

Attachment #4

Public Comments

Parkside on the River Development Agreement

#	Name	Date
4.1	Wm Kearney	8.29.19
4.2	Craig Stoppenhagen	9.9.19
4.3	Robert and Judy Horn	9.5.19
4.4	Reyanne Hord	9.5.19 and 9.14.19
4.5	Irma S. Diaz	9.5.19
4.6	Thomas and Sheri Thom	9.6.19
4.7	James McCoy	9.17.19
4.8	Casey and Reyanne Sutton	9.20.19
4.9	Mervin and Annette Jones	9.20.19

Danella Elliott

From: William R Kearney <wmkearney@sbcglobal.net>
Sent: Thursday, August 29, 2019 4:55 PM
To: Wayne Reed
Cc: George Hawn; Patt Wallace; Christina Hawn; KATHLEEN WHITE; Cristi Caviness; Teresa Woodrum; Jack Scanio; Frank Scanio. III; Robert Brown; Jeff Rooke
Subject: [EXTERNAL] Parkside on the River Subdivision
Attachments: Parkside dev at Escalera.pdf

Categories: Office Time

[EXTERNAL EMAIL]

Wayne

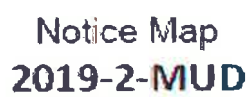
Our family company, Georgetown Properties II, LLC [GTII] owns the two tracts colored in yellow on the attached location map [Notice 2019-2-MUD] The larger tract of 314 ac. is adjacent to the South San Gabriel River on the north and a previously proposed road [now a ranch road] on the south. There are number of smaller tracts to provide for the road. GTII also owns the 47 acre tract along RM 2243.

It would be helpful to receive the updated plan for the new Parkside development in order to make an informed decision and response to your letter.





Regards

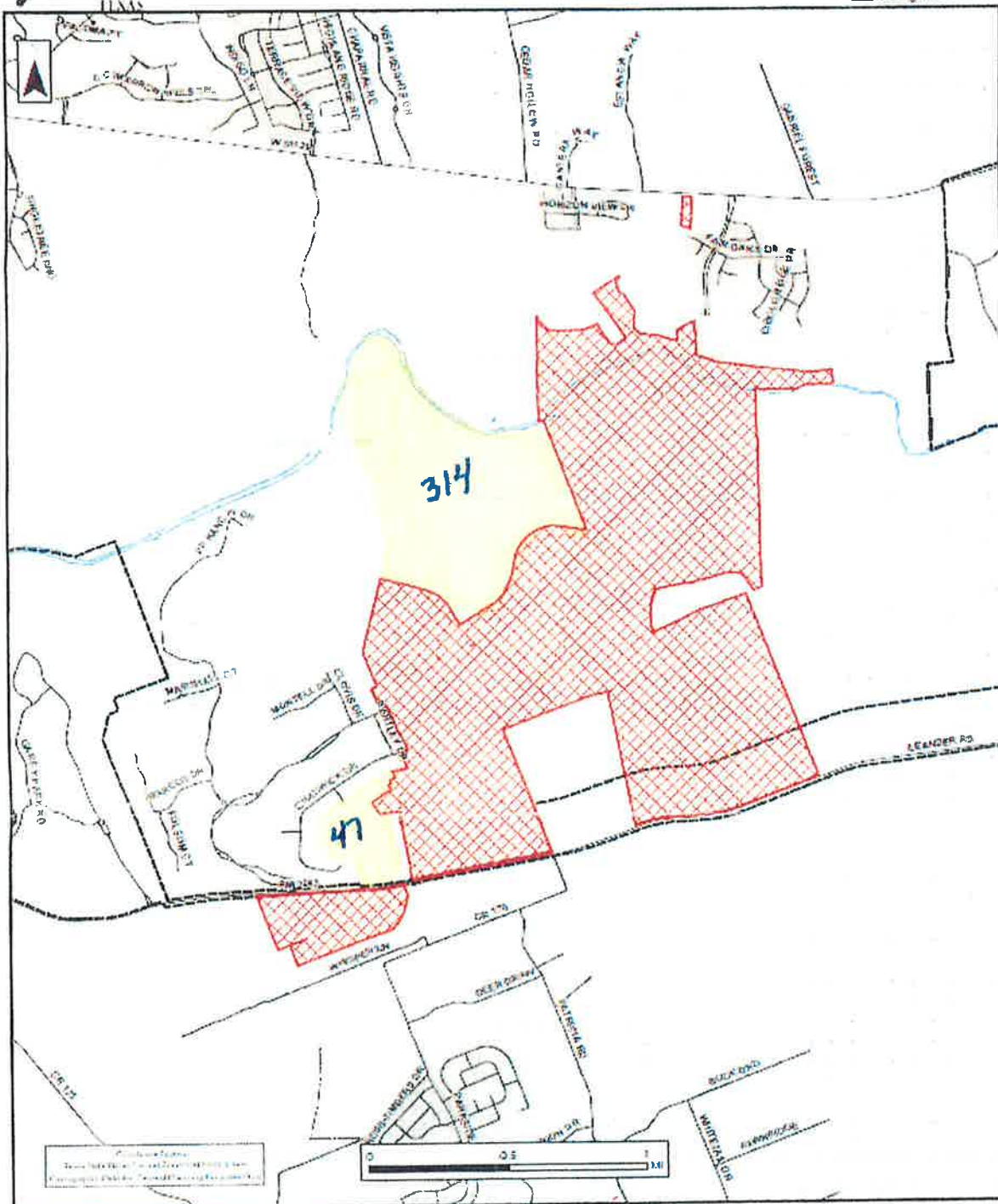
Wm Kearney 972-620-1976

Location map below:



Legend

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



Danella Elliott

From: Sofia Nelson
Sent: Monday, September 9, 2019 10:18 AM
To: Wayne Reed
Subject: Fw: [EXTERNAL] RE: Parkside at the River Concept Plan

From: Craig Stoppenhagen <cstoppen12@gmail.com>
Sent: Saturday, September 7, 2019 11:29:12 AM
To: Sofia Nelson <Sofia.Nelson@georgetown.org>
Subject: [EXTERNAL] RE: Parkside at the River Concept Plan

[EXTERNAL EMAIL]

Sofia,

Thank you again for calling me back on Friday. Your attachment is basically the same map I received in the mail. I was looking for a Plat map that showed how they were planning to layout the houses. It looks like me and my neighbors along Bartley Drive are the most affected. We would like to understand how the developer plans to "join" our neighborhoods. I'm not sure why City of Georgetown would want to build more sub-\$400K homes in this area with the huge developments already going in.

My specific questions are:

- What lot sizes are proposed for behind our homes along Bartley?
- Does the developer plan to design an easement to separate our neighborhoods – which I imagine are structured very differently?
- Do they realize that this could equate to our homes having up to 4 backyard neighbors if they decide to use 60 foot lots?
- Would they be willing to resize those lots to match up to ours – thus providing an opportunity for someone to build 4 larger homes at higher revenue margins?

Sofia – can you facilitate a meeting between our 4 owners and the developer? We would like to discuss/propose some ideas/options.

Thank you,

Craig Stoppenhagen
101 Bartley Drive
(512)745-7189 cell

From: Sofia Nelson [mailto:Sofia.Nelson@georgetown.org]
Sent: Friday, September 6, 2019 4:33 PM
To: cstoppen12@gmail.com
Subject: Parkside at the River Concept Plan

Danella Elliott

From: Judy Horn <jrdhorn@gmail.com>
Sent: Thursday, September 5, 2019 3:39 PM
To: Wayne Reed
Cc: Judy Horn
Subject: [EXTERNAL] Parkside on the River subdivision comments Project case # 2019-2-MUD

[EXTERNAL EMAIL]

This is from Robert and Judy Horn. 120 Fair Oaks Dr in the Water Oak subdivision. Phone 612 802 3236

There are no details on what this development involves. It is enormous. Our subdivision is barely visible on the map.

I object to the new development based on it size, traffic concerns and environmental impact.

How will traffic impact my home? Water Oak Parkway and Hwy 29 needs a stoplight. Unclear how traffic will divert to the new subdivision? How can Leander Road support this amount of development? The map does not show that river will be cross by a road. Can this be added at a later date? Against this potential road development.

How will the area by the river be developed? The river area needs to remain natural.

Thank you

Danella Elliott

From: Reyanne Hord <rey724@aol.com>
Sent: Thursday, September 5, 2019 8:58 AM
To: Wayne Reed; WEB_Planning
Subject: [EXTERNAL] Questions and concerns for project case number 2019-2-MUD Parkside on the River impact on The Preserve subdivision

[EXTERNAL EMAIL]

Hi,

We are residents of Bartley Dr. in The Preserve subdivision writing to respectfully obtain more information and express our opinions on the proposed development of Parkside on the River subdivision.

Our questions and concerns are as follows:

1.) Does the proposed development include plans to extend the roads of Escalera and Chadwick to connect to the new subdivision? If so, who or what decides to connect a neighborhood like The Preserve that's outside of the city limits of Georgetown to the new neighborhood (Parkside on the River) that's within the city limits?

As residents of a neighborhood outside of city limits, we don't believe it's proper that the city would be able to decide something that would impact our neighborhood so negatively. From what we can tell from the map that was sent out to residents within 300 feet of the new development, Parkside on the River will connect to the exact same road that The Preserve and Escalera Ranch connect to which is 2243. In our opinion, we feel that connecting two separate neighborhoods (The Preserve and Parkside on the River) is unnecessary and bad for both neighborhoods. Please see items 3 and 4 below for specific reasons.

2.) Will there be any sort of buffer area or preserved area between The Preserve and the new development? Specifically behind the homes and property along Bartley. If so, where is the buffer and how big is the area?

We are aware of several caves in the area behind Bartley and can imagine this would and should impact development of certain pieces of land. Is the city aware of this and what is being done or proposed to be done to ensure safety? We'd hate to see the caves filled in and homes built on top of the ground that has caves below. We don't believe that would be safe. We'd like to see the areas with caves treated as a preserved area and restricted from development. The Preserve neighborhood has such an area that's located along the west side of Bartley.

3.) What type of development will Parkside on the River be? For example, what size of lots will be offered, what price point of homes will be built, will there be an HOA, will it be a gated community, will it be under video surveillance?

The Preserve has lots that are slightly over an acre. Homes are valued from about \$500,000 to \$900,000, there's an HOA and while it's not a gated community, there are cameras at the entrance and exit near 2243. Is the new development going to be comparable in lot size, home value, etc.? If not, it would certainly be a disadvantage to The Preserve residents to connect the two separate neighborhoods. It would unfairly negatively impact our property value. Homes within a connected area need to be of the same caliber and value. Connecting the two separate neighborhoods would also impact current residents' safety. Historically in The Preserve, new construction has brought an increase in crime. Construction crews have cased homes and then broken in later. Vehicles have also been broken into. Pets have been stolen. If the neighborhoods are connected, chances of crime for us will increase. We are concerned especially about this as we are located in an area that's far for police to respond to. We imagine at least a 15 minute response time. For all residents and those especially with small children, elderly, etc. this is a huge concern.

4.) What will the city or Parkside on the River do to assist with the increased traffic The Preserve will experience if the two neighborhoods are connected?

There are no sidewalks in our neighborhood so pedestrians share the roads with vehicles. The Preserve neighborhood was and is not designed to carry the burden of additional traffic. There's a stop sign at the corner of Bartley/Chadwick and also one at the corner of Bartley/Escalera. Current motorists do not obey these stop signs so we don't have confidence the new and additional motorists will obey them. Again, this is a huge safety concern. We also have an issue already with speeding in the neighborhood. We are not confident the new and additional motorists will obey posted speed limits either. Our neighborhood is comprised primarily of families with children and pets. Unnecessary, additional traffic from a completely separate neighborhood as Parkside on the River isn't something that's compatible with a development like The Preserve.

Thank you for taking the time to read and respond to our questions and concerns about the future of our neighborhood. We look forward to learning about any information the city has in response.

Thank you,

Casey and Reyanne (Hord) Sutton

113 Bartley Dr

Georgetown, TX 78628

Rey724@aol.com

512-517-0257

Danella Elliott

From: Reyanne Hord <rey724@aol.com>
Sent: Saturday, September 14, 2019 11:58 AM
To: Wayne Reed; WEB_Planning
Subject: Re: [EXTERNAL] Questions and concerns for project case number 2019-2-MUD Parkside on the River impact on The Preserve subdivision

[EXTERNAL EMAIL]

Hi,
Thank you for your email.

After reading the responses to our concerns, we feel as though this project will take place regardless of our and fellow neighbors objections to it. What is the point of the form that was mailed asking if we object or are in favor of this project? Or of holding a public hearing? Is it just formalities? Compliance to city ordinances?? Is there anything we can do that will truly ensure our concerns are considered?

We object to the entire development of Parkside on the River but realize it's not realistic for the whole project to not take place. However, more specifically, we firmly object to the connection of Parkside on the River to the Preserve and Escalera. While we understand it would provide another entrance and exit in the event of an emergency, we still stand by our opinion that this is unnecessary. The negative impacts of this connection are true, realistic scenarios that we will most definitely see the happen.

Thank you again for your responses. We still plan on attending the meeting on the 24th. We really hope it's not just a waste of everyones time.

Sincerely,
Casey and Reyanne Sutton
Sent from my iPhone

On Sep 11, 2019, at 5:19 AM, Wayne Reed <Wayne.Reed@georgetown.org> wrote:

Dear Mr. and Mrs. Sutton (Reyanne),

I have placed my response to each question below. I have attached the most recent Land Use Plan, which states it is "DRAFT." However, this is the most recent version. The final packet for the September 24th Council meeting, which will contain the development agreement and all exhibits, will be posted on the City's website along with the entire Council packet by end of Wednesday, Sept. 18th.

Please, let me know if you have any other questions after reading my responses below.

Our questions and concerns are as follows:

1.) Does the proposed development include plans to extend the roads of Escalera and Chadwick to connect to the new subdivision? If so, who or what decides to connect a neighborhood like The Preserve that's outside of the city limits of Georgetown to the new neighborhood (Parkside on the River) that's within the city limits?

Response: I would like to begin by clarifying that the Parkside on the River project will develop as an unincorporated subdivision, meaning outside of the city limits. The City's subdivision regulations apply to land development in our extraterritorial jurisdiction (ETJ). As to the extension of and connections to Escalera and Chadwick, which I believe are the existing two dead end streets with road barriers installed at the ends, this development will extend these streets per the City of Georgetown's street connectivity requirements in the Unified Development Code (UDC). The attached Land Use Plan illustrates this requirement with arrows.

I understand your concern about connections but the new street connectivity will provide Escalera with more than one exit out of the neighborhood and provide emergency services with more than one way in and out of the neighborhood too.

2.) Will there be any sort of buffer area or preserved area between The Preserve and the new development? Specifically behind the homes and property along Bartley. If so, where is the buffer and how big is the area?

Response: There is not a requirement for a buffer between two residential neighborhoods. All development in the City's ETJ must identify and work around underground caves. New development is not permitted to be built on top of caves.

3.) What type of development will Parkside on the River be? For example, what size of lots will be offered, what price point of homes will be built, will there be an HOA, will it be a gated community, will it be under video surveillance?

Response: Parkside will contain a variety of lot sizes ranging from a minimum of 45 foot wide lots to up to one half acre. You will have to speak to the developer about price points. I have attached the residential development standards exhibit, which includes masonry requirements and lot sizes.

4.) What will the city or Parkside on the River do to assist with the increased traffic The Preserve will experience if the two neighborhoods are connected?

Response: The two street connections will be into new residential subdivisions, meaning the connections will be to a local residential street. Street connectivity allows residents to travel both ways, including residents from your neighborhood driving through the new subdivision to get to the new Parkside Parkway, which is shown on the attached Land Use Plan.

Sincerely,

Wayne Reed
Assistant City Manager
City of Georgetown
O (512) 819-3118
wayne.reed@georgetown.org

"We value Trust, Professionalism, Teamwork, Communication, and
Work/Life Balance in order to provide outstanding service to our community"

From: Reyanne Hord [<mailto:rey724@aol.com>]
Sent: Tuesday, September 10, 2019 10:37 PM
To: Wayne Reed <Wayne.Reed@georgetown.org>

Subject: Re: [EXTERNAL] Questions and concerns for project case number 2019-2-MUD Parkside on the River impact on The Preserve subdivision

[EXTERNAL EMAIL]

Hi,

Yes, we knew the meeting has been rescheduled. Thank you for making sure we were aware.

We look forward to your email responding to our questions and concerns.

Sincerely,

The Suttons

Sent from my iPhone

On Sep 10, 2019, at 4:11 PM, Wayne Reed <Wayne.Reed@georgetown.org> wrote:

Reyanne,

Hello! I want to make sure you are aware that the Parkside on the River Development Agreement has been rescheduled [from tonight to September 24, 2019](#). The public meeting will begin [at 6PM](#).

I am working on a complete response to your questions and expect to send a response to you tonight.

Sincerely,

Wayne Reed
Assistant City Manager Wayne Reed
Assistant City Manager City of Georgetown
O [\(512\) 819-3118](tel:5128193118)
wayne.reed@georgetown.org

Sent from my iPhone

On Sep 5, 2019, at 8:57 AM, Reyanne Hord <rey724@aol.com> wrote:

[EXTERNAL EMAIL]

Hi,

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Our questions and concerns are as follows:

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Thank you for taking the time to read and respond to our questions and concerns about the future of our neighborhood. We look forward to learning about any information the city has in response.

Thank you,

Casey and Reyanne (Hord) Sutton

113 Bartley Dr

Georgetown, TX 78628

Rey724@aol.com

512-517-0257



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Parkside on the River Subdivision, south of 29 and north of RM 2243/Leander Road between the Preserve Subdivision and the River Ridge Subdivision and south of RM 2243.

Project Case Number: 2019-2-MUD City Council Date: September 10, 2019 Case Manager: Wayne Reed

Name of Respondent: IRMA S. DIAZ
(Please print name)

Signature of Respondent: Irma S. Diaz
(Signature required for protest)

Address of Respondent: 1502 Hart St. Georgetown, Tex. 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: NOT, For Sale.

Additional Comments:

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



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Project Case Number: 2019-2-MUD City Council Date: September 10, 2019 Case Manager: Wayne Reed

Name of Respondent: _____

Thomas & Sheri Thom

(Please print name)

Signature of Respondent: _____

Sheri Thom

(Signature required for protest)

Address of Respondent: _____

109 Bartley Dr

(Address required for protest)

I am in FAVOR: _____

I OBJECT: _____

✓

Additional Comments:

There is no benefit to join the neighborhood
Escalera Ranch cannot handle the
additional traffic! If we are forced to
have a neighborhood adjacent - leave a
natural buffer to allow for privacy and

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for natural beauty, which is why people
buy and live here.



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Project Case Number: 2019-2-MUD City Council Date: September 10, 2019 Case Manager: Wayne Reed

Name of Respondent: JWM-MO II PROPERTIES, LLC
JAMES MCCOY, AGENT
(Please print name)

Signature of Respondent: James McCoy
(Signature required for protest)

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



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Project Name/Address: Parkside on the River Subdivision, south of 29 and north of RM 2243/Leander Road between the Preserve Subdivision and the River Ridge Subdivision and south of RM 2243.

Project Case Number: 2019-2-MUD City Council Date: September 24, 2019 Case Manager: Wayne Reed

Name of Respondent: Casey and Penanne (Ford) Sutton
(Please print name)

Signature of Respondent: [Signature] Penanne Sutton
(Signature required for protest)

Address of Respondent: 113 Barkley Dr. Georgetown, TX 78628
(Address required for protest)

I am in FAVOR: _____

I OBJECT:

X

Additional Comments:

We do not want Parkside on the River connecting to Chadwick Dr. and Escalera Dr. We do not want the additional traffic, increase in crime, negative impact on our property value, overall safety concerns. We have emailed about these items in detail to Wayne.Reed@georgetown.org and to planning@georgetown.org.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



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Project Case Number: 2019-2-MUD City Council Date: September 24, 2019 Case Manager: Wayne Reed

Name of Respondent: Henry + Angelle Jones
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 121 Chadwick Drive, Georgetown, TX 78628
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

See attached

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Gmail

Annette Jones <adjones00@gmail.com>

Project Case Number: 2019-2-MUD - Comments and Concerns

1 message

Annette Jones <adjones00@gmail.com>
To: planning@georgetown.org, wayne.reed@georgetown.org
Cc: Mervin Jones <mjones8@austincc.edu>
Bcc: Annette Jones <adjones00@gmail.com>

Fri, Sep 20, 2019 at 3:10 PM

RM 2243 expansion directly and negatively affects my property and way of life. My husband and I saved for many years so that we could build our dream home. Because of the recent expansion of the roadway 2243 towards my home, the roadway will now be located approximately 100 meters from my back door. The widening of the road has caused the encroachment of traffic closer to my back door. It appears that the widening of the road towards the direction of my back yard and home, further affects my family's quiet enjoyment of our home and way of life. No consideration has been taken for the people who live in the existing homes along the north side of RM 2243. My family can no longer enjoy sitting in our back yard without having to yell at each other so that we can be heard above the traffic and construction noise. We cannot enjoy our patio and outdoor entertainment because of the increased noise. We cannot enjoy listening to television in our own home without hearing the construction and noise. My 10 year old daughter, who is home-schooled for medical reasons, can no longer sleep peacefully at night because of the noise and construction that constantly disrupts her at night. Our property has been irrevocably damaged and the property value has been and will continue to be detrimentally affected because of this construction and road expansion. Why has our way of life been ignored? Because of the wants of TX DOT and developers coming into the area to enrich themselves, why were current homeowners not considered? This is wrong. Will you compensate us for the loss of value to our home? How about the eminent domain that has taken place without compensation and our approval. It is all WRONG and we STRONGLY DISAGREE with Park side ~~on~~ Riverside Subdivision & related expansion of RM 2243.

Mervin and Annette Jones
121 Chadwick Drive
Georgetown, TX 78628