



Allandale Neighborhood Association ▪ Bryker Woods Neighborhood Association
Highland Park West / Balcones Area Neighborhood Association
Oakmont Heights Neighborhood Association ▪ Ridgelea Neighborhood Association
Rosedale Neighborhood Association

August 7, 2016

TO: Mr. Jerry Rusthoven, Zoning Manager
Mayor and Council

RE: The Grove PUD Postponement Request

The Bull Creek Road Coalition (BCRC) represents the six neighborhoods surrounding The Grove PUD which comprise over 7,000 households. We request a postponement of the first reading hearing on The Grove at Shoal Creek PUD until a number of significant issues can be resolved, including the following:

- The developer, ARG, *recently* filed an Addendum to The Grove PUD's Traffic Impact Analysis suggesting they will not have the right-of-way to complete the proposed intersection improvements at 45th Street and Bull Creek Road, putting into doubt whether that intersection can handle the large volume of traffic expected to be generated by the PUD. Transportation staff, which has repeatedly stated in various memos that the right-of-way uncertainty needs to be resolved, has not had time to evaluate this new information. Nor have the neighborhoods had an opportunity to review this new addendum in detail.
- *Last week* ARG claimed that The Grove will now add bike lanes in both directions on Bull Creek Road, but none of the PUD documents have been updated to reflect this addition. Adding bike lanes impact the right-of-way needed and number of lanes feasible within the available space which significantly affects the impact of traffic to the surrounding residential streets and intersections. City staff and the neighborhoods have not received or reviewed these revised Bull Creek Road sections, nor has The Grove's Design Guidelines been updated to reflect these changes.
- Only in the *last two weeks* ARG has begun to discuss in earnest the changes and improvements requested by the neighborhoods surrounding The Grove. *Last Friday*, ARG provided a draft Traffic Demand Management Plan, sketch of a new drainage proposal along Idlewild homes, and a noise mitigation proposal. These negotiations need time to continue, the neighborhoods and City staff need more time to review these new proposals, and Council should not preempt the first signs of cooperation from ARG to the community's concerns.
- ARG has stated as recently as *last Friday* that they are "continuing to work with PARD staff to address concerns" about inadequate parkland, and that ARG will "bring a proposed solution" to the neighborhoods to address the community's concerns about the non-superior parkland proposed in The Grove PUD. ARG and the neighborhoods should have additional time to receive and review this pending "proposed solution" prior to Council considering and voting on the PUD.

BCRC board members, community leaders, and groups of the surrounding neighborhoods have been meeting with Council offices over the last two weeks. We have been repeatedly told by Council members and office staff that they have not had time to review this PUD proposal. They also point to



their current heavy schedules on budget and other matters, and the very busy agenda for the August 11th council meeting. We believe it would be a disservice to Council members tasked with making informed decisions and the intensely concerned neighbors around The Grove site to proceed on Thursday with so many significant issues in motion but as yet unresolved.

We are also concerned about the ability for neighbors to participate in the public hearing for this zoning case. Being the last item on an agenda packed with other contested zoning cases may result in The Grove's public hearing lasting well into morning hours.

Many on Council, including Council Member Gallo, have repeatedly said that requiring citizens to be at City Hall late

at night and well into the morning hours is a disservice to everyone involved. To expect neighbors to articulate their concerns at 3 in the morning, like at the ZAP hearing, or to expect Council members to make reasoned judgements on such complex issues after meeting for 15+ hours is simply not the way to decide zoning cases that will have lasting and significant impacts to thousands of existing and future residents in our community.

For these reasons, among others not stated, the Bull Creek Road Coalition requests an indefinite postponement of Item 68 on the August 11th agenda, The Grove at Shoal Creek PUD.

Do not hesitate to contact us if you have any questions or require any further information. We appreciate your consideration on this important matter.

/s/Sara Speights, President
/s/Grayson Cox, Vice President
Bull Creek Road Coalition

