

Milk and Cookies Feedback

From: ERIC DOPKINS
Sent: Wednesday, June 16, 2021 5:24 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Opposition letter

Hi Ashley,

Please forward this email to the Mayor, City Council and RCDC,

Thanks,
Tricia Dopkins

Mayor and Members of the Council and Chair and Members of RCDC,

I am writing to express my opposition to the proposal to locate Milk & Cookies in Rollingwood Park. I am against the commercialization of our park and believe the commercial corridor on Bee Cave Road is a better location for this entity.

Regards,
Tricia Dopkins and family

From: Jesse Butler
Sent: Wednesday, June 16, 2021 4:30 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: RCDC and City Park Commission

Memorandum

To: Ashley Wayman, City Administrator/City Secretary

From: Diane and Jesse Butler

4822 Rollingwood Drive

Re: Request to send information to RCDC & City Park Commission Members

Date: June 16, 2021

Hello Ashley,

We would like to send information to members of the Rollingwood Community Development Corporation and members of the Rollingwood Park Commission. We understand that the RCDC has a meeting scheduled on June 17, 2021.

Attached is the information that we would like to share with the Park Commission and the RCDC. Can you please forward the attachment?

We appreciate your assistance.

Memorandum

To: Amber Lewis, Rollingwood City Manager
Rollingwood Community Development Corporation Members
Rollingwood Park Commission Members

From: Diane and Jesse Butler, 4822 Rollingwood Drive

Re: Traffic/Parking Concerns regarding a Food walk-up service traffic in
Rollingwood Park

Date: June 17, 2021

The Rollingwood Community Development Corporation (RCDC) has received a proposal from a commercial business, Milk and Cookies, to place a walk-up food service in Rollingwood Park. **We are not concerned about Milk and Cookies as a business. We would like to see it as a commercial business in an area that is strictly zoned as commercial. We are concerned about the dramatic increase of traffic in the Park and on Rollingwood Drive as a result of the proposed food service walk-up business. The loss of parking as result of this business will dramatically limit use of the park for its intended purpose. This business creates important safety issues.**

At the April 8, 2021 meeting of the RCDC, Emily Doran, RCDC Member, reported that Milk and Cookies projected **almost \$1.5 Million** in sales at the **Milk and Cookies 35th street, Austin commercial location**, with an average cost of each ticket between \$14.00/\$15.00 per sale. (This report was given 13.40 minutes into the meeting.)

\$1.5 million divided by \$15.00 average sale equals 100,000 individual annual ticket sales. The Milk and Cookies owner has reported that 30% of his sales at the 35th street location is walk-up. (70% would be car traffic)

70% of 100,000 meal ticket sales would bring 70,000 cars entering Rollingwood Park each year. The same 70,000 cars would also need to exit the park. Is the RCDC projecting 140,000 times that cars will be crossing the entrance to Rollingwood Park in one year? The South entrance to the park often has heavy foot, bike and car traffic on Rollingwood Drive.

At the February 13, 2020 meeting of the Rollingwood Community Development Corporation (RCDC) received a report from the owner of the Milk and Cookies commercial business. At this 2020 meeting,

the owner **projected 75,000 annual meal ticket sales** for it's first year of operation with projected **revenue of**

\$1 Million, average price for each ticket sale was \$14.50. **(This report was given 16.11 minutes into the meeting.)**

The following breakdown uses the much more conservative number of 75,000 annual meal ticket sales with a revenue of \$1 million as reported by the owner of Milk and Cookies in 2020 and not the 100,000 meal ticket sales with a revenue of \$1.5 Million that was reported at the April 8, 2021 RCDC meeting.

365 days = annual year calculation.

75,000 meal ticket sales / 365 days = 205 orders per day ---average

Car Traffic 70% (205) = 144 sales made to customers who drive cars

144 x 2 = 288 cars each day of the year (365) crossing the entrance driveway to Rollingwood Park (Enter & Exit Park)---(When cars enter, park and make purchase, and then drive back out across the entrance driveway to exit the park)

That is an **increase of 288 traffic events** each and every day of the year in an area of the park on Rollingwood Drive that already has frequent pedestrian, bike, big trucks and car traffic.

288/14 hour day = 21 cars on average each hour of the day on Rollingwood Drive, at the park entrance.

Note: If the \$1.5 million in sales figure was used with 100,000 meal ticket purchases at \$15.00 per order –the projection is that there would be **384 times that cars would be crossing the entrance driveway (entering or exiting) each day of the year** ($100,000/365 = 274 \times 70\% = 192 \times 2 = 384$) with purchases made from 70% car traffic customers)

There is one entrance to the park off Rollingwood Drive. There is one parking lot with about 20 parking spaces 60 feet from the entrance to the Park. There is a strip of informal parking next to the field that can accommodate a dozen cars. Citizens frequently use these parking spaces throughout the day. The current parking spaces could not accommodate the requirements for Milk & Cookies parking based on current sales projections. Milk & Cookies employees will require parking everyday all day long. There will be a need to have designated parking space for bicycles and a designated handicapped parking space. There will be food delivery trucks and trash removal trucks needing to turn around. There will be a need for additional space allocated for dumpster and trash receptacles. Realistically, there is not adequate parking in the park to accommodate Milk & Cookies based on even the most conservative projections.

There is not adequate parking even with over-flow parking on Rollingwood Drive, which would be dangerous. Placing a 14 hour-a-day, seven days a week commercial business with a restaurant menu creates serious safety concerns. It will place increased demand on already limited parking, increase traffic on Rollingwood Drive and increase traffic in Rollingwood Park. This commercial business would have a negative impact on much needed parking space for the people who currently use Rollingwood Park.

From: Susanna Murray

Sent: Wednesday, June 16, 2021 8:34 AM

To: Ashley Wayman <awayman@rollingwoodtx.gov>

Subject: I am opposed to locating Milk and Cookies in Rollingwood Park

Ashley:

Please forward this email to the Mayor, City Council, and RCDC.

Thank you.

Susanna Murray

4816 Timberline Drive

To the Mayor, Members of the Council and Chair and Members of RCDC:

I am writing to express my opposition to the proposal to locate Milk & Cookies in Rollingwood Park. I am against the commercialization of our Park and believe the commercial corridor on Bee Cave Road is a better location for this entity.

I am happy to further discuss my thoughts on this matter and to further help discuss ways to fundraise to support the Park in our City. We live in a strong community, and I have spoken to dozens of families with a great interest in supporting our Parks financially. I'm certain foundations and fundraisers could support the Park. As for development of businesses, it doesn't belong amongst or so near residential homes.

Additionally, the residents advocating over time for both traffic slowage and diverting techniques (such as sidewalks, speed bumps, and stop signs) and for this business development (in the midst of our park and abutting where children and adults walk, ride bikes and play) appear disingenuous, short-sighted, distract-able, and erratic.

The idea of a walk-up Milk and Cookies is a delight. But the location is a complete failure on the part of the developers. I drive to the Tiny's M&C off 35th multiple times a month. I drive there. So will others. We already have a lack of parking for events in and around the park without making it a daily problem. Additionally daily driving and parking of people not from our neighborhood is already a problem in Rollingwood. Adding such immediately next to our park on our main thoroughfare across from residential homes where we already have a parking issue, would be a ridiculous problem.

Again, I have more issues and am happy to discuss them with anyone and I am happy to brainstorm solutions with anyone. Please do not hesitate to contact me. I am always happy to work for the betterment of our community and appreciate your service toward the same.

Regards,

Susanna Murray

4816 Timberline Drive

From: John Hinton
Sent: Thursday, June 10, 2021 8:55 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk & Cookies

Please distribute to the Mayor, Members of the Council, City Administrator, RCDC members, Park Commission members and Strike Force members.

Mayor and Members of the Council and Chair and Members of RCDC,

I commend the Mayor for his leadership focus on City infrastructure - City Hall, drainage, water and wastewater. In my view, this is precisely where our City staff, elected officials, appointed committees and the community as a whole need to expend our limited decision-making bandwidth. In order to achieve community goals related to infrastructure, bond funding will be necessary, requiring sufficient community support to pass a bond election. This is not the time, in my opinion, to divide this community with an extraordinary proposal to enter into a long term lease of our park land to a retail bakery/coffee shop to be located in the heart of our city.

The assessed valuation of Rollingwood is in excess of one billion dollars and will increase materially as the city becomes fully redeveloped. The lease payments and tax revenues the City would receive from Milk & Cookies are de minimis amounts in relation to the ad valorem tax revenue potential of the City. The park in my opinion is a public good and should be supported as such, rather than through park commercialization.

When one compares a Rollingwood park location to a location within our commercial corridor, tax revenues from Milk & Cookies would be received by the City in either case. Actually, I believe that sales tax revenues from a location in our commercial corridor would exceed sales tax revenues derived from the proposed Rollingwood park location.

I encourage the Mayor, the Council and RCDC to set this proposal aside and unite our community in support of needed city infrastructure.

Respectfully,
John Hinton
2 Jeffery Cove

From: Flo Macklin

Sent: Friday, June 4, 2021 11:00 AM

To: Ashley Wayman <awayman@rollingwoodtx.gov>

Subject: Please distribute to RCDC and copies to Mayor and Council

Chairman and Members of the Rollingwood Community Development Corporation,

During the last meeting of the RCDC, I spoke out against your plans to take away park land so that a bakery/restaurant in the driveway to Rollingwood Park directly abutting the Western Hills Athletic Club and directly across from my front door could be built. I moved to Rollingwood in 1969, and I have served as a volunteer in our community for many years, including City Court Clerk, Municipal Election Judge and Clerk and an active member of the Rollingwood Womens' Club.

I am vehemently opposed to any retail business opening in Rollingwood Park. When my late husband and I moved here following his retirement from the Air Force, that land was nothing but a couple of rough baseball diamonds. It was volunteer action -- not city ordinances -- that added the walking trail. Community action ensured we would not have to see sponsorship banners on the fences at the baseball fields. Community action kept floodlights out of the baseball fields, ensuring that our children would be safely at home after dark. In short, we turned that land into a community park because that is precisely what the community wanted. It was true then, and it is true today.

Today, children walk down the bike lanes of Rollingwood Drive after dark, and I am glad that they have a safe place to walk. If you put a restaurant in Rollingwood Park, patrons are going to drive there; most are not going to walk. In addition, I am told that much of their business in Houston and Austin is baking cookies for offices, parties and other events, using delivery services that drive in, park, pick up and drive off -- making the traffic even worse. So then we would have normal Rollingwood Drive traffic, including swimmers and baseball players and parents, Rollingwood residents driving to the restaurant and parking and many delivery vehicles. Parking will overflow into the bike lanes on Rollingwood Drive, risking children's safety when they are forced to walk in the traffic lanes after dark. And a late closing time will mean more risk for children walking or riding their bicycles at that time.

Increased traffic, noise and lights from this business in RW park is certain to drive down property values in this area, including my home. When that happens, every affected resident will contest their assessed value, and the modest rent the City gains from this restaurant will be more than lost in reduced tax revenue.

David, you said in the meeting, "I do not think that the longer you live someplace the more say you get in the outcome. I can argue the opposite also that those of us who are going to be here for 20 or more years should somehow get more say." In my opinion, those comments are offensive and divisive. You are correct when you did say that we are a community, and everyone has a say.

Those of us who built Rollingwood and its beautiful park took great pains to ensure that it would be quiet, peaceful, and safe for our children.

Regards,

Flo Macklin
4820 Rollingwood Drive

From: Jennifer Poscic
Sent: Thursday, May 27, 2021 7:06 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

I do have personal experience with this company as I frequent the Tiny Boxwoods restaurant and the Milk and Cookies Bakery next door which is in the Bryker Woods neighborhood.

Milk and Cookies offers Coffee, Ice cream, cookies, and many other Baked Goods. It is a high quality establishment. Great customer service and great products. It is "in my opinion" one of the nicer retail companies in all of Austin.

I wholeheartedly support a partnership between The city of Rollingwood and this Company.

I think this location would offer refreshments to parents and kids in the neighborhood, attending Athletic events and visiting the Rollingwood Pool.

My only concern is the location. Would this location get enough foot traffic to be successful?

And would this location increase traffic too much?

Has the city thought about other locations, that would be on the edge of the neighborhood but more of a commercial area?

I also wish we were considering a Tiny Boxwoods restaurant, plus Milk and Cookies. We don't have enough upscale restaurants in Rollingwood, Period.

Thank you,

Jennifer Poscic

400 Nixon Drive, Rollingwood.

From: Stephanie Trotter
Sent: Wednesday, May 26, 2021 3:55 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk & Cookies

I wholeheartedly support the addition of milk & cookies to Rollingwood Park. I would like to see that the agreement is a long term agreement (5-10 years). It is also my hope that they partner to enhance our park through maintenance.

Thank you,
Stephanie Trotter
2604 Pickwick Lane

From: Jesse Butler
Sent: Wednesday, May 26, 2021 3:43 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Request to send information to Rollingwood Mayor and Members of the City Council

Memorandum

To: Ashley Wayman, City Administrator/City Secretary

From: Diane and Jesse Butler

4822 Rollingwood Drive

Re: Request to send Questions and information to Rollingwood Mayor and Members
of the Rollingwood City Council

Date: May 26, 2021

Hello Ashley,

We would like to send information regarding the proposal to place a commercial food service in Rollingwood Park. We understand that this issue is still being reviewed by the RCDC and the Rollingwood Park Commission. We would like for our Mayor and all members of the City Council to receive our input on the placement of a commercial food service in the Rollingwood Park.

Attached is the information that we would like to share with our Mayor and members of the Rollingwood City Council.

We sincerely appreciate your assistance. Please acknowledge receipt of this request.

Diane and Jesse Butler

(Attachment 1 of 2 from Diane and Jesse Butler)

Memorandum

To: City of Rollingwood

Mike Dyson Mayor
Wendi Hundley, Council Member
Sara Hutson, Council Member
Gavin Massingill Council Member/Mayor Pro Tem
Amy Pattillo, Council Member
Buck Shapiro Council Member

From: Diane and Jesse Butler

4822 Rollingwood Drive

Date: May 26, 2021

We are writing to express our concern regarding a proposal to build a building and enter into a contract with Milk and Cookies, a commercial business, to offer a walk-up food service in Rollingwood Park. **We want to be clear that we are not concerned about Milk and Cookies as a business. We are concerned about the construction of a any commercial building in the park and its proposed location in the park on Rollingwood Drive.**

Rollingwood Drive is a busy street in a residential neighborhood. The Rollingwood Park and parking in the park is at maximum capacity during peak hours during the week. We have serious concerns regarding any commercial enterprise that will increase car traffic in the park, increase traffic on Rollingwood Drive, increase car parking on Rollingwood Drive and limit much needed access to parking in the park for citizens who wish to use the park.

Concerns Regarding a walk-up Food Service Commercial Building in Rollingwood Park:

1. Our greatest concern is for the safety of the children and youth who play in the park and citizens who use the park. The proposed walk-up food service building will increase car traffic in the Park and on Rollingwood Drive. The Milk and Cookies food service located in Austin often has a steady stream of customers with cars driving in to the food service parking lot and then backing up in an area where walk-up customers are arriving to get in line for food. It is in operation more than fourteen hours a day. Food service employees and customers will need additional parking. Food delivery trucks and trash removal trucks will be entering the park. Rollingwood Park is a park where neighborhood children play.

The proposed location of the food service will require all customers to use the only road on the East side of Rollingwood Park to purchase food and then cross the entrance road again to get back to either the park or their cars. The increased traffic in the park will be an added danger for the citizens who currently enjoy the park.

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2. A commercial food service business will be a major disruption to the residential neighborhood. The proposed fourteen hours a day of operation, seven days a week, will be a disruptive nuisance not just to the residential neighborhood around the park but the entire city of Rollingwood. It will have a negative impact on the quality of life for all residents. The proposed hours of operation are 7:00 a.m. to 9 p.m.

seven days a week. The workers will need to arrive early to open the business. The Milk and Cookies proposal has requested designated parking for employees and customers. Advertising and any additional commercial signage will detract from the natural beauty of the park. After closing hours, employees will still need to be working to clean the building, pick up litter and empty trash receptacles past 9:00 p.m. There will be early morning delivery trucks and trash trucks will need to pick up the daily trash. The lights on the cars and noise from the trucks each day will be absolutely disruptive to the immediate homes in the neighborhood. Food Service employees will literally be in the park all day long and they will be leaving the park late at night. The Milk and Cookies food service will increase traffic and cause more cars to be driving out of the park in front of on-coming traffic on Rollingwood Drive.

3. Parking is currently at maximum capacity at peak hours in the park. During peak use times there are many different groups of people all in the park at the same time. There are walkers, joggers, baseball teams, softball teams, swimmers walking to the pool, dog walkers and bikers riding in busy traffic on Rollingwood Drive. The parking in the park is completely full during peak times during the week. The over-flow parking on Rollingwood Drive is also often at maximum capacity during peak use times. The commercial food service will decrease the availability of parking that is needed for parents of children and citizens who use the park. The food service commercial business has requested **designated parking spaces for both customers and employees**. The 2018 Master Park Plan designates a total of eleven parking spaces on the **East side** of the park. The food service commercial business could take most if not all of the parking spaces on the east side of the park after the 2018 Master Plan is implemented.

4. Homeowners in Rollingwood should never have to deal with a permanent food service commercial business that is located directly across the street in front of their home. The proposed commercial building will be constructed directly across the street from a family residence. Residents should not have to live across the street from a seven days a week, fourteen hours a day, walk up food service that has a high turnover of cars and walk-up customers with over flow parking in the street in front of their home. The construction of a commercial food service building will have a negative impact on the value of homes that are across the street from the food service building?

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5. Headlights from cars leaving the park late at night, every night of the week will be disruptive to the homes directly across the street from the park. Lights for the business and night security lights will be a nuisance and all of the car headlights leaving the park after dark will flash directly into homes located on Rollingwood drive. Security lights will need to be left on through the night. The proposed Food Service Commercial building will need to have security and safety lights. There will be car traffic in the park after 9:00 p.m. because food service employees will need to pick up litter, mop the front area of the building and clean trash receptacles after closing the business.

We want to be absolutely clear. We are not opposed to Milk and Cookies as a commercial enterprise. We hope this business will choose to locate within the City of Rollingwood in any area zoned for commercial use.

If the proposal for a commercial food service is approved, the park will be forever changed and the park space for children will be lost. The proposed commercial building will require water run-off control, pest control and maintenance. We understand that the City of Rollingwood accepts fees from

youth sports groups and exercise fitness groups. Their use only leaves a temporary footprint and they are not a concern. Their services are different from building a commercial building that must be maintained and will be open fourteen hours a day selling a full menu that includes coffee, sandwiches and bakery items.

Please protect the Rollingwood neighborhood and ensure safety for all citizens.

Sincerely,

Diane and Jesse Butler

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(Attachment 2 of 2 from Diane and Jesse Butler)

Memorandum

To: Rollingwood Park Commission

Rollingwood Mayor and all Members of the City Council

From: Diane and Jesse Butler

Re: Discussion topics regarding the proposal for Milk and Cookies

Date: May 26, 2021

The Rollingwood Community Development Corporation has received a proposal from a commercial business, Milk and Cookies, to place a walk-up food service in Rollingwood Park.

The concerns listed below are not about Milk and Cookies as a business. We would like to see it as a commercial business in an area that is strictly zoned as commercial.

Our greatest concern is for the safety of the children and youth who play in the park and citizens who use the park.

We would like to hear discussion by the Rollingwood Park Commission on the following questions and concerns:

1. There is a need for a traffic study and bike/pedestrian safety study both in the park and on Rollingwood Drive to determine the impact of a commercial food service business on the neighborhood and the park.
2. Rollingwood Park is located on Rollingwood Drive, a busy street in a residential neighborhood. A commercial business will dramatically increase both traffic and off- street parking on Rollingwood Drive. The Milk and Cookies food service located in Austin often has a steady stream of customers with cars driving in to the food service parking lot and then backing up in an area where walk-up customers are arriving to get in line for food. We have not seen a study on the number of cars that drive up to the Milk and Cookies each day at the 35th street location. Before Rollingwood signs a contract with a commercial business we should have a projection of the number of cars we might expect in and around Rollingwood

Park. We are requesting a study be conducted on the number of cars each day at the 35th street location.

3. The Letter of Intent from Milk and Cookies has requested designated parking for employees and customers. There is already limited parking for those who use the park each day. How many parking spaces will be taken away from people who use the park for employees and customers?

4. Placement of the commercial building East of the only driveway into Rollingwood Park will require customers to cross a busy driveway when purchasing food and then cross the same drive as they exit the food service.

5. The traffic and headlights from cars exiting the park will be a major disruption to the homes directly across the street from the Park. Headlights from cars leaving the park late at night, every night of the week are a major disruption.

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Discussion on questions and concerns:

6. The proposed hours of operation are not within the current dawn to dusk hours of operation that are well established for our neighborhood park and playground. The proposed fourteen hours a day of operation, seven days a week, will be a disruptive nuisance not just to the residential neighborhood around the park but the entire city of Rollingwood. It will have a negative impact on the quality of life for all residents.

7. At the February 13, 2020 meeting of the Rollingwood Community Development Corporation, a representative from Milk and Cookies gave a report on the number of sales for the year and the revenue of the Milk and Cookie business in Houston. It is important to know the number of individual sales on average each day for the Milk and Cookies business on the 35th street location in Austin. How many individual transactions each day could we expect to have in Rollingwood Park? How many walk-ups are projected for Rollingwood Park?

8. Why is the proposal for a food walk-up to be located in a residential park instead of the other commercial properties on Bee Caves Road?

9. What will be the impact of commercial lighting in a residential neighborhood?

10. What does the recent Rollingwood Community Survey indicate regarding placement of a commercial business in a residential neighborhood park?

12. What is an appropriate size of the proposed building? The original verbal report was 600 sq. feet. The Terms of Agreement proposal indicate 1,100 sq. feet. Is this the premises or square footage of the building?

13. Will there be home food delivery service offered for the neighborhood? Cookies and Milk offer a full menu of coffee, sandwiches and pastries. Is a food delivery service like the one used at the 35th street location in Austin increase current concerns regarding traffic from delivery vehicles driving all over the City of Rollingwood?

14. Will there be a car drive through “pick up service” like the one in the alley at the 35th street location? Will a curbside, drive through, pick-up option be allowed? The pick-up service at 35th street is currently located in the alley for a car drive-through, car pick-up service.
15. Will the proposed food service walk-up permit any kind of seating and tables? Will the seating area be screened or climate controlled?
16. How many designated parking spaces for employees and for customers are required?
17. The construction of a commercial food service building will have a negative impact on the value of homes that are across the street from the food service building. What is the projected impact to home values?

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Discussion on questions and concerns:

18. Any increase in traffic in the park will be an added danger for the citizens who currently enjoy the park. It is especially dangerous for bikers who often ride against traffic on the North side of Rollingwood Drive because the bike lane on the South side is used for parking.
20. There will be early morning delivery trucks and trash trucks will need to pick up the daily trash from the dumpsters. The noise and lights from the trucks and delivery vans each day will be disruptive to the immediate homes in the neighborhood.
21. We understand that the City of Rollingwood accepts fees from youth sports groups and exercise fitness groups. Their use only leaves a temporary footprint and they are not a concern. Their services are different from building a commercial building that must be maintained and will be open fourteen hours a day selling a full menu that includes coffee, sandwiches and bakery items and generates noise and trash.
22. No homeowners in Rollingwood should ever have to deal with a permanent food service commercial business that is located directly across the street in front of their home. No residents should have to live across the street from a seven days a week, fourteen hours a day, walk up food service that has a high turnover of cars and walk-up customers with over flow parking in the street in front of their home

We want to be absolutely clear. We are not opposed to Milk and Cookies as a commercial enterprise. We hope this business will choose to locate within the City of Rollingwood in any area zoned for commercial use.

From: Mary Elizabeth Cofer
Sent: Wednesday, May 26, 2021 5:37 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

Several things come to mind with this 'opportunity' as presented to the citizens of Rollingwood. Was this in the Master Plan that the city spent thousands of dollars to develop? Will it take away more parking from the people using the park for softball and other activities? We need more parking spaces, not less.

--

Mary Elizabeth Cofer

From: Shameem Hinds
Sent: Wednesday, May 26, 2021 11:46 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: Wendi Hundley <whundley@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

Hello,

I love this idea! and am excited for a place to walk to for snacks, food.

My request would be that the business be inclusive for all diet types.

We do not eat dairy or meat. So would love to know they offer plant based options for us. Switching out dairy milk for plant based is a growing thing since many folks have dairy allergies. Also, plant based food is a growing thing too for everyone, even non-vegans for various reasons.

Please let me know if I need to come to a meeting to state this, or reach out to the business owner with this request/consideration.

Thanks,

Shameem

From: George Rian Grisemer
Sent: Monday, May 24, 2021 5:19 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

Please forward this to RCDC and City Counsel

The Walk Up Coffee Shop (Milk & Cookies) does not belong in a park in a residential neighborhood. Retail operations should not be brought into the Rollingwood neighborhood. It would wind up encouraging more traffic into the neighborhood and detract from the park setting. A better idea would be to make pedestrian walking in Rollingwood safe and attractive. Crosswalks are needed at Rollingwood intersections providing safety for children and walking residents. Lets make it safe to walk to existing retail locations in Rollingwood.

Who's ever heard of a retail business in a residential neighborhood?

Lea & Rian Grisemer
4826 Timberline Drive
Rollingwood

From: Scott Burns
Sent: Saturday, May 22, 2021 4:17 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and cookies

Hi Ashley,
I am writing this email to you in support of the milk and cookies walk up shop located in the RW park. I can clearly see a big benefit to the residents, our families and how it might foster connection with our neighbors.

I hope that you will strongly consider approving this.

Thank you,
Scott Burns
107 Laura Lane

From: Ronald Hudson

Date: Thursday, May 20, 2021 at 8:56 AM

To: Wendi Hundley <whundley@rollingwoodtx.gov>

Subject: Re: Rollingwood Neighborhood News

Thanks Wendi. RW is one of the richest city per capital in the world. It is rally ludicrous for us to want to develop any commercial establishment except on BCRoad.

Most people moved here to escape comm Austin.

We killed this idea before and killed the idea of aJail on Residential lot on Vale. How often do we need to say NO?

These issues never came up till all the McMansions started being built. Why do these rich folks want to let commerce infringe on our little enclave?

Maybe we sell all homes under \$1.5 million in value to Elon Musk and let him pave it over and build a Tesla showroom ☐😬👁👁

Hopefully the new "Survey" will show public opinion one more time, even though some of the direct questions some of us suggested were watered down politically.

Austin has been branding and selling itself for several years and look what we now have😬.

Can't drive I35 at all and Loop 1 and 360 are choked as is BCR more and more of the time

People from 5-10,000 housed in and past BeeCave city headed to Austiin. 620 almost impassable!

Surely we can afford to shield RW from some of that can't we Wendi?

Hope Luke continues to improve.

Sent from my iPhone

From: Perez, Patricio

Sent: Friday, May 21, 2021 12:29 PM

To: Ashley Wayman <awayman@rollingwoodtx.gov>

Cc: Catherine Perez

Subject: Milk and Cookies Proposal

Hello my wife Catherine and I are both very much in favor of allowing Milk and Cookies to open a location at the park.

Thanks,

Patricio and Catherine Perez – 409 Vale street

From: Wendi Hundley <whundley@rollingwoodtx.gov>

Sent: Friday, May 21, 2021 11:42 AM

To: Kelly Peck

Cc: Ashley Wayman <awayman@rollingwoodtx.gov>

Subject: Re: Rollingwood Neighborhood News

Hi Kelly,

Thanks for your feedback. Please reach out if there is ever anything I can help you with.

Best,

Wendi

On May 21, 2021, at 8:37 AM, Kelly Peck wrote:

Hi Wendi and Ashley! Thanks for sharing this information. It's greatly appreciated. I am writing in support of the walk-up coffee shop being proposed in Rollingwood Park. If built, designed and managed well, I believe it would be an incredible asset to our community (and surrounding neighborhood). West University in Houston has a Tiny's walk-up shop similar to the one that is being proposed, and I've visited several times, and have always been impressed with how it brings the neighborhood together. It's a beautiful space, well-managed, and very family-friendly. I believe something similar to this could fit in well in our neighborhood. Please feel free to forward this to the RCDC and City Council. Thank you all immensely for your time and service.

Sincerely,

Kelly Peck

on Ridgewood Road

From: Wendi Hundley <whundley@rollingwoodtx.gov>
Sent: Friday, May 21, 2021 11:41 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Fwd: newsletter

Hi Ashley,

Will you please add to the comments you are collecting and distributing to RCDC and City Council? Thanks.

Wendi

Begin forwarded message:

From: Patricia A Wallis
Subject: newsletter

Date: May 21, 2021 at 8:35:35 AM CDT

To: whundley@rollingwoodtx.gov

Wendi - LOVE the newsletter. So much info, well-presented. Thank you. And I LOVE the idea of a walk-up coffee shop! Like the "turquoise table", it could be a gathering place for the members of our community. With cookies!!!! Pat

From: Kate Andrade
Sent: Friday, May 21, 2021 11:16 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk & cookies

Good morning,

I am writing in support of Milk and Cookies. Our family love Rollingwood and often walk to summer moon to get coffee and a pastry. We would love to have a spot closer/without having to cross bee caves where we could do the same thing. We would love to feel comfortable sending our kids somewhere for a snack on their own.

Thanks so much for the consideration.

Best,
Kate Andrade
109 Laura Ln
{she/her}
Please excuse any typo

From: Maria Isabel Ocejo
Sent: Friday, May 21, 2021 11:08 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk & 🍪🍪

Good morning Ashley

My name is Isabel del Blanco and we live in Rollingwood, we heard there is a proposition for opening a Milk & cookies coffee shop at the park.

I think so many people would benefit from having a coffee shop so close, and it would be a good extra income for the city as everyone has pointed out on the emails.

Thank you for all your support

Best,

Isabel

From: Andrea Davidson
Sent: Friday, May 21, 2021 10:10 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>; Justin Davidson
Subject: Vote in Favor of Milk & Cookies

Ashley,

I wanted to send you a note to voice our support of the proposed Milk & Cookies in Rollingwood Park.

We believe this would be a great addition to our community. Having a place to walk our children for a treat and meet up with other families in the park would be such a joy. Not to mention the income that this would create to help support the park maintenance which we know is a financial burden on the city.

Please let us know if you have any questions

Thank you,
Andrea & Justin Davidson
3207 Pickwick Lane

From: Brian Nash
Sent: Friday, May 21, 2021 9:44 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk & Cookies

Hi Ashley,

Hope all is well, and thanks as always to you and everyone else at the City for all that you do to keep Rollingwood running so well. I'm writing to send a quick note of support on behalf of the general idea to allow a walk up concession/coffee shop in the Rollingwood park zone. The devil will be in the details of the arrangement, but the concept is a sound one that would create a net benefit to our city and its residents. We presently lack easy, walkable access to anything similar within our city, and the park's central location is ideal for safe walking and biking access by our residents (particularly for children). I think it's an important walkability feature that our city lacks relative to other nearby neighborhoods. For example, Westwood neighborhood has easy access to Trianon and Texas Honey Ham and other establishments, and Clarksville has easy access to Sweetish Hill and Cafe Medici. I would expect a small neighborhood walk up coffee shop like Milk & Cookies would be used primarily by residents, and that helps build and enhance the sense of community that we value so highly in this City. I also think that the impact on traffic would be minimal; a walk up coffee shop seems unlikely to draw substantial outside traffic, and I think most of our residents will walk or bike there.

I think most concerns can be addressed with a few safeguards that the city could establish as part of the lease arrangement. And if the experiment fails, a lease arrangement gives the flexibility of revisiting or reverting back. But at the very least I strongly support giving this idea a chance.

Thanks for passing this on as appropriate.

Best regards,

Brian & Erin Nash
Rollingwood Residents

Sent from my iPhone

From: Ray Eve Michel
Sent: Friday, May 21, 2021 9:15 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: Tom Michel
Subject: Milk & Cookies

I'm writing in support for the proposed Milk & Cookies walk up coffee shop at Rollingwood Park. My family currently enjoys walking from our home in Rollingwood to Juiceland and Pool Burger on Lake Austin Blvd, House Wine, Carpenter Hotel and Juliet off Barton Springs. The walk home is always a bit scary trying to navigate Stratford without a sidewalk but we do it because we want the urban walking experience since Rollingwood currently lacks walkable options. We would love to have something we could all walk to close by to grab a treat, coffee and catch up with neighbors. And with the proposed revenue share to cover the park's maintenance, I feel like this is nothing but a win win situation.
Best regards-
Ray Eve Michel
2405 Vance Lane

Sent from my iPhone

From: Kristen Burns
Sent: Friday, May 21, 2021 8:50 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Walk up coffee shop

We support for the proposed Milk & Cookies walk up coffee shop at RW park.

Thx!!
Kristen and Scott Burns (Laura Lane)

Sent from my iPhone

From: Kelly Peck

Sent: Friday, May 21, 2021 8:38 AM

To: Wendi Hundley <whundley@rollingwoodtx.gov>; Ashley Wayman <awayman@rollingwoodtx.gov>

Subject: Re: Rollingwood Neighborhood News

Hi Wendi and Ashley! Thanks for sharing this information. It's greatly appreciated. I am writing in support of the walk-up coffee shop being proposed in Rollingwood Park. If built, designed and managed well, I believe it would be an incredible asset to our community (and surrounding neighborhood). West University in Houston has a Tiny's walk-up shop similar to the one that is being proposed, and I've visited several times, and have always been impressed with how it brings the neighborhood together. It's a beautiful space, well-managed, and very family-friendly. I believe something similar to this could fit in well in our neighborhood. Please feel free to forward this to the RCDC and City Council. Thank you all immensely for your time and service.

Sincerely,

Kelly Peck

on Ridgewood Road

From: Shelly Ruff

Sent: Friday, May 21, 2021 8:22 AM

To: Ashley Wayman <awayman@rollingwoodtx.gov>

Subject: Milk & cookies

I just wanted to quickly send a email expressing my support for the proposed Milk & Cookies walk up coffee shop at RW park. I think it sounds fantastic! It Would be great to have something we could all walk to!

Thanks!

Shelly Ruff

Park Hills Dr

Sent from my iPhone

From: Walt Roloson
Sent: Thursday, May 20, 2021 9:13 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: Kendra Roloson
Subject: Milk and Cookies Proposal

Hi there,

My wife and I own and live in Rollingwood at 304 Vale. We saw the proposal regarding having a Milk and Cookies at Rollingwood Park, and we wanted to email to voice our support for it.

When we were first looking to move to Rollingwood in 2019, we had heard that a similar proposal was being discussed. And, it was one of the many reasons we were excited to move to Rollingwood. The combination of a walkable coffee/snack option combined with Rollingwood's ability to act on opportunities was extremely attractive. So, we were disappointed when we learned the past initiative did not move forward.

Now that Milk and Cookies is being discussed in the recent concept, we would love to do anything to help in succeed and occur in Rollingwood. Please do not let the lack of unanimous support override what may be majority support. Milk and Cookies would be a windfall of value to Rollingwood. It'd elevate the city's operations, improve the city's attractiveness to residents and businesses, and enhance the citizen experience.

If you can please share our opinions with RCDC and the City Council, that would be tremendously appreciated. And, again, if we can do anything to help support this initiative, please let us know.

Walt Roloson
304 Vale

From: Stacey Leigh Clark
Sent: Thursday, May 20, 2021 7:10 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies!

Hi Ashley,

I'm writing to you with HUGE support for the proposed Milk & Cookies at Rollingwood Park. When I first heard of this idea it made me and my family so happy! We have always thought Rollingwood was missing out by not having a nice gathering spot to walk to for snacks/coffee. Walkability is one thing that Austin in general tends to lack. We moved to Rollingwood for the amazing community it has - the park, biking, pool, parades, women's club, etc. It would be so fantastic to have a spot to walk to, grab a coffee and enjoy neighborhood conversation.

My husband and I used to live in Houston in the neighborhood that is home to the original Milk and Cookies. It is such a fun, easy place that brings people together. To me it exudes happiness. There are a lot of things in Rollingwood that cater to kids (which is a huge part of us moving here) but this would cater to the whole community!

I hope we are able to bring this wonderful addition to our neighborhood!

Thank you for your time and consideration, Stacey Clark
1001 Ewing Circle

From: wendy polland
Sent: Thursday, May 20, 2021 6:52 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and cookie coffee shop

This is Wendy I live in the neighborhood and i have two kids that like to bike around the park and walk a lot. What a treat that would be to stop in for milk and cookies.

Best,

Wendy Polland

From: Ryan Frederick
Sent: Thursday, May 20, 2021 6:48 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: Abigail Frederick

Subject: Walk Up Coffee Shop

Hi Ashley:

I wanted to reiterate my wife's recent note re: the benefits of a walk up coffee shop. I think it would be a tremendous addition. I also wanted to mention that it could be designed in such a way to make it easy for parents with young children (i.e., strollers, etc.) as well as for older residents. Creating opportunities for spontaneous intergenerational interaction would also be of value in our community.

Thanks so much,

Ryan
Ryan Frederick

3010 Hatley Dr

From: Harvey, Courtney
Sent: Thursday, May 20, 2021 2:47 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

Please forward this to RCDC and the City Council...

I would be very supportive of the Milk & Cookies location in Rollingwood park! I have been a fan of Tiny Boxwoods for many years since living in Houston and going to its original location! I think this is such a great pick for our little community as it is a restaurant that has always naturally blended into its surroundings! I believe the only issue will be their ability to keep up with demand! Haha! From morning coffee runs, to picnics to ice cream treats I think it's the perfect fit! I would welcome it with open arms and I believe it would only make the #1 place to raise a family even better (if that's possible)! 😊. Please let me know how I can further support this development.

Thanks,
Courtney Harvey

From: Ann Bernard
Sent: Thursday, May 20, 2021 12:38 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

Please forward to city council:

Dear City Council members,
We have lived in RW for 14 years. I strongly disagree with having a commercial establishment on park property. There are many other ways to generate income for the park.

I find it interesting that at last night's meeting you are trying to find solutions to lower the cut-through, non-resident traffic into our neighborhood, but then you are considering placing a very popular restaurant/shop in the middle of it.

Not only will this bring unwanted traffic to our streets, but please consider the negative impact on homeowners on Rollingwood Drive across from the park and pool. Would you want a coffee shop put in across the street from your house? Those residents purchased their homes across from zoned park land, not a commercial property.

I also think that we should remember the recent struggle to prevent a commercial business from purchasing a home at Vale and Rollingwood in order to operate a Safe/Sober House. Most residents opposed a commercial establishment and supported firming up our zoning laws to prohibit multiple non-related residents renting/living in a space for a short time.

I do not feel like it is good practice to allow one business, and not another based on personal preference for the type of business. They all have negative effects on traffic and congestion, and therefore reducing the safety of our area.

There are many great places within the city limits that a Milk and Cookies could be placed. It would most likely benefit any commercial area already in Rollingwood. These already have parking, space, and the correct zoning.

I know that I am not alone in my opinion and hope to encourage others to write expressing their opinion.
Thank you for reading this!

Ann Bernard
306 Inwood Rd

Sent from my iPhone

From: Sandra Farrell
Sent: Thursday, May 20, 2021 12:23 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Tiny's Milk and Cookie Shop

Dear Ashley, RCDC, and City Council,

These are my thoughts regarding the Cookie Shop in our park:

1. We do not have the space to give Tiny's a brick and mortar building plus designated parking spaces. On Saturday, I attended ball games, and I can tell you that the parking was overflowing. Every space is taken and getting in and out between the pool and park was horrendous. I had to back out the whole way because of all the cars and the inability to turn around.
2. It will increase the traffic on Rollingwood Dr. We already have a cut-through problem, and this will exacerbate the traffic and parking on Rollingwood Dr.
3. I worry that the kids will not be looking out for cars when they dash across the parking lot to get their cookies. I think this is a safety issue.
4. A cookie shop is not in the master plan for our park which we spent in excess of \$80,000. Why spend the money on a plan that we won't utilize.
5. Our Rollingwood residents on Rollingwood Dr. would have increased traffic, parking, noise, lights and any signage making their property less desirable and possibly devaluing their property.

Possible solutions:

We would welcome this business on Bee Cave Rd. in Rollingwood. Possibly the Mr. Gatti's building.

If the purpose is to give our residents a place to gather and eat, why not have a food truck on Friday evenings or at designated times.

Make use of the existing field house to sell their goods.

Our park is used and loved by residents and non-residents. I don't want to see us making it into a commercial property. We paid for a master plan, let us use that blueprint for future projects/improvements to the park.

Thank you,

Sandra Farrell
3223 Park Hills Dr.

From: Dave Klivans
Sent: Thursday, May 20, 2021 11:06 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies Proposal

Hi,

With respect to this coffee shop -- we are strongly in favor of it. If they offer gluten-free and vegan options, all the better.

Thank you,

Dave Klivans

From: Jim Withers
Sent: Thursday, May 20, 2021 10:51 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: Ashley Withers
Subject: Milk and Cookies - In Support Of

Hello - I love the idea of Milk and Cookies! What a great way to bring in lease and tax revenue. And what a fun service for our neighborhood. I can taste the cookies now!

Please forward my email to RCDC and the City Council.

Jim Withers

305 Almarion Drive, Austin, TX 78746

From: Abigail Frederick
Sent: Thursday, May 20, 2021 10:51 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Walk Up Coffee Shop

I just wanted to say that I love the idea of a walk up coffee shop in Rollingwood. Not only would it be a wonderful amenity to add to the area but, I believe, it would help to continue to foster community within our city.

Best,

Abigail Frederick

3010 Hatley Drive

From: Lesley Hempfling
Sent: Thursday, May 20, 2021 9:16 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: Bobby Hempfling
Subject: Milk and Cookies Proposal

Our family is 100% for this proposal. We moved to RW from Central Austin four years ago and the one thing we were worried about was the ability to walk to access restaurants/coffee/etc....and for our children to do the same, allowing them some independence at an early age. Approving this proposal would make RW a unique place to live - offering both family/community/neighborhood feel with a slight "urban" touch. I am sure some of the comments against this proposal have been about traffic - RW Drive is already a highly serviced street, used as a short cut by commuters daily - adding Milk and Cookies won't change that for better or worse.

Best,
Lesley Hempfling

From: Jessica Sandate-Garcia
Sent: Thursday, May 20, 2021 9:04 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and cookies shop at RW Park -FOR

Hi,
This is Jessica at 503 Riley and just wanted to let you know that I think the proposed milk and cookie coffee shop would be a great addition to the RW park. My kids walk all the way up to Randall's for snack and my 10 years old want to go but I don't let me go alone but I would most definitely allow him to bike to the park where he meets up with friend.
Thank you!

Jessica Sandate-Garcia

From: Rose McGovern
Sent: Thursday, May 20, 2021 8:43 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk and Cookies

We strongly agree that opening milk and cookies in Rollingwood is a great idea! It would be great to be able to grab a decent cup of coffee or send the kids for an ice cream without heading up to Bee Caves Rd!! Please consider moving forward with this!!

Rose and Dan McGovern
309 Pleasant Dr.

From: Susan Miller
Sent: Thursday, May 20, 2021 8:18 AM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Walk Up Coffee Shop

Please forward to the appropriate committees:

I would like to express my support in favor of the proposed walk up coffee shop at RW park. This is a thoughtful and efficient way to solve for the lack of funding/maintenance of the park. It also creates a family-friendly, community gathering place for all ages.

Best regards,

Susan Miller

312 Pleasant Drive

Hi Ashley,

Will you please save this email with any other emails you collect on the topic of food vendors in the park?

Thanks,

Wendi

From: Ashworth, Susan

May 11, 2021

Hi Wendi,

I would like to go on record as being AGAINST any food vendors or other vendors being allowed to set up permanent operations in Rollingwood.

Thank you,

Susan and Duncan Ashworth

2910 Hatley Drive

From: Mary McMahan
Sent: Sunday, May 16, 2021 10:33 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Milk & Cookies - Please Forward

Re Milk & Cookies

Dear Ashley,

Please forward this letter/email to Mayor Dyson, ALL members of the City Council, the RCDC and Park Commission,

As residents of Rollingwood, we oppose any commercial enterprise to operate on our Rollingwood Park property. We oppose re-zoning the park for commercial purposes. We feel it doesn't fit with the City of Rollingwood, the nature of the City or community values.

A better option for Milk & Cookies would be mobile van which could be scheduled for events in Rollingwood, Westlake Hills and other neighborhoods for baseball games, neighborhood gatherings and holiday events. Another possibility would be a brick and mortar building in one of the many commercial spots in the City of Rollingwood or Westlake Hills.

David and Sharon McCollum	Pleasant Cove
Robert and Diane Peterson	Park Hills Dr
Duncan and Susan Ashworth	Ashworth Dr
Dan and Mary McMahan	Pleasant Cove

From: Maria Abernathy
Sent: Saturday, May 15, 2021 9:34 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: Could you forward this?

Hi Ashley,

I just wrote these observations about the Milk and Cookies proposal. Could you forward them to RCDC and to City Council, when you have time?

Thanks very much -

Maria Abernathy (letter below)

Response regarding proposal for Milk and Cookies franchise in Rollingwood Park

First, thank you to all those who are serving Rollingwood on the RCDC and on the City Council - I know this unpaid work requires many hours of preparation and meetings, and I appreciate you for donating your time and energy.

As a 42-year resident of Rollingwood, I want to respond to the current proposal regarding a Milk and Cookies location in our park. I first heard of this proposal when Mr. Thompson was a previously unannounced featured speaker at the Rollingwood Women's Club meeting in January 2019 (one of our last in-person meetings). It was unclear to me then, and now, who in Rollingwood was promoting this plan. Having viewed a tape of the recent RCDC meeting, I see that a proposal may soon be placed before City Council for a vote. Please consider these points:

1. Rollingwood Park is essentially our only parkland within the city. (I am aware of a smaller area within the Dellana tract, but access to it is reportedly difficult and perhaps not even very safe.) The park is used by many residents and not just for dog play or organized sports (though those are two good uses). Families bring young children to play there, adults engage in exercise classes and meetups with friends, older adults (like me) enjoy walking the trails and watching the foliage change and appreciating the safe, peaceful environment away from traffic. I advocate for retaining this as parkland only.
2. Rollingwood has a residential zone and a commercial zone. Within the past year, this division has been challenged several times - JR Kraft and associates wanted to create a business in the park, Pegasus consultants proposed residences in the commercial zone, and now another business is being promoted in the residential zone. Why?
3. Among residents who spoke to RCDC on 5/13/21, the neighbors across Rollingwood Drive from the park were decidedly opposed to the business-in-the-park idea because of the lights and traffic it would bring - I submit that their opinions should be accorded special consideration.
4. Mr. Thompson has already developed two successful businesses of the Milk and Cookies model in commercial zones. I submit that RCDC could assist him in placing this Milk and Cookies in our zone along Bee Caves Road. A location near the Edgegrove/ Bee Caves intersection would be

easily accessible if a safer walking path were created (e.g., with poles along one side of Edgegrove). There may also be space in Mira Vista shops.

Thank you for considering my response.

Maria Abernathy

3216 Park Hills Drive