

## **ZONING CHANGE REVIEW SHEET**

CASE: C814-86-023.03 – Camelback PUD Amendment #3

DISTRICT: 10

ZONING FROM / TO: PUD, to amend a previously approved land use plan, allowable uses, site development regulations, and request modifications to cut and fill requirements.

ADDRESS: 6505, 6511 ½ and 6915 Bridge Point Parkway

SITE AREA (Total): 143.04 acres

PROPERTY OWNER: Loop 360 Land LP (Jonathan Coon)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Nancy Estrada (512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov))

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant the third amendment to planned unit development (PUD) district zoning, as shown in the Proposed PUD Amendment summary on pages 3-4 of this report and as referenced in the replacement Exhibits C, D1, D2, E, and G.**

### ENVIRONMENTAL COMMISSION ACTION:

**May 21, 2025: Approved an amendment to the Planned Unit Development (PUD) as Staff recommended, with the following conditions:**

#### Staff Conditions:

This project shall comply with current PUD requirements, except for the following exceptions as proposed in the amendment:

- a. PUD amendment allows for an alternative access cart path to the dock district in exchange for the mechanized access (funicular). PUD notes will be added to clarify that once the cart path is constructed no other access will be permissible, including the previously approved funicular.
- b. The cart path will not impact critical environmental features (CEFs) and otherwise comply with environmental regulations.
- c. No additional cut will be allowed other than what is already provided by the approved PUD.
- d. Changes to the allotments and allowable depths of fill will be allowed as proposed by this amendment.

Environmental Commission Conditions:

1. Dark skies/ bird friendly lighting is used throughout the property including along the cart path and dock space.
2. All areas disturbed in the construction of the cart path shall be replanted with native plants with a management plan.

[M. Krueger; D. Sullivan – 2<sup>nd</sup>] (8-0) J. Bristol, H. Cofer, J. Fleury – Absent

***Please refer to Environmental Commission Motion 20250521-002 in Attachment D.***

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**June 3, 2025: APPROVED THE THIRD AMENDMENT TO PUD DISTRICT ZONING AS STAFF RECOMMENDED, AND ALL CONDITIONS OF THE ENVIRONMENTAL COMMISSION, BY CONSENT**

[L. STERN; A. FLORES – 2<sup>ND</sup>] (9-0) C. TSCHOEPE – OFF THE DAIS;  
F. DE PORTU – ABSENT

CITY COUNCIL ACTION:

**June 5, 2025:**

ORDINANCE NUMBER:

ISSUES:

The Shepherd Mountain Neighborhood Association, Lake Austin Collective, and the 2222 Coalition of Neighborhood Associations have submitted correspondence in support of the proposed Camelback PUD amendment. All correspondence is provided at the end of this report.

On May 9, 2025, the applicant submitted a letter to modify the PUD Amendment request. The initial application that was submitted proposed amendments to Part 7 – Open Space and Parkland. However, the applicant's request to modify parkland related elements has been removed from the application. This includes reference to a multi-party agreement, alternative location for onsite parking, and removal of the two restrooms with associated maintenance.

***Please refer to Attachment B.***

CASE MANAGER COMMENTS:

The Camelback Planned Unit Development (PUD) consists of 143.04 acres and is currently undeveloped land. It is located on the south side of Bridge Point Parkway approximately 550 feet west of the Pennybacker bridge on Loop 360 and has approximately 3,126 feet (0.6 mile) of Lake Austin frontage. The abutting tract to the east and the subject tract are known and used extensively by the public accessing Loop 360 and Bridge Point Parkway and offer

sweeping vistas of Lake Austin, the Pennybacker bridge, and downtown Austin. The land surrounding the PUD consists of a single family residences on large lots to the west (I-RR; County), single family residences and a church to the north (I-RR; MF-1-CO; MF-2), offices to the east (LO; LR; LR-CO; LI-CO) and the Bunny Run and Aqua Verde neighborhoods, and offices across Lake Austin to the south (LA; PUD). ***Please refer to Exhibits A (Zoning Map) and B (Aerial).***

The applicant is requesting an amendment to the Camelback PUD. The significant revision being proposed to the Land Use Plan is to provide an option for a Cart Path and Off-site Surface Access in lieu of the funicular (mechanized access) to reach the Dock (D) District. The 15-foot-wide cart path would run from the Mixed Residential (MR) District, across the Preserve Open Space (P-OS), to a connecting point on the adjacent property to the south as depicted on the proposed PUD Land Use Plan. ***Please refer to Exhibit C.*** Since the cart path would run along the natural topography of the land, it will minimize visual impact to the hillside.

In addition, the proposed amendment will allow for an increase in the residential unit cap, a reduction in office space, the removal of the minimum required square footage for office/commercial development, and increased height for two buildings located in the Mixed Residential (MR) District. Should the cart path and off-site surface access be constructed, the allowable gross floor area square footage of the enclosed portion of the clubhouse would be increased to accommodate for storage that would no longer be provided with the removal of the mechanized access.

The Applicant's letter states:

*With these amendments, the overall land use becomes less intense, the estimated vehicles trips generated decreases, the net critical environmental protections are maintained, and the 800-foot long, 25-foot wide funicular tract can be replaced with a cart path that will not be visible from the bridge or lake.*

#### **PROPOSED PUD AMENDMENT**

***Exhibits:*** Part 4 of the existing PUD ordinance will be revised to replace Exhibits C, D, E, and G.

***Exhibits C and G*** will be amended to provide an option for a Cart Path and Off-site Surface Access to the Dock (D) District in lieu of mechanized access.

***Exhibit D*** will be removed and Exhibits D1 and D2 will be added.

***Exhibit D1*** will be amended to revise the Land Use table, Cut and Fill table, and the Site Development Regulations table.

**Exhibit D2** will be amended to add Note 14 - Offsite access to Lake Austin through the adjacent tract, including fire access and utility extensions, is preferred over the funicular access. City will work with Landowner to facilitate offsite access subject to appropriate review and approval.

**Exhibit E** will be amended to increase the allowable height in Zone 1 by 14 feet for the two buildings located in the Mixed Residential (MR) District.

**Definitions:** Part 5 of the existing PUD ordinance will be revised to add definitions for “Cart Path” and “Off-site Surface Access.”

**Land Use:** Part 6. A. of the existing PUD ordinance will be amended to remove the minimum required square footage of 60,000 square feet gross floor area for office/commercial development.

**Land Use:** Part 6. B. of the existing PUD ordinance will be amended to increase the maximum number of residential dwelling units from 200 to 289 units.

**Land Use:** Part 6. C. of the existing PUD ordinance will be amended to increase the allowable gross floor area of the clubhouse, contingent upon the Cart Path and Off-site Surface Access being provided in lieu of the Mechanized Access. The maximum 5,000 square feet of impervious cover and the 2,000 square foot limitation for areas other than non-common assembly areas will remain unchanged. Single story language removed.

**Land Use:** Part 6. D. of the existing PUD ordinance will be revised to include a reference to the Off-site Surface Access.

**Land Use:** Part 6. E. of the existing PUD ordinance will be revised to include a reference to the Off-site Surface Access, Cart Path, and update accessibility list.

**Land Use:** Part 6. F. of the existing PUD ordinance will be revised to include a reference to the Off-site Surface Access and the Cart Path. This section will be amended to add restrictions that are applicable to the Cart Path and restrictions that are applicable to the Off-site Surface Access.

**Open Space and Parkland:** Part 7. A. of the existing PUD ordinance will be revised to include a reference to the Cart Path.

**Environmental:** Part 8. D. 6. of the existing PUD ordinance will be revised to add language to allow for access through adjacent property located outside the PUD.

**Environmental:** Part 8. H. of the existing PUD ordinance will be removed.

**Code Modifications:** Part 11. B. 13. of the existing PUD ordinance will be amended to remove vegetated setback reference.



**Code Modifications:** Part 11. F. 1. b. of the existing PUD ordinance will be revised to include a reference to the Off-site Surface Access.

**Code Modifications:** Part 11. F. 3. of the existing PUD ordinance will be revised to add the Preserve Open Space (P-OS) district.

The proposed modifications to the PUD ordinance and accompanying land use plan are summarized in **Attachment A (Applicant's Summary Letter)**.

**BASIS OF STAFF RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which would occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large-scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development.

2. *Zoning should promote clearly identified community goals and incorporate environmental protection measures.*
3. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed PUD amendment will provide an option for a cart path and off-site surface access in lieu of the funicular (mechanized access) and demonstrates environmental superiority. In addition, the proposed amendment upholds the existing parkland superiority of the development.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	I-RR; RR; MF-1-CO; MF-2	Single family residences; Church
<i>South</i>	Across Lake Austin: LA; PUD	Single family residences in the Bunny Run and Aqua Verde neighborhoods; Offices
<i>East</i>	LO; LI-CO; LR; LR-CO	Undeveloped; Offices
<i>West</i>	I-RR; County	Single family residences on large lots

WATERSHED: Coldwater Creek; Lake Austin – Water Supply Rural

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes – Low Intensity

SCHOOLS:

Highland Park Elementary School      Lamar Middle School      McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District	Bull Creek Foundation
Friends of Austin Neighborhoods	BRNA Association Inc.
Glenlake Neighborhood Association	Canyon Creek H.O.A.
Lake Austin Ranch	City of Rollingwood
Lake Austin Collective Non-Profit	Preservation Austin
Long Canyon Homeowners Association	River Place HOA
Long Canyon Phase II & III Homeowners Association	Save Our Springs Alliance
Steiner Ranch Master Association, Inc.	
Shepherd Mountain Neighborhood Association	
2222 Coalition of Neighborhood Associations, Inc.	
The Creek at Riverbend Neighborhood Association	
TNR BCP – Travis County Natural Resources	
Westminster Glen Estates	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0161 – Shepherd of the Hills Christian Church – 6909 Courtyard Dr	PUD to MF-1-CO	To Grant MF-1 w/conds	Apvd MF-1-CO w/CO prohibiting townhouse, condominiums, duplexes, lodginghouse and multifamily residential (4-18-1996).
C14-89-0001 – The Millenium – 6504 Bridge Point Pkwy	LO; GR to LI-CO	To Grant LI-CO w/add'l conds	Apvd LI-CO w/CO outlining specific commercial, industrial and civic uses, with Restrictive Covenant regarding discontinuance of light industrial uses (3-21-1989).

### RELATED CASES:

On December 3, 1987, Council approved a change in zoning from LA and DR (development reserve) to PUD for Hidden Valley P.U.D. Phase “C” consisting of 64 single family residential lots, 22 common area lots (27 acres of common open space), several private streets, and the extension of Bridge Point Parkway through the site on 130.7219 acres (C814-86-023). Variances granted included exceeding the maximum block length, exceeding the maximum cul-de-sac length for certain streets, variances from the Lake Austin Watershed Ordinance in effect at the time of development for construction of a public or private roadway on slopes exceeding 25%, and exceeding four feet of cut and fill, and was subject to Environmental Board recommendations, and that erosion controls are provided at the headwall of the draw for that roadway that exceed 25% slopes.

The remaining 15.24 acres was part of the Coldwater PUD also known as the Eagle Ridge Court portion and consisted of 5 single family residential lots and 6.88 acres of greenbelt (C814-84-020). The Coldwater PUD area was dis-annexed in 1989 by Ordinance No. 890921-G and re-annexed in 2014 by Ordinance No. 20141120-122 with I-RR and I-LA zonings. The 1986 Restrictive Covenant that applies to the Coldwater Tract establishes a specific amount of impervious cover (0.964 acres for non-roadway; 0.3268 acres for roadway, for a total of 1.29 acres).

There were two previous PUD amendments to the Camelback PUD:

C814-86-023.01 – Amendment #1 was approved by City Council on November 1, 2018, and includes environmental, transportation, parkland and open space superiority items.

C814-86-023.02 – Amendment #2 was Administratively approved on June 6, 2023, and includes modifications to the permitted uses in certain districts, minor re-alignment of rights-of-way, slight adjustments to use district boundaries, and clarification of height measurements.

### ADDITIONAL STAFF COMMENTS:

#### Comprehensive Planning

**Project Name and Proposed Use:** 6505 BRIDGE POINT PARKWAY. C814-86-023. Project: Camelback Planned Unit Development Amendment #3 (aka 360 Lake Austin). The applicant is proposing to amend a previously approved PUD. The Camelback PUD site is 144.817 acres. The proposed amendments include an increase in the residential unit cap from 200 to 289, and the deletion of the minimum square footage for office/commercial uses. An increase in height for buildings located within the Mixed Residential (MR) District is also sought, for an additional allowable height of 14 feet, for a total of 74 feet in height for indicated buildings.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>
	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.

	<ul style="list-style-type: none"> <li>Sidewalk present along Bridge Point Pkwy and W Courtyard Dr</li> </ul>
Y	<b>Connectivity, Good and Services, Employment</b> *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>This amended PUD mixed use project proposes to provide goods and services through retail and restaurant uses and contributes to employment through the creation of office buildings (dependent on the proposed reduction in office space).</li> </ul>
	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>This amended PUD proposes a mix of preserve open space and dedicated public park space.</li> </ul>
Y	<b>Connectivity and Health</b> *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>Within 0.5 miles of the Austin Health Partners Medical Group</li> </ul>
	<b>Housing Choice</b> *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
6	<b>Number of "Yes's"</b>

### Site Plan

Regarding boat dock construction access from off-site, please note that a construction easement will be required.

### PARD – Planning & Design Review

In the latest version of the PUD redline document, there are no redlines to the provisions related to parkland, and no changes to earlier commitments regarding parkland, facilities on parkland, restrooms, or parking. Therefore, PARD can approve this amendment to the PUD. Please let me know if this amendment is further modified and will impact commitments to parkland or park facilities as described in the original PUD.

### Environmental Office

The amendment as proposed is environmental superior.

No change in impervious cover is proposed.

### Hydro Geologist Review

No impacts to CEF/setbacks proposed as part of the cart path. Funicular would significantly impact the rimrock and removal in lieu of cart access is preferred.  
Exhibits updated showing required cut/fill for the cart path.

### TPW-Transportation Review

The site is subject to the approved TIA with zoning case # C814-86-023.01 Provide a TIA compliance memo indicating how many trips have been used, how many trips are left, etc. Additionally, provide a copy of fiscal receipts to ensure the site complies with the required mitigations. The TIA may need to be revised upon further review. Reference: TCM 10.4.4

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Bridge Point Pkwy	Level 2	72	NA, currently under construction	NA, currently under construction	Proposed	Proposed	No

### EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Attachment A: Applicant's Summary Letter with Proposed Revisions

Attachment B: Applicant's Letter to modify PUD Amendment Request

Attachment C: Applicant's Request for a Public Hearing

Attachment D: Environmental Commission support materials

Exhibit C: PUD Land Use Plan

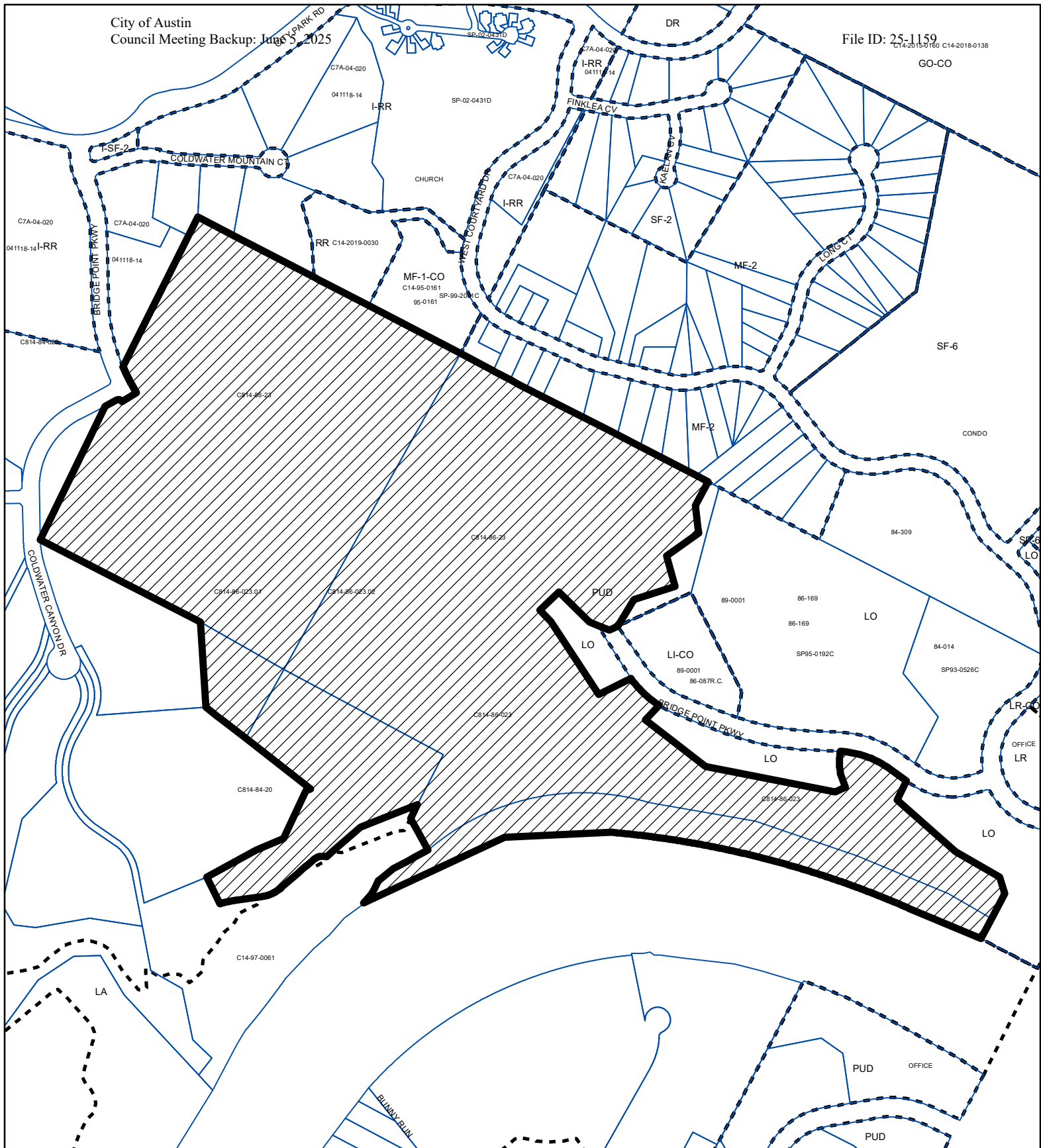
Exhibit D1: PUD Notes and Exhibits




Exhibit D2: PUD Notes and Exhibits

Exhibit E: PUD Compatibility Height and Setbacks

Exhibit G: PUD Environmental Resource Exhibit

Correspondence



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-86-023.03**  
**EXHIBIT A**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 600'





# Camelback Planned Unit Development Amendment (aka 360 Lake Austin)

## EXHIBIT B

ZONING CASE#: C814-86-023.03  
LOCATION: 6505, 6511 1/2, 6915 Bridge Point Pkwy  
SUBJECT AREA: 143.00 Acres  
MANAGER: Nancy Estrada



- |  |                 |               |
|--|-----------------|---------------|
|  | SUBJECT TRACT   | Image         |
|  | ZONING BOUNDARY | RGB           |
|  | PENDING CASE    | Red: Band_1   |
|  | CREEK BUFFER    | Green: Band_2 |
|  |                 | Blue: Band_3  |

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Created: 2/25/2025



## ARMBRUST & BROWN, PLLC

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January 7, 2025

Lauren Middleton-Pratt, Director  
Planning Department  
City of Austin  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

RE: **Planned Unit Development Zoning Amendment Application** (the "Application") for the Camelback Planned Unit Development located at 6505, 6511 ½ and 6915 Bridge Point Parkway, Austin, Texas 78703 (the "Property")

Dear Ms. Middleton-Pratt:

This firm represents, and this letter is submitted on behalf of, Loop 360 Land LP (the "Applicant") as the owner of the Property and the applicant in the above-referenced Application. The purpose of this Application is to amend the Camelback PUD approved by Ordinance No. 20181101-55, as amended (City of Austin File No. C814-86-023.01 and C814-86-023.02) ("PUD Ordinance") to improve the residential project contemplated in the approved site plan SP-2021-0438 (the "Project").

The amendments include (1) allow for a reduction in office space by increasing the residential unit cap and removing the minimum required square footage for office/commercial development, (2) option for cart path and off-site surface access in lieu of the funicular (mechanized access) to reach the Dock (D) District and increase in gross floor area of the clubhouse to accommodate for the removal of the mechanized access, (3) increase height for certain buildings located in the Mixed Residential (MR) District, (4) allow for off-site parking that increases the amount of parking for the Cliff Park by relocating it pursuant to terms negotiated as part of a multi-party agreement between Applicant, the City, and any applicable third party, (5) remove the obligation to provide public restrooms in the Commercial (C) District, and (6) modify the cut and fill table (collectively, "PUD Amendments"), as further detailed below:

- 1. Amend Part 6, Sections A and B of the PUD Ordinance increase the residential unit cap from 200 to 289 and to delete the minimum square footage for office/commercial use.** The Applicant proposes an increase of the residential unit cap from 200 to 289 and to eliminate the minimum square footage for required office/commercial development to create more flexibility within the Camelback PUD to meet the current market demands in this area of Austin. Pursuant to the terms of the PUD Ordinance, as the residential dwelling unit count increases above 64 units, the allowable office/commercial development decreases by 1,000 square feet for each unit above 64. The increased cap does not modify this requirement; therefore, an increase in residential dwelling units above 64 units will continue to result in a decrease in the amount of office/commercial space within



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the Camelback PUD so that the proposed changes create a less intensive use overall. Given the park plan associated with this Project, the Project remains superior to current parkland requirements. The proposed increase in unit cap and deletion of the minimum office/commercial square footage will result in more housing and less land use intensity and traffic impacts, while continuing to exceed parkland superiority requirements.

2. **Amend various provisions to provide an option for a cart path and off-site surface access to the Dock (D) District in lieu of mechanized access.** The Applicant requests the ability to construct a cart path and off-site surface access as a possible alternative to the mechanized access to the Dock (D) District. The Applicant has been presented with an opportunity to work with the adjacent property owner in an effort to create a mutually beneficial and environmentally sensitive cart path that hugs the topography and minimizes adverse visual impacts to the hillside. The 15-foot-wide cart path will run from the Mixed Residential (MR) District, across the Preserve Open Space (P-OS), to a connecting point on the adjacent property as depicted below and reflected on the updated PUD Land Use Plan. Additionally, an external roadway and access point will be constructed on the adjacent property, to be reviewed and approval by the Fire Marshal, for emergency and vehicular access to and from the Dock District (D). This off-site surface access option would only be used in lieu of, not in addition to, the mechanized access.
3. **If off-site surface access is utilized in lieu of the mechanized access, amend Part 6, Section C to increase gross floor area of the clubhouse.** If the Applicant elects to construct the cart path and off-site surface access as described in Item 2 above in lieu of the mechanized access, Applicant is requesting an increase in the allowable gross floor area in the enclosed portion of the clubhouse to accommodate certain storage and utilities that would otherwise be housed in the base of the mechanized access structure. This increase does not change the maximum of 5,000 square feet of impervious cover for the clubhouse and dock sanitary facility established by the Camelback PUD or the 2,000 square feet cap on common assembly areas. The increased maximum of gross floor area would only apply with the election to construct the cart path and off-site surface access. If the Applicant elects to pursue the mechanize access, there would be no change to the current cap of 3,500 square feet of gross floor area. Increasing the allowable gross floor area would facilitate the Applicant's ability to employ the environmentally friendly option of the cart path and off-site surface access for accessing the Dock (D) District.
4. **Amend Exhibit D2 and Exhibit E to increase the allowable height by 14 feet for the two buildings located in the Mixed Residential (MR) District.** The Applicant proposes an additional allowable height of fourteen (14) feet for a total of seventy-four (74) feet only for a small area located near Coldwater Canyon Drive in the Mixed Residential (MR) District proposed for the construction of two buildings as identified in the enclosed updated Exhibit E. Applicant has determined that these buildings could obtain additional height, improving the layout of the Project, and still not obstruct the views of adjacent property owners. Therefore, the Applicant is requesting the height in the limited area indicated on Exhibit E to be increased by fourteen (14) feet.
5. **Amend the Cut and Fill Table on Exhibit D2 to increase the allowable cut and fill for the project.** The Applicant proposes this change to address current market conditions and project planning.
6. **Amend Part 7, Section G to allow the off-site parking for Cliff Park by relocating pursuant to terms negotiated as part of a multi-party agreement.** Applicant is currently working with the City and TxDOT on a multi-party agreement that will provide a more appropriate location for the parking that benefits the Cliff Park, locates parking closer to the popular overlook, and

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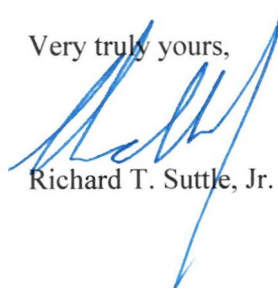
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triples the number of parking spaces from 25 spaces to 75 spaces. Therefore, the Applicant proposes that the language in the PUD Ordinance be modified to permit the requirement of off-site parking spaces to be satisfied by a multi-party agreement. In the event such an agreement is not executed, the Applicant will remain obligated to construct the twenty (25) parking spaces as currently contemplated in the PUD Ordinance. The Applicant will also work with PARO to amend the Parkland Agreement as may be necessary.

7. **Amend Part 7, Section G to delete the obligation to provide public restrooms to benefit the Cliff Park in the Commercial (C) District.** The Applicant is proposing the deletion of the requirement for public restrooms that benefit the Cliff Park. Unfortunately, the installation of public restrooms counteracts the goal of the required parking spaces. The primary goal of constructing parking spaces in this area is to eliminate the unsafe parking happening along the public right of way of Loop 360 by visitors of the beloved 360 bridge overlook, which is the focal point of the Cliff Park. Public restrooms would occupy space that reduces the number of parking spaces, and visitors would be inclined to remain at Cliff Park for longer periods of time, keeping the limited parking spaces occupied and reducing visitor turnover. Therefore, in an effort to serve as many visitors with safe parking as possible on a daily basis, the Applicant recommends deletion of the requirement to provide public restrooms. The Applicant will work with PARO to amend the Parkland Agreement as may be necessary.
8. **Revisions to PUD Exhibits.** In order to incorporate the above modifications, the Applicant proposes revisions to some of the Camelback PUD exhibits. The following exhibits will be modified and are attached hereto:
  - Exhibit C - Land Use Plan;
  - Exhibit D1 and D2 - PUD Notes;
  - Exhibit E - Compatibility Height and Setbacks;
  - Exhibit F - Onsite Multi-Modal Transportation;
  - Exhibit H - Cliff Park Plan.

The PUD Amendments, which are necessary to accomplish the Project, will continue to "preserve the natural environment," "encourage high quality development and innovative design" and "ensure adequate public facilities and services" as contemplated by the Camelback PUD. With these amendments, the overall land use become less intense, the estimated vehicles trips generated decreases, the net critical environmental protections are maintained, and the 800-foot long, 25-foot wide funicular tract can be replaced with a cart path that will not be visible from the bridge or lake. On behalf of the Applicant, we look forward to working with the City on approval of these PUD Amendments. If you have any questions or comments, please do not hesitate to contact me or Amanda Morrow at 512-435-2368. Thank you for your attention to this matter.

Very truly yours,



Richard T. Suttle, Jr.

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

Amanda Morrow  
(512) 435-2368  
amorrow@abaustin.com

May 7, 2025

Nancy Estrada, Case Manger  
City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: Camelback PUD Amendment #3 (AKA 360 Lake Austin) – Modification to PUD  
Amendment Request C814-86-023.03 (the “Application”)

Dear Ms. Estrada:

This letter is submitted to amend the Application to remove the request to (i) amend Part 7, Section G to allow the off-site parking that benefits the Cliff Part to be relocated pursuant to terms negotiated as part of a multi-party agreement, and (ii) Part 7, Section G to delete the obligation to provide public restrooms to benefit the Cliff Park in the Commercial (C) District. Attached is an updated redline ordinance to reflect these changes.

Thank you in advance for your attention to this matter. If you have any questions or need additional information, please do not hesitate to contact me or Amanda Morrow at 512-435-2300.

Respectfully,

**ARMBRUST & BROWN, PLLC**



Amanda Morrow  
Director of Land Use & Entitlements

Attachments

cc: Richard T. Suttle, Jr.  
Jonathan Coon  
Chris Jessee  
Marc Cucco

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR.  
(512) 435-2300  
[rsuttle@abaustin.com](mailto:rsuttle@abaustin.com)

May 7, 2025

**VIA ELECTRONIC MAIL**

**[Lauren.Middleton-Pratt@austintexas.gov](mailto:Lauren.Middleton-Pratt@austintexas.gov)**

Lauren Middleton-Pratt  
Director  
City of Austin | Planning Department  
City of Austin  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: C814-86-023.03 – Camelback PUD Amendment (the “Application”)

Dear Lauren,

In accordance with Section 25-2-282(E) of the Land Development Code (“City Code”) I respectfully request that the above-referenced case be scheduled for a public hearing at the next available Land Use Commission meeting after the date of this letter for which the City of Austin can provide notice under Section 25-1-132(A) of the City Code.

I look forward to continuing to engage with City staff on this project and will remain available to you and your staff to answer questions and provide information concerning the Application.

Very truly yours,



Richard T. Suttle, Jr.

cc: Dr. Eric A. Johnson, Assistant City Manager  
Joi Harden, Zoning Officer – Planning Department  
Nancy Estrada, Case Manger  
Chair Hank Smith, Zoning and Platting Commission  
Amanda Morrow, Armbrust & Brown PLLC







- Any trails established in the Preserve Open Space (P-OS) District north of Bridge Point Parkway will be accessible to the public.
- Applicants shall add a tabulation table (as adopted per this PUD Ordinance) to each site development permit and subdivision application submittal which will show the current standing of the overall site development regulations. City staff shall review the table provided with each application and verify that it is in accordance with the site development regulations outlined in Exhibit D (PUD Notes and Exhibits).
- Driveway locations, trail locations, dock and other improvements shown on the Land Use Plan and any other Exhibits are schematic and will be determined at the time of site development permit or subdivision. Revisions to Exhibit C (Land Use Plan) to reflect the final locations determined during the permit review process will not be required.
- Zoning districts and land uses outside of the PUD that would otherwise trigger the requirements of Chapter 25-2, Article 10 (Compatibility Standards) to apply shall cause such compatibility standards to apply to development within the PUD as modified by the PUD Ordinance and Exhibit E (Compatibility Height and Setback Map).
- Within the Office Mixed Use (O-MU) and Commercial (C) Districts, all commercial buildings shall provide pedestrian access from the public right-of- way. All primary building entrances must be shaded via a canopy, awning, or approved shade device. A shaded pedestrian walk shall be provided from the public right of way or private street sidewalks or trails to the primary entrance. Shading for building entries and sidewalks shall meet the standards and definitions of Chapter 25, Section 2, Subchapter E, Sections 2.8 (Shade and Shelter) and 5 (Definitions, see 'Awning').
- Access gates shall not impede access to or along the public trails shown on Exhibit F (On Site Multi-Modal Transportation)
- The location of sidewalks adjacent to private streets and internal drives may vary based on topography and site constraints and shall meander so that trees greater than 19” are preserved.
- Except as provided herein, building height for all individual buildings shall follow the definition of building height in Section 25-1-21(49) (Definitions; Height). Notwithstanding the foregoing, for a stepped or terraced building, the building height of each segment is determined individually. A stepped or terraced building is any building where the floors step. See Stepped Building Height Measurement Diagram on Exhibit D for reference of how height is calculated with respect to stepped buildings.
- All site development permits for the PUD must include a sheet to show compliance with Exhibit E (Compatibility Height and Setbacks).
- As reflected within and subject to the conditions of an alternative method of compliance approved by the Austin Fire Department, an increase in distance and proximity to the fire apparatus access road, hydrant location, and water supply requirements of Sections 25-12-171 (International Fire Code), 25-12-173 (Local Amendments to the Fire Code), and Fire Protection Criteria Manual 4.4.0 (General Provisions for Fire Safety) for development within the Dock (D) District may be approved.
- The PUD shall implement an outdoor lighting plan to minimize light pollution using "dark sky" design guidelines and techniques. When operated, light fixtures must not produce an intense glare or direct illumination across the property line, except for the boat dock lighting, which may be installed across property lines where authorized by applicable City regulations. All lights shall be a LED source and a height beam shall be controlled to direct the light downward. All exterior light fixtures must be fully shielded. All luminaries shall be directed down, diffused, and/or indirectly off an opaque surface. The maximum intensity measured at the property line shall be 0.5 foot candles. This excludes dock navigation and safety lighting required by the city.
- The Property HOA shall establish curfew time(s) after which total outdoor lighting lumens shall be reduced by at least 30% or extinguished. Exceptions to include lighting reductions that are not required for any of the following:
  - With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.
  - When the outdoor lighting consists of only one luminaire.
  - Code required lighting for steps, stairs, walkways, and building entrances.
  - When in the opinion of the City, lighting levels must be maintained.
  - Dock navigation lighting
  - Motion activated lighting.
  - Lighting governed by special use permit in which times of operation are specifically identified.
- Upon completion of the initial parkland improvements the owner will reserve 1/10 of an acre or 4,356 SF of impervious cover for future parkland improvements or modifications. The reservation of impervious cover will expire 10 years from dedication of the initial parkland improvements.

- Offsite access to Lake Austin through the adjacent tract, including fire access and utility extensions, is preferred over the funicular access. City will work with Landowner to facilitate offsite access subject to appropriate review and approval.

CAMELBACK PLANNED UNIT DEVELOPMENT  
PUD NOTES AND EXHIBITS

JUNE 04, 2025



CUT AND FILL TABLE				
Cut Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
-40	-24	0**	0.0%	0.00%
-24	-20	0.60	1.6%	0.41%
-20	-12	2.50	6.6%	1.73%
-12	-4	5.31	14.1%	3.67%
Fill Variance Table*				
Fill Variance Table*				
Fill Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
40	24	0**	0.0%	0.00%
24	20	0.74	2.1%	0.51%
20	12	2.01	5.7%	1.39%
12	4	6.33	18.0%	4.40%
Non-Variance Category				
Category		Area (acres)	Area (% of Disturbed)	Area (% of Site)
+/- 4'		7.18	19.1%	4.96%
Building Coverage		11.67	31.0%	8.06%
Totals		37.66	100.0%	26.0%

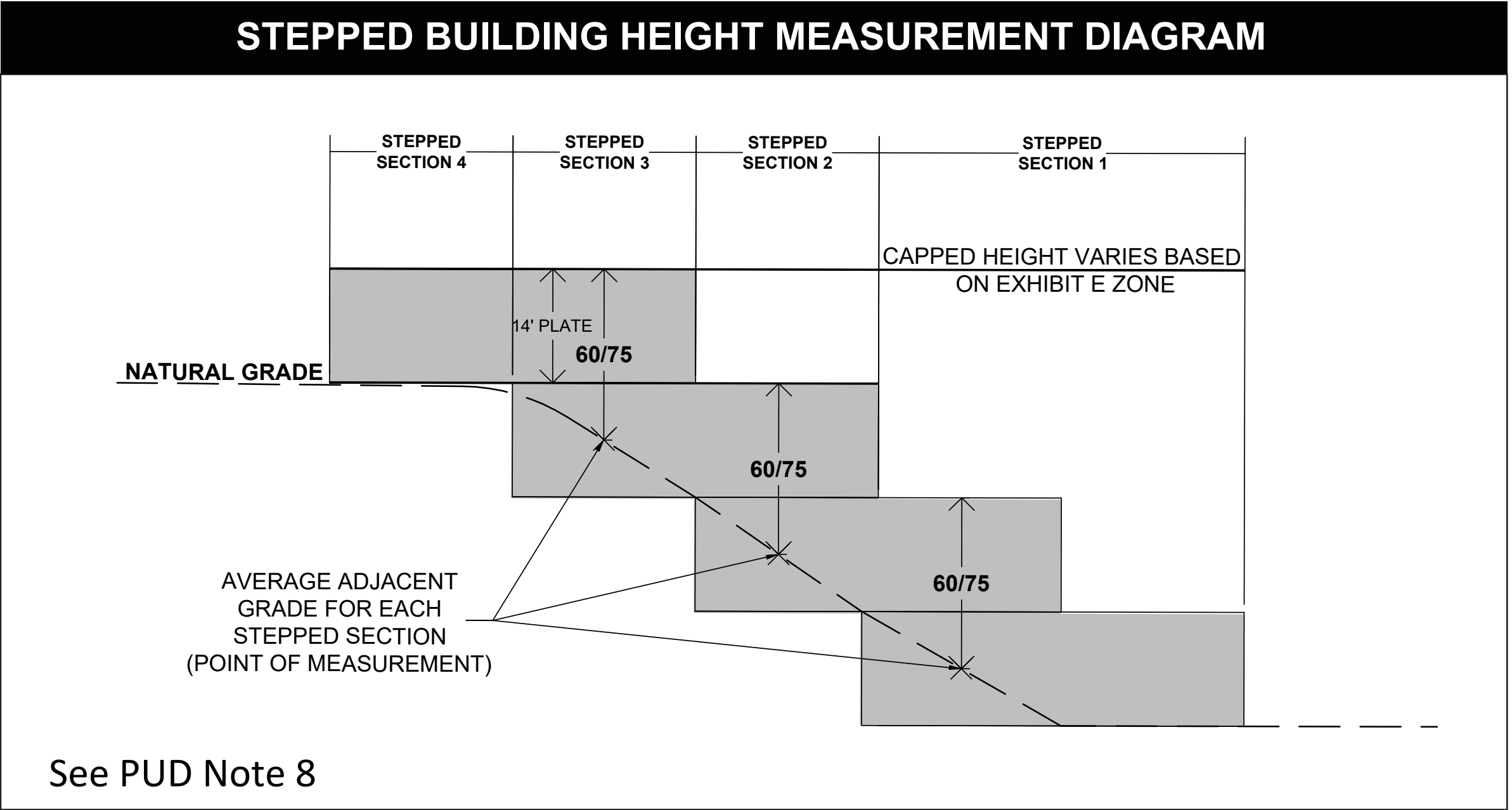
\* Earthwork quantities may be transferred from higher to lower depth categoires at time of site plan  
\*\* Cut of up to 28 feet and fill up to 30 feet shall be allowed for drives that serve as fire lanes and for adjacent improvements (e.g. sidewalks, landscaping, utilities).

DISTRICT PERMITTED LAND USES					
PRESERVE OPEN SPACE P-OS	PARK P	MIXED RESIDENTIAL MR	COMMERCIAL C	OFFICE MIXED USE O-MU	DOCK D
CIVIC USES	CIVIC USES	CIVIC USES	CIVIC USES	CIVIC USES	CIVIC USES
Pedestrian Hiking Trails	Community Recreation (Public)	Community Recreation (Private)	Community Recreation (Private)	Community Recreation (Private)	Community Recreation (Private)
Cart Path	Park and Recreation Services (General)	Club or Lodge			Club or Lodge
	Park and Recreation Services (Special)	Maintenance and Service Facilities			Cluster Dock
		RESIDENTIAL USES	RESIDENTIAL USES	RESIDENTIAL USES	
		Bed & Breakfast (Group 1)	Condominium Residential	Condominium Residential	
		Bed & Breakfast (Group 2)	Multifamily Residential	Multifamily Residential	
		Condominium Residential	Single-Family Attached Residential	Single-Family Attached Residential	
		Multi-Family	Small Lot Single-Family Residential	Small Lot Single-Family Residential	
		Conservation Single Family Residential	Townhouse Residential	Townhouse Residential	
		Duplex Residential	Retirement Housing (Large Site)	Retirement Housing (Large Site)	
		Single-Family Attached Residential			
		Single-Family Residential			
		Small Lot Single-Family Residential			
		Townhouse Residential			
		Two-Family Residential			
		Short -Term Rental <sup>13</sup>			
		COMMERCIAL USES	COMMERCIAL USES	COMMERCIAL USES	
		Mobile Food Establishment	Mobile Food Establishment	Administrative and Business Offices	Administrative and Business Offices
				Art Gallery	Art Gallery
				Art Workshop	Art Workshop
				Commercial Off-Street Parking	Commercial Off-Street Parking
				Communications Services	Communications Services
				Consumer Convenience Services	Consumer Convenience Services
				Financial Services	Financial Services
				Food Sales	Food Sales
				General Retail Sales (Convenience)	General Retail Sales (Convenience)
				General Retail Sales (General)	General Retail Sales (General)
				Hotel (maximum 80 rooms)	Hotel (maximum 80 rooms)
				Indoor Entertainment	Indoor Entertainment
				Indoor Sports and Recreation	Indoor Sports and Recreation
				Medical Office (<20,000 SF per building)	Medical Office (<20,000 SF per district)
				Mobile Food Establishment	Mobile Food Establishment
				Off-Site Accessory Parking	Off-Site Accessory Parking
				Personal Improvement Services	Personal Improvement Services
				Personal Services	Personal Services
				Professional Office	Professional Office
				Restaurant (General)	Restaurant (General)
				Restaurant (Limited)	Restaurant (Limited)
				Software Development	Software Development
				Solar Panels	Solar Panels
		AGRICULTURAL USES	AGRICULTURAL USES	AGRICULTURAL USES	
		Community Garden	Community Garden		

General Notes: 1. Drive-in services are prohibited in all districts of the PUD.

General Notes: 1. Unless suitable easements are otherwise provided with subdivision or site plan, a 15-ft electrical easement is required on both sides of Bridge Point Parkway.  
Additional electrical easements within Districts shall be determined at subdivision  
2. Any residential building exceeding 3 stories may require a commercial building permit  
3. Utility Services and facilities are allowed within all districts

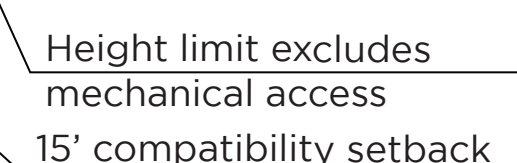
PARKLAND DEDICATION CALCULATIONS					
APPENDIX Q-1: NET SITE AREA - Cliff Park		APPENDIX Q-1: NET SITE AREA - Preserve Park		APPENDIX Q-1: NET SITE AREA - Total	
Total Gross Site Area	16.58 Acres	Total Gross Site Area	10.05 Acres	Total Gross Site Area	26.63 Acres
Site Deductions		Site Deductions		Site Deductions	
Flood Plain	4.24 Acres	Flood Plain	0 Acres	Flood Plain	4.24 Acres
Deduction Subtotal	4.24 Acres	Deduction Subtotal	0 Acres	Deduction Subtotal	4.24 Acres
Upland Area (Gross Area Minus Total Deductions)	12.34 Acres	Upland Area (Gross Area Minus Total Deductions)	10.05 Acres	Upland Area (Gross Area Minus Total Deductions)	22.39 Acres
APPENDIX Q-1: NET SITE AREA - Cliff Park		APPENDIX Q-1: NET SITE AREA - Preserve Park		APPENDIX Q-1: NET SITE AREA - Total	
Total Gross Site Area	16.58 Acres	Total Gross Site Area	10.05 Acres	Total Gross Site Area	26.63 Acres
Site Deductions		Site Deductions		Site Deductions	
Critical Water Quality Zone (CWQZ)	9.95 Acres	Critical Water Quality Zone CWQZ	0 Acres	Critical Water Quality Zone CWQZ	9.95 Acres
Water Quality Transition Zone (WQTZ)	3.01 Acres	Water Quality Transition Zone	0 Acres	Water Quality Transition Zone	3.01 Acres
Critical Environmental Feature Buffer (150' buffer)	3.45 Acres	Critical Environmental Feature Buffer (150' buffer)	3.28 Acres	Critical Environmental Feature Buffer (150' buffer)	6.73 Acres
Deduction Subtotal	16.41 Acres	Deduction Subtotal	3.28 Acres	Deduction Subtotal	19.69 Acres
Upland Area (Gross Area Minus Total Deductions)	0.16 Acres	Upland Area (Gross Area Minus Total Deductions)	6.77 Acres	Upland Area (Gross Area Minus Total Deductions)	6.93 Acres
100% Credit	0.16 Acres	100% Credit	6.77 Acres	Total credited parkland	6.93 Acres



CAMELBACK PLANNED UNIT DEVELOPMENT  
PUD NOTES AND EXHIBITS  
JUNE 4, 2025

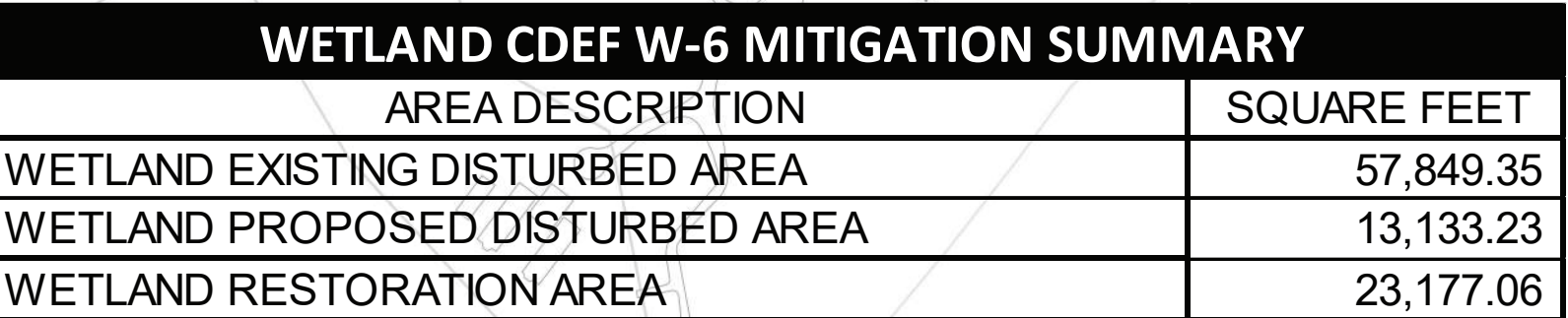
EXHIBIT D2





# EXHIBIT E









April 29, 2025

Nancy Estrada, Case Manager  
301 W 2nd Street  
Austin, TX 78701

**Re: Support for Amendment to Camelback PUD / Four Seasons at Lake Austin Ordinance No 20181101-55**

Dear Mayor Watson, Mayor Pro Tem Fuentes and Members of the City Council and Nancy Estrada,

I am writing on behalf of the Lake Austin Collective to express our **strong and enthusiastic support** for the proposed amendment to the Camelback Planned Unit Development (PUD), also known as the Four Seasons Private Residences at Lake Austin.

This amendment reflects a series of thoughtful, community-minded revisions that will reduce traffic impacts, improve public access, and eliminate elements that had previously raised concerns. The changes strike an important balance between high-quality development and neighborhood values—something we don't always see in projects of this scale.

On February 11, 2025, the Lake Austin Collective hosted an in-depth informational session with project owner Jonathan Coon. The meeting drew approximately 80 residents from surrounding neighborhoods. The feedback was overwhelmingly positive, and we received no objections to the proposed changes—an extraordinary outcome in any neighborhood gathering of this size.

We believe these amendments represent real improvements over the previously approved plan. Notable changes include:

- **Elimination of the previously proposed funicular**, replaced by quiet, electric Zoox vehicles for access to the boat dock—reducing environmental and visual impact.
- **A reduction in commercial office square footage and an increase in residential units**, resulting in **approximately 2,000 fewer daily vehicle trips**, improving safety and mobility.
- **Addition of 75 public parking spaces near the Pennybacker Bridge**, meeting public access needs while increasing safety and reducing pressure on neighborhood streets.
- **Confirmation that no restrooms will be placed at the scenic overlook**, preserving the natural character of this treasured viewpoint and avoiding overcrowding.

These updates show a clear willingness by the applicant to collaborate with neighbors, listen to concerns, and invest in solutions that reflect shared community goals. They directly address the issues that matter most: mobility, safety, and the preservation of Lake Austin's unique character.

Given the extensive community engagement, the clear benefits of the proposed changes, and the absence of public opposition, we respectfully urge the City Council to **move swiftly to approve this amendment**.

Thank you for your leadership and commitment to thoughtful, community-driven planning.

Sincerely,  
**Linda Bailey**  
President  
Lake Austin Collective  
[info@lakeaustincollective.org](mailto:info@lakeaustincollective.org)

**2222 Coalition of Neighborhood Associations (2222 CONA)**

P.O. Box 58397  
Austin, TX 78755-8397  
www.2222cona.org

April 26, 2025

Mayor Kirk Watson, Mayor Pro Tem Fuentes and Austin City Council  
Austin City Hall  
301 W. 2nd Street  
Austin, TX 78701

**Re: Letter-of-Support for C814-86-023.03 Amendment to Camelback PUD / Four Seasons at Lake Austin**

Dear Mayor Watson and Members of the Austin City Council,

On behalf of the 2222 Coalition of Neighborhood Associations (2222 CONA), I am writing to express our **unanimous support** for the proposed amendment to the Camelback Planned Unit Development (PUD), known as the Four Seasons Private Residences at Lake Austin. Following a detailed presentation and discussion, the 2222 CONA Board **voted unanimously in favor** of supporting this amendment.

As a coalition with 10 member neighborhoods and representing over 5,000 households throughout the RM 2222 and City Park Road corridors, we pay close attention to development proposals that impact traffic, safety, environmental integrity, and neighborhood character. We believe this amendment reflects thoughtful and responsive improvements that benefit the surrounding community as well as the project itself.

Key enhancements include:

- **Elimination of the previously proposed funicular**, replaced with Zoox electric vehicles to serve dock access—reducing visual and ecological impact.
- **Reduction in commercial office square footage and an increase in residential units**, resulting in **approximately 2,000 fewer daily vehicle trips**—a meaningful improvement for traffic and safety.
- **Addition of 75 public parking spaces near the Pennybacker Bridge**, which enhances public access, increases safety and minimizes neighborhood parking spillover.
- A clear commitment to **exclude restrooms at the scenic overlook**, ensuring the area remains a quiet, natural destination for visitors.

In February 2025, the Lake Austin Collective hosted a community information session with over 80 attendees from surrounding neighborhoods. These updates were presented transparently, and no objections were raised—a rare and encouraging sign of broad consensus.

Given the quality of the revisions and the clear benefit to neighborhoods along the 2222 corridor, we respectfully urge the Council to approve this amendment without delay.

Thank you for your ongoing leadership and stewardship of development in the Lake Austin watershed.

Sincerely,

**Tom R. Smith**, President  
2222 Coalition of Neighborhood Associations (2222 CONA)  
president@2222cona.org

## Shepherd Mountain Neighborhood Association

[www.ShepherdMountain.org](http://www.ShepherdMountain.org)

April 24, 2025

Austin City Council, Mayor Pro Tem and Mayor  
301 W 2nd Street  
Austin, TX 78701

**RE: Camelback Planned Unit Development Amendment #3 (aka 360 Lake Austin)  
Case Number C814-86-023.03**

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

On behalf of the Shepherd Mountain Neighborhood Association, whose homes directly border the Camelback PUD, we are writing to express our **strong and continued support** for the proposed amendments to the PUD.

Seven years ago, we fully supported the original Camelback PUD (see attached letter of support), and we **remain firmly in favor** of the current proposed changes, which we believe reflect thoughtful planning and responsiveness to community needs:

- **Removal of the funicular**, which addresses both aesthetic and practical concerns raised by nearby residents;
- **Reduction in daily traffic** by shifting the development's focus from office space to residential units—an improvement that directly benefits our neighborhood's quality of life;
- **Expansion of overlook parking** from 25 to 75 spaces and **elimination of the restroom requirement**. The overlook is best suited for short visits, not long-term recreation. These changes will increase visitor turnover, improve the overlook's usability and accessibility, and enhance public safety in the area.

Property owner Jonathan Coon has gone above and beyond in engaging with our community, hosting multiple meetings to listen and respond to neighbor feedback. His efforts demonstrate a sincere commitment to collaboration and smart, responsible development.

We respectfully urge the City to approve this amendment **without delay**, ensuring that the funicular—no longer supported by the community—is not required to be built.

Thank you.

Sincerely,



Marisa Barreda Lipscher

President

Shepherd Mountain Neighborhood Association

## Shepherd Mountain Neighborhood Association

July 9, 2018

**RE: Case Number C814-86-023.01**

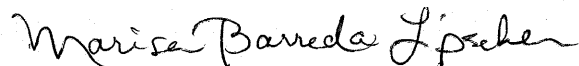
Dear Honorable Mayor, Mayor Pro Tem, Council Members, Board and Commission Members,

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,

A handwritten signature in cursive script that reads "Marisa Barreda Lipscher".

Marisa Barreda Lipscher  
President  
Shepherd Mountain Neighborhood Association