



**GRAVES DOUGHERTY HEARON & MOODY**

A PROFESSIONAL CORPORATION

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April 22, 2016

**Via Hand Delivery**

Tori Haase, Planner  
City of Austin – Planning & Zoning Department  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

RE: Austin Oaks Rezoning - Update 3 - 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"); Traffic Impact Analysis dated April 21, 2016.

Dear Tori:

Enclosed is a box with 5 copies of the Traffic Impact Analysis for Austin Oaks, dated April 21, 2016, along with the Appendix.

If you have any questions, please feel free to call me.

Very truly yours,

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

By: 

Michael J. Whellan

MJW/cll

cc: Jerry Rusthoven, 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*)