



**REGARDING CAMELBACK PUD
for 144.817 acres located at Bridgepoint Parkway**

WHEREAS, the owner/developer Jonathan Coon volunteered to hold numerous community wide meetings to inform all surrounding neighborhoods and approximately 250 people attended, and

WHEREAS, the owner/developer regularly solicits individual neighbor and neighborhood association comments, concerns, and issues, and

WHEREAS, the owner/developer regularly and rapidly respects and personally responds to all of the neighbors' concerns and does not use his lawyer as a shield, and

WHEREAS he has volunteered to protect the view of neighbors close by and as far away as 4,000 feet where no compatibility exists, and

WHEREAS, the owner/developer Jonathan Coon has made changes to the PUD based on neighbor input about safety, the environment, the consolidated boat docks, lighting, noise, and building profiles, and

WHEREAS, the PUD will ensure beneficial public facilities and services by providing the needed extension of Bridge Point Parkway that will enhance neighborhood fire safety, provide new public access to the iconic lake Austin waterfront park on the cliff by the 360 bridge, and

WHEREAS, a TIA was completed and traffic mitigation is proposed at congested and unsafe intersections, and

WHEREAS, the PUD is not required to meet current environmental regulations, but does concentrate on preserving the natural environment by establishing over 50% open and park space and preserving large groves of existing heritage and projected trees, and

WHEREAS, the PUD does not violate the Hill Country Roadway Ordinance, and

WHEREAS, Jonathan Coon is a positive example of how an owner/developer should interact with neighborhoods for a win-win solution, and

WHEREAS, many surrounding neighborhood organizations and people support the PUD including Shepherd Mountain NA and Montevista Condominium Community who have standing,

NOW, THEREFORE, BE IT RESOLVED THAT Austin Neighborhoods Council Executive Committee recommends that the Austin City Council and Commissions honor the positions taken by those organizations supporting the PUD.

Presented to ANC Executive Committee: 11 July 2018

Executive Committee Approved: 17 July 2018

Sponsor Contact: Linda Bailey, ANC VP1, vp1@ancweb.org

Marisa Lipscher, ANC Representative Shepherd Mountain NA, marisatexas@gmail.com



July 12, 2018

Dear Honorable Mayor, Major Pro Tem, Council Members, and City of Austin Boards and Commissions:

By way of introduction, the Montevista Condominium Community consists of 348 homes constructed in 1992 within Shepherd Mountain Phase 1, which was originally subdivided in 1983. Our community represents a broad homeowner demographic with an average residential value of approximately \$180,000.

Our property remains subject to a unique regulatory framework of legacy ordinances and restrictions, thereby requiring Montevista to gain a comprehensive understanding of the type of development barriers imposed on adjacent properties, and the complex approval process that must be navigated. Armed with that knowledge, our Home Owners Association, represented by its Board of Directors, joined with other surrounding neighborhoods and advocacy groups in 2016 to oppose the excessive development rights granted by the Austin City Council to the Champions Tract 3 which borders Montevista – an action that was not successful.

As a result of that experience, our Board of Directors has made it a high priority to continue its education and active participation in the approval process for any other proposed development impacting our neighborhood – the Camelback PUD currently under consideration is such a project that merits our attention.

To that end, over the past 8 months, we have engaged with Mr. Jonathan Coon and his team of real estate professionals to conduct an intensive review of the proposed Camelback PUD. This included analyzing the site development plan, the traffic impact studies, the parkland dedication, the view corridors, the boat dock alternatives, environmental impact studies, and the compatibility with surrounding neighborhoods.

In each of these reviews, Mr. Coon has been complete in his disclosures, made available his consulting professionals to answer our questions, and been fully responsive to each of our concerns. He has been willing to bend to reason, and fully transparent in expressing all his development objectives – all the while maintaining his integrity and sense of responsibility to the surrounding communities, despite the occasional irrational objection from a few outliers.

In summary, our HOA's track record of measured opposition to unbridled development gives us credibility when we do act to endorse a development plan such as the Camelback PUD. Please accept this letter as representing Montevista's full support of the proposed Camelback PUD. We request that you vote to approve the plan as presented without delay, which would include the incorporation of Champion Tract 3 into the Camelback PUD.

If the City Staff does not agree with the plan, and you are not willing to move forward in your approval, then please advise us of your objections.

Sincerely,
Montevista Condominium Community, Inc.

William Moore, President

A handwritten signature in black ink, appearing to read "W Moore", written over a horizontal line.

Montevista Condominium Community, Inc. – 6000 Shepherd Mtn Cove – Austin, TX 78730

July 14, 2018

Dear Honorable Mayor, City Council, Boards and Commissions,

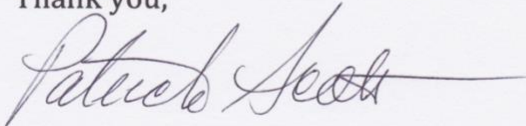
On behalf of the Greenshores on Lake Austin Board of Directors, we are in unanimous support FOR the amended Camelback PUD that includes Champion Tract 3.

The amended PUD as presented by Jonathan Coon, owner and developer, is a thoughtful approach to developing Camelback by reducing the scale of development, by building in dedicated parkland that the public has been using for years and by making efforts with TX DoT to improve traffic flow at RM 2222 and at Hwy 360. By including Champions Tract 3 into the PUD, the planned Senior Living Facility addresses a need and reduces the traffic impact dramatically at City Park Rd and RM2222 vs. the current planned apartment project.

We endorse the amended PUD and encourage you to vote in favor of the Camelback PUD.

We thank you in advance for supporting your neighbors and constituents that are most affected by this development.

Thank you,

A handwritten signature in cursive script, appearing to read "Patrick Scott", with a long horizontal flourish extending to the right.

Patrick Scott

President, Greenshores on Lake Austin POA

Shepherd Mountain Neighborhood Association

July 9, 2018

RE: Case Number C814-86-023.01

Dear Honorable Mayor, Mayor Pro Tem, Council Members, Board and Commission Members,

Shepherd Mountain is the only neighborhood that shares property boundaries with both the Camelback PUD and Champion Tract 3 and our neighborhood association respectfully requests that you approve the Camelback PUD amendment.

The owner of the Camelback PUD, Jonathan Coon, has invested a tremendous amount of time listening to and addressing concerns and questions from our neighborhood residents. His PUD plans clearly demonstrate thoughtful concern for neighborhood safety, environmental stewardship and community well-being.

We look forward to seeing this creative PUD come to fruition and to having Jonathan Coon and his family as our next-door neighbors.

Sincerely,



Marisa Barreda Lipscher
President
Shepherd Mountain Neighborhood Association

July 16, 2018

Dear Honorable Mayor, City Council, Board and Commission Members,

I am writing on behalf of the residents of the Woods of Greenshores neighborhood, the majority of whom support the amended Camelback PUD that includes the Champion 3 Tract at the intersection of City Park Road and RM 2222.

The revisions to the PUD as proposed by Jonathan Coon reducing the scale of the Champlons 3 tract, versus the alternative apartment development, addressing the road design and traffic flow issues at the CPR/RM 2222 and West Courtyard/360 intersections the amended PUD plan serves virtually every neighborhood located off City Park Road.

Additionally, the improvements planned for Camelback will benefit anyone accessing the iconic bluffs overlooking the 360 bridge, provide for improved ingress/egress to the area, legal parking and in such a way as to blend into the irreplaceable environmental features. There have been a relative few concerns voiced (and exaggerated) about some of the building planned for Camelback, but Jonathan has made an extraordinary effort to hear all of the issues and consider alterations to his plans to accommodate those concerns; highly unusual for a developer.

We endorse the amended PUD and request that you vote in favor of the amended Camelback PUD.

Change is coming to the area; give those of us who live in the affected neighborhoods the chance to see it implemented by a developer who wants to make the area better.

We thank you, in advance, for your support of the city residents and constituents most affected by the change this development represents.

Thank you,



Barry Williams

President, Woods of Greenshores POA

Jester Neighborhood Association

July 16, 2018

RE: Case Number C814-86-023.01

Dear Honorable Mayor, Mayor Pro Tern, Council Members, Board and Commission Members,

Jester Homeowners Association has met with the owner of the Camelback PUD, Jonathan Coon and discussed the PUD plans. The board unanimously believes that Concept Plan as presented would have the least amount of impact on the Jester neighborhood and respectfully requests that you approve the Camelback PUD amendment.

We appreciate Mr. Coon's efforts to involve all the neighborhoods within the area and his extensive community outreach. Thank you in advance for your support.

Sincerely,

DocuSigned by:

Diana Miller

Diana Miller

President

Jester Neighborhood Association

June 26, 2018

Dear Honorable Mayor, Council Members, and Boards and Commissions,

On behalf of the Westminster Glen HOA, we request that you please approve the Camelback PUD. Our board of directors has voted unanimously to support the amended PUD with the addition of Champion Tract 3. We are among the most impacted neighborhoods, as City Park Road is our main egress. We believe the responsible development and the partnership the developer has worked to grow with the neighbors shows respect for our environmental and zoning laws.

Our Association supports the approval of the Camelback PUD amendment because we have a preference for low density residential and commercial development projects coupled with open green space. The addition of the park at the Pennybacker Bridge will help solve a dangerous situation by providing appropriate parking and safety measures for the cliffside at this iconic site. The proposed restaurant is actually needed in this area, and we are in agreement with the development plan.

The owner has met with us, as well as many other neighbors, and the proposed PUD reflects solutions to neighborhood concerns regarding open space, heritage trees, parks, and the much-needed Bridgepoint Road extension with traffic remedies for the Capital of Texas Highway and West Courtyard Drive intersection.

We strongly encourage the City of Austin to approve the owner's Camelback PUD amendment. We are grateful to the owner of Camelback for his efforts to respect us as neighbors and to improve the situation on the Champion Tract. We support the incorporation of Champion Tract 3 into the PUD.

The PUD will preserve the natural environment, provide a public benefit of a park and a walking trail, and is an example of how development can go forward that is beneficial to the developer without being harmful to the neighbors.

Thank you,



Linda Salomon
President, Westminster Glen HOA