefore, Exhibit J has been revised accordingly. In addition, the tree list and mitigation calculations spreadsheet has also been updated to reflect this revision. Pursuant to staff's concurrence and agreement, we have also indicated on Exhibit J that tree number 2031 will be removed, rather than relocated, because of its condition and the

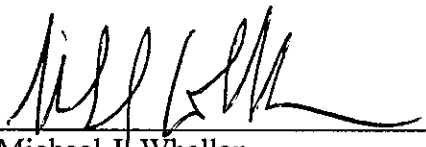
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money that would have been spent on this relocation effort has now been reallocated to laying back the creek.

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/cf  
Enclosures

cc: Jerry Rusthoven, Planning and Zoning Department (*via email*)  
Andrew Moore, 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*)