

ZONING REVIEW SHEET**CASE:** C14-2007-0014**Z.A.P. DATE:** May 1, 2007
May 15, 2007**ADDRESS:** 4700 City Park Road – North of the intersection of City Park Road and Westminster
Glen Avenue**OWNER:** 4914 City Park Road (Letha Webb) and James Boanerges**AGENT:** Longaro and Clark (James Mccann)**REZONING FROM:** DR (Development reserve)**TO:** SF-1 (Single-family residence – large lot)**AREA:** 167.49 Acres**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:****May 15, 2007:****APPROVED SF-1-CO ZONING WITH CONDITIONS OF:**

- MAXIMUM OF 76 SINGLE-FAMILY UNITS;
- 2000 VEHICLE TRIP LIMIT;
- SITE COMPLIES WITH IMPERVIOUS COVER;
- LOT RESTRICTIONS TO THE WATERSHED RULE ORDINANCE AND THE WATERSHED SUBURBAN ORDINANCE.

[K.JACKSON, J.PINNELLI 2ND] (6-3) B.BAKER, C.HAMMOND, J.MARTINEZ – NAY**ISSUES:**

A petition has been filed at 13.05% opposition.

SUMMARY STAFF RECOMMENDATION:

Staff offers a recommendation of SF-1-CO (Single-family residence – large lot – conditional overlay) district zoning. The conditional overlay shall address the following:

1. Limit the density to one (1) residential unit per two (2) acres of net site area for portions of the site within the Water Supply Rural Watershed;
2. Limit to 30% maximum impervious cover under portions of the site within the Water Supply Suburban Watershed;
3. Minimum one (1) acre lot area per lot; and
4. Limit the daily vehicle trips to less than 2,000 per day.

The Staff recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding large lot single-family residential uses;
- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the south and west;
- 3.) The proposed land use will not infringe on the residential character of the established neighborhood; and
- 4.) The recommended conditions shall address density environmental impacts to the surrounding area.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an undeveloped 167.49 acre site along City Park Road north of the intersection of Westminster Glen Avenue. The site was annexed on December 31, 1996.

Applicant wishes to rezone the property to SF-1 to allow for the development of 76 single-family residences with access to City Park Road.

Portions of this site are located over the northern Edward's Aquifer Recharge Zone and divided by the Turkey Creek and West Bull Creek Watersheds. This site also lies within the drinking water protection zone. Under the current watershed regulations, development on this site will be subject to impervious cover limits for rural and suburban watershed regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped land
<i>North</i>	DR / Unzoned	Undeveloped land / Travis County
<i>South</i>	RR	Single-family residences
<i>East</i>	SF-1 / Unzoned	Single-family residence / Travis County
<i>West</i>	Unzoned	Travis County

AREA STUDY: N/A

TIA: Waived (See Transportation comments)

WATERSHED: Turkey Creek and West Bull Creek

DRINKING WATER PROTECTION ZONE: Yes

SCENIC CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

157--Courtyard Homeowner Assn.
 269--Long Canyon Homeowners Assn.
 426--River Place Residential Community Assn., Inc.
 434--Lake Austin Business Owners
 439--Concerned Citizens For P&B of FM 2222
 965--Old Spicewood Springs Rd. Neighborhood Assn.
 762--Steiner Ranch Community Association
 786--Home Builders Association of Greater Austin

SCHOOLS:

- Steiner Ranch Elementary School
- West Ridge Middle School
- Anderson High School

RELATED CASES: N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14- 05-0018	DR to SF-1	04/19/05: APVD STAFF REC OF SF-1 BY CONSENT (7-0)	05/12/05: APVD SF-1 (7-0); ALL 3 RDGS
C14- 06-0179	DR to RR	10/03/06: APVD STAFF REC OF RR BY CONSENT (7-0)	10/05/06: APVD RR (5-0); ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
City Park Road	72'	24'	Collector	No	No	No

CITY COUNCIL DATE:

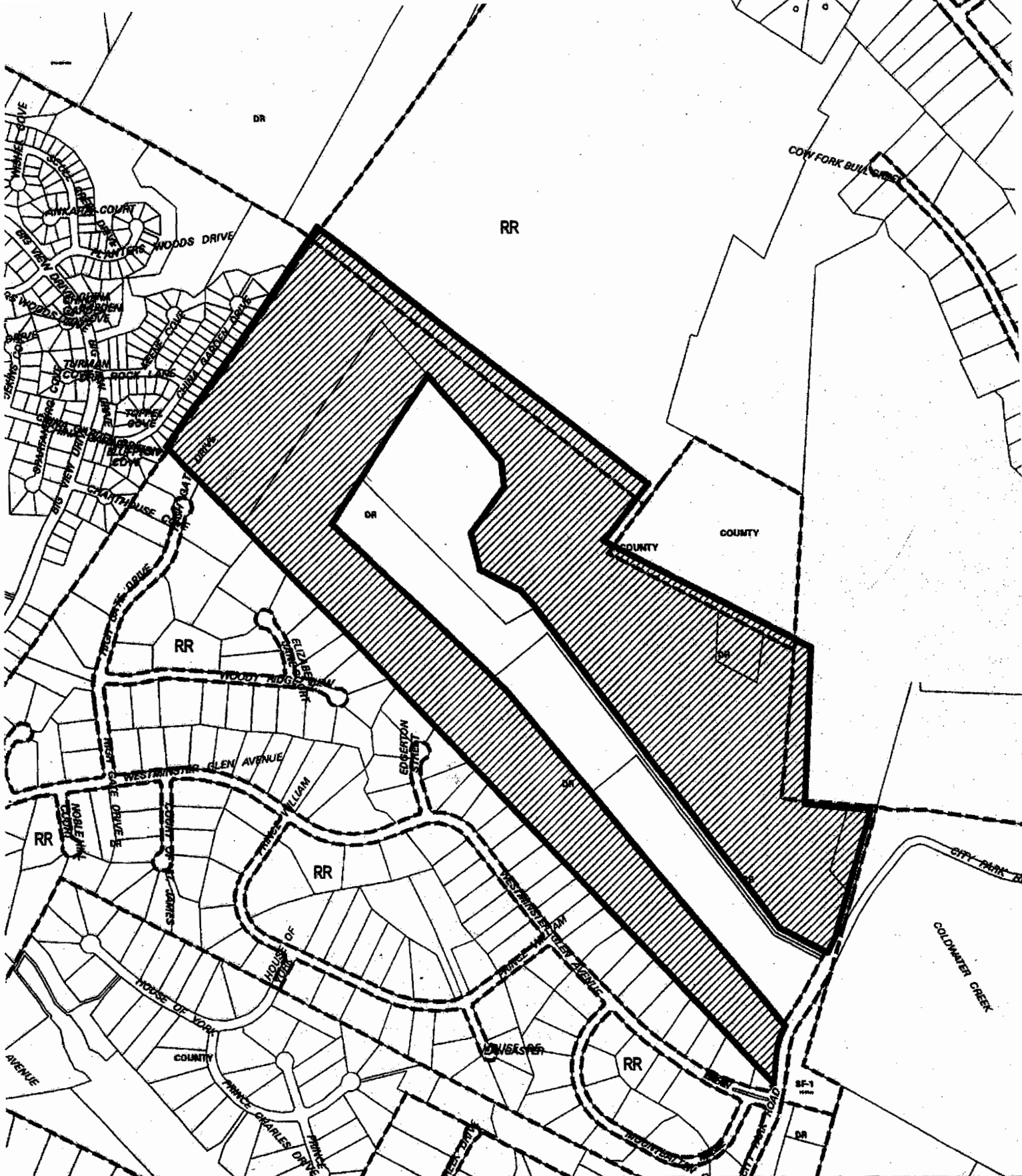
June 7, 2007

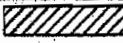
ACTION:

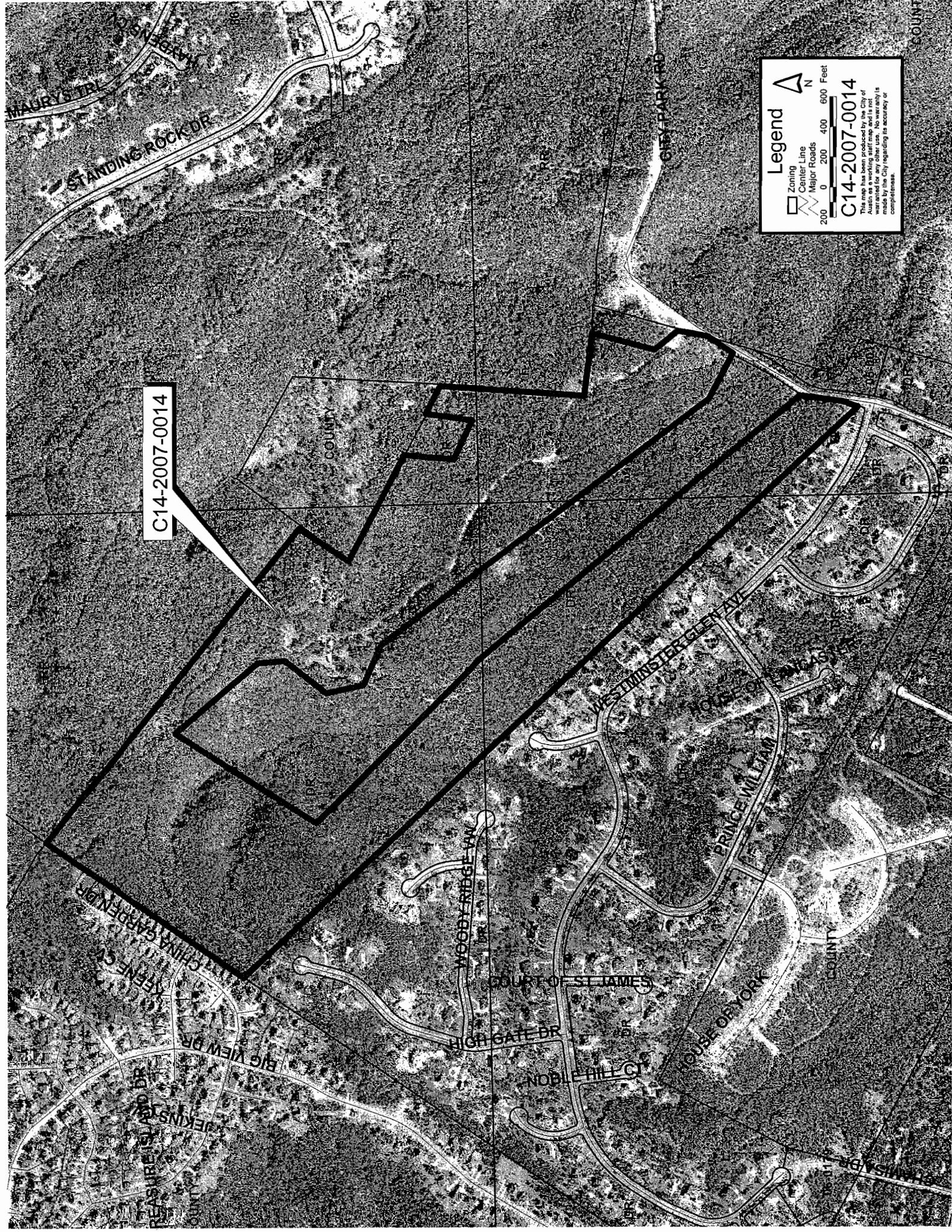
Postponed to June 21, 2007 at the request of the neighborhood.

June 21, 2007

ORDINANCE READINGS: 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



 1" = 800'	SUBJECT TRACT 	ZONING CASE #: C14-2007-0014 ADDRESS: 4700 City Park Road; North of the intersection of City Park Road and Westminster Glen Avenue SUBJECT AREA (acres): 167.499	DATE: 07-03 INTLS: SM	CITY GRID REFERENCE NUMBER D31
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: J. ROUSSELIN			



C14-2007-0014

Legend

- Zoning
- Center Line
- Major Roads

200 0 200 400 600 Feet

C14-2007-0014

This map has been produced by the City of Alexandria for informational purposes only. It is not intended to be used for any other purpose. No warranty is made by the City regarding its accuracy or completeness.

WEBB ESTATES

DATE	DESCRIPTION
12/1/78	PRELIMINARY PLAN (P-1)
12/1/78	PRELIMINARY PLAN (P-2)
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12/1/78	PRELIMINARY PLAN (P-10)

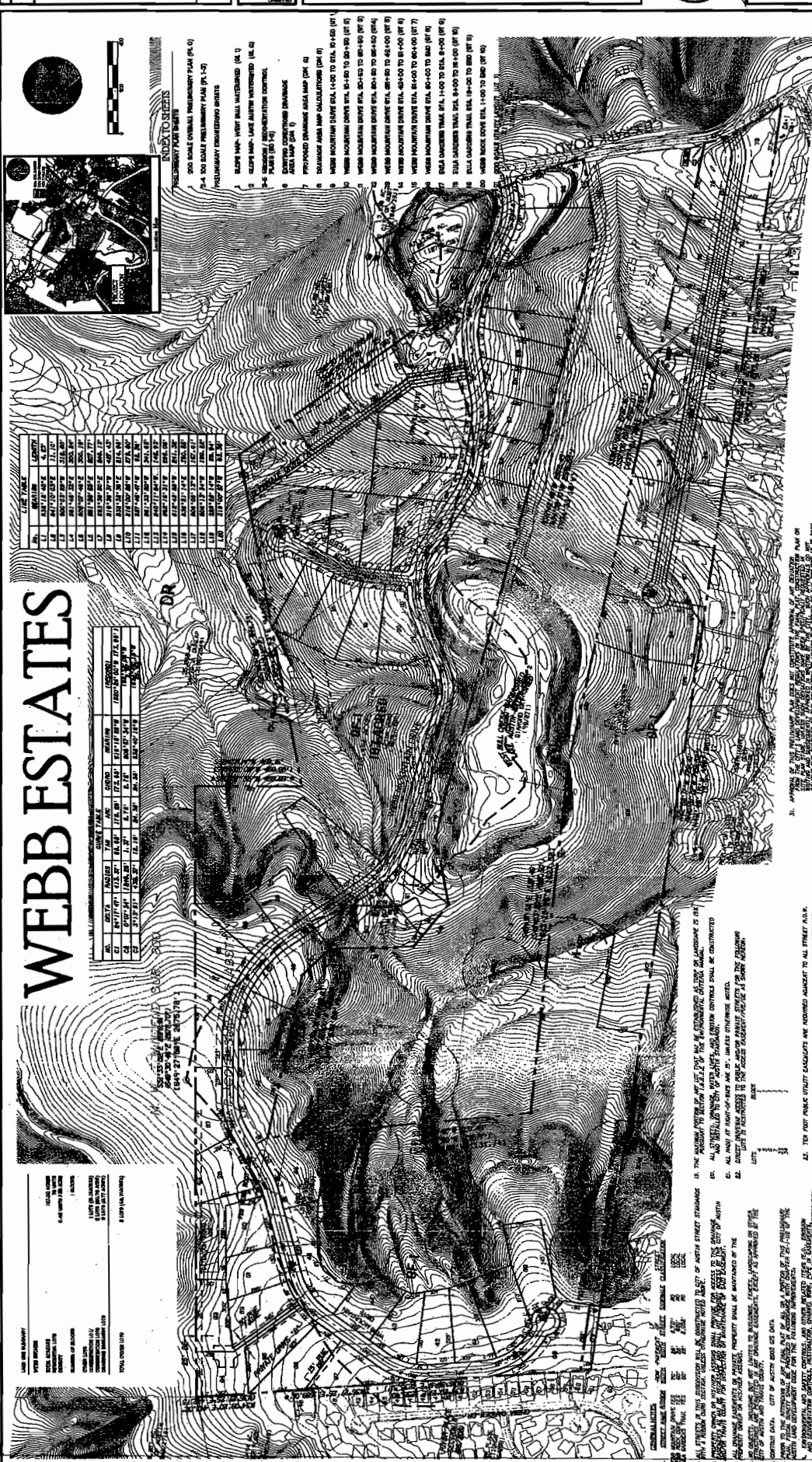
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12/1/78	PRELIMINARY PLAN (P-10)

200 SCALE PRELIMINARY PLAN PRELIMINARY PLAN WEBB ESTATES



EC LONGCARO & CLARKE
Consulting Engineers
10000 West Loop West, Suite 1000, Houston, Texas 77036
Phone (713) 440-0000
Fax (713) 440-0000

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STAFF RECOMMENDATION

Staff offers a recommendation of SF-1-CO (Single-family residence – large lot – conditional overlay) district zoning. The conditional overlay shall address the following:

1. Limit the density to one (1) residential unit per two (2) acres of net site area; and
2. Limit the daily vehicle trips to less than 2,000 per day.

The Staff recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding large lot single-family residential uses;
- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the south and west;
- 3.) The proposed land use will not infringe on the residential character of the established neighborhood; and
- 4.) The recommended conditions shall address density environmental impacts to the surrounding area.

BASIS FOR RECOMMENDATION

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

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

The proposed rezoning meets the purpose statement of the district sought. The subject property exceeds 167 acres and will accommodate lots exceeding one acre.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***

The proposed rezoning will integrate with existing, adjacent large lot residential uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of an undeveloped 167.49 acre site along City Park Road north of the intersection of Westminster Glen Avenue. The site was annexed on December 31, 1996.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 6,474 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). However, the applicant is proposing a large lot subdivision comprised of 76

one-acre lots. The trip generation for this proposal is 808 vehicle trips per day, 63 of which will occur in the AM peak and 84 in the PM peak.

3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Environmental

1. Portions of this site are located over the northern Edward's Aquifer Recharge Zone. The site is divided by the Turkey Creek and West Bull Creek Watersheds of the Colorado River Basin, which are classified as Water Supply Rural and Water Supply Suburban Watersheds, respectively, by Chapter 25-8 of the City's Land Development Code. This site is in the drinking water protection zone. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Water Supply Rural

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

- Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

Water Supply Suburban

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

2. According to flood plain maps, there is no flood plain within site boundaries.
3. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
7. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

1. The landowner intends to serve the site and each lot will be served by an onsite septic system and a connection to the River Place MUD water utility system.

Compatibility Standards

1. The site will not be subject to compatibility standards.

RECEIVED

APR 25 2007

April 26, 2007

Zoning & Platting Commission/City Council
Austin, Texas

Neighborhood Planning & Zoning

Ref: Webb Estates – 4914 City Park Road – Change Zoning from DR to SF1

Dear Commissioners/Council Members:

I want to share with you the history of the land I wish to zone SF1 and subdivide with 1 acre size lots and larger. Living in St. Louis, IL in 1920, Elmer Webb, an attorney, received 659 acres of land in Travis County known as the "James Cole Survey" in payment of a debt. After moving to Houston with their three children, their son William came to UT but had to leave to go to the war. When he returned the county had put a paved road thru the land to City Park making it convenient to drive up from Houston to camp out and hunt with his friends and family. He and his family moved to Austin in 1958. We met the neighbors and became friends with Buck Steiner and son Tommy (Steiner Ranch), Leonard East and his son Alvin (Riverplace), Katie Woolridge (Glenlake), and Lizzie Ringstaff (Long Canyon & Preserve). We would ride our horses over and have barbeques and help each other.

Margaret Webb Dreyer sold some land to Tom Wolfe, who developed the Woolridge property now called Glenlake, and her son Thorne, Betty Webb Foster and William Webb's widow, Letha Webb sold to Joseph Bogar which Steve Lauder developed now called Westminster Glen.

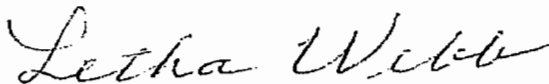
William Webb died in 1977 leaving two sons and an eleven year old daughter. I am now the 82 year old widow who battled breast cancer all last year and who would like to retire and sell this property for my children as did the other members of the Webb family.

I really tried to sell, but no one wanted to deal with Fish and Wildlife or the city so for five years my son-in-law, Mike Kanetzky and I have been working on this. Some people at Fish and Wildlife have retired and new ones would start all over.

I cannot believe that people who live on the beautiful land that we had sold previously would object to our selling this last portion when we gave almost half of the land for preserve and each lot is one acre or more and beautifully planned and very sensitive to the environment.

If it is not approved and we sell, someone else may come in and attempt multi-family or some other more dense development. I love this land and shudder at the thought.

Sincerely,



Letha Webb

WEBB Estates

City Park Road

April 26, 2007

City Park Road Home Owner
Austin, TX

RECEIVED

APR 25 2007

Neighborhood Planning & Zoning

Dear Home Owner,

I am writing you to provide information regarding a proposed development near your home. The Letha Webb property at 4914 City Park Road has been in the family since 1920. Over the years we have run a Day Camp for children, riding stables, and a large barn for group meetings. In 1977 William Webb, my husband passed away leaving me with two sons and an 11 year old daughter to raise. Now at 82 years old, at times struggling to pay the taxes, it is my dream to develop my property like all the surrounding properties. I have loved and lived this property for 50 plus years and my vision is an environmentally friendly development with 1 acre size lots and larger with about 40 acres of preserve land, which will provide privacy to the new homeowners and also the existing neighborhood.

Our goal is to enhance the neighborhood, and leave a legacy, that my children and the neighbors can take pride.

If you have any questions regarding the development please call Mike Kanetzky at 512.577.8523.

Sincerely,

A handwritten signature in cursive script that reads "Letha Webb". The signature is written in dark ink and is positioned above the printed name.

Letha Webb

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 1, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Kim Stock
Your Name (please print)

4909 High Gate Dr Austin 78730
Your address(es) affected by this application

Kim Stock
Signature

4/23/07
Date

Comments:

lots should be zoned for
at least 1 acre or more
to protect our values &
stay consistent w/ westlake
bls law & feel

RECEIVED

APR 25 2007

Neighborhood Planning & Zoning

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 1, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

CHARLES I. MAPLES

Your Name (please print)

5004 CHINA GARDEN DR.

Your address(es) affected by this application



Signature

Date

4-21-2007

Comments:

RECEIVED

APR 25 2007

Neighborhood Planning & Zoning

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

A-3

Rousselin, Jorge

From: Melanie Engerski [REDACTED]
Sent: Tuesday, May 15, 2007 3:40 PM
To: Rousselin, Jorge
Subject: Webb Estates OPPOSITION
Importance: High

Jorge Rousselin

We are unable to attend the meeting tonight and the mailing didn't allow enough time to submit our opposition through the U.S. postal service. My husband, Andrew Craig, and I, Melanie Engerski, OBJECT to the Webb Estates Development [CASE NUMBER C14-2007-0014]. Our address is 4933 China Garden Drive, Austin, TX 78730. We wanted to fax our form, but your office didn't provide a fax number.

Thank you,
Melanie Engerski

Melanie Engerski
Principal
Fair Share Consulting Inc.
www.fairshareconsulting.com
[REDACTED]

O: 512.794.9147
M: 512.587.8619

*****ATTENTION*****

This message and all attachments are private, and may contain information that is confidential and privileged. If you received this message in error, please notify the sender by reply e-mail and delete the message immediately.

5/15/2007

PUBLIC HEARING INFORMATION

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RECEIVED

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

Robert & Diane Shirley
Your Name (please print)

9208 Westminster Glen Ave. Austin, TX 78730
Your address(es) affected by this application

DATE: 05.08.07
Signature

05.08.07
Date

Comments: We were told by everyone 3 years ago when moving here that the land behind us was zoned at 15 acres as a perpetual greenbelt.

Austin should discontinue considering zone changes to protect the environment, quit expanding traffic and ruining wildlife habitats.

Please do NOT let Austin become another Houston.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Planning Commission

Melanie Engerster & Andrew

Your Name (please print)

4933 China Garden Drive

Your address(es) affected by this application

Jorge Rousselin Signature *May 15, 2007* Date

☐ I am in favor
☒ I object

Comments:

We object to this requested zoning change.

RECEIVED

MAY 15 2007

Neighborhood Planning & Zoning

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Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

Attn:

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Case Number: C14-2007-0014

MAY 15 2007

Contact: Jorge Rousselin, (512) 974-2975

Neighborhood Planning & Zoning

Public Hearing:

May 15, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Pete + Diane Byrne
Your Name (please print)

4822 Edgerton

Your address(es) affected by this application

Signature

Date

Comments:

City Park is too dangerous for more cars. The intersection of 2222 + 360 cannot handle any more traffic.

Eliminating the green space will create a larger problem with deer + coyotes.

We already have drainage problems. Changing contour through building will impact adversely.

all below the development

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Charles + Mary Katherine
Your Name (please print)

Naples
5604 China Garden Dr.
Your address(es) affected by this application

Mary Katherine Naples
Signature

5-11-07
Date

Comments:

RECEIVED

MAY 15 2007

Neighborhood Planning & Zoning

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P. O. Box 1088

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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

MAY 15 2007

Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

Russ Ray
Your Name (please print)

4917 Elizabeth Jane Ct, Austin, TX 78730
Your address(es) affected by this application

Russ Ray
Signature

5-5-07
Date

Comments:

① Additional homes would only increase the already heavy use of City Park Rd, which is not designed for the level of traffic it is seeing. ② This development combined w/ additional 2222 commercial and multi-family development changes the current environment of wooded hills for both aesthetic value and habitat for wildlife.

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City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

*Webb Estates
on
City Park Road*

RECEIVED

MAY 15 2007

April 26, 2007

Neighborhood Planning & Zoning

Dear Patricia & Lindey,

I am writing you to provide information regarding a proposed development near your home. The Letha Webb property at 4914 City Park Road has been in the family since 1920. Over the years we have run a Day Camp for children, riding stables, and a large barn for group meetings. In 1977 William Webb, my husband passed away leaving me with two sons and an 11 year old daughter to raise. Now at 82 years old, at times struggling to pay the taxes, it is my dream to develop my property like all the surrounding properties. I have loved and lived this property for 50 plus years and my vision is an environmentally friendly development with 1 acre size lots and larger with about 40 acres of preserve land, which will provide privacy to the new homeowners and also the existing neighborhood.

Our goal is to enhance and take pride in the neighborhood, while leaving a legacy for my children and neighbors.

If you have any questions regarding the development please call Mike Kanetzky at 512.577.8523.

Sincerely,

Letha Webb

Letha Webb

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RECEIVED

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975 - 6054

Public Hearing:

May 15, 2007 Zoning and Platting Commission

Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

Lindley Jennings

Your Name (please print)

9104 Westminister Glen Ave Austin TX 78730

Your address(es) affected by this application

5/15/07

Date

Signature

Comments:

Object to lot size along Eula
Gardens Trail immediately behind
our Property. I am not opposed
to development but would like
to see something more in line
with what Letha Webb practices
in the attached letter I received
A few weeks ago.
Thank you!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

MAY 15 2007

Public Hearing:

May 15, 2007 Zoning and Platting Commission **Neighborhood Planning & Zoning**

☐ I am in favor
☒ I object

Judith E Guastella
Your Name (please print)

9300 Westminster Colon Ave

Your address(es) affected by this application

Opelika & Leopolda 5-10-07

Signature

Date

Comments:

If they are building on 1 acre or more, the zoning should be RR-1!

The letter sent to us from Latha & the letter sent to you contradict each other, therefore I don't believe anything these people say

If you use this form to comment, it may be returned to:

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Neighborhood Planning and Zoning Department

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

JAMES S. Bell

Your Name (please print)

9204 Westminster Glen Ave

Your address(es) affected by this application

James S. Bell

Signature

Date

5/15/2007

Comments:

NO NEED TO ZONE SE-1, KEEP LOTS

I AM ALSO CONCERNED REGARDING THERE

BEING NO DRIVAGE EASEMENTS ALONG WESTMINSTER

GLEN PHASE 1 & 2. I DO NOT BELIEVE IT IS POSSIBLE

TO KEEP THE RATE OF TURN OFF THE SAME AS IT IS

NOW, WHILE BUILDING RESIDENCES AND A FLAG POLE LOT

DRIVE WAY HEADING DOWN HILL TOWARD MY PROPERTY.

THE ONLY WAY TO KEEP THE WATER TURN OFF AS IT

CURRENTLY IS (WHICH IS A VERY HEAVY) IS TO LEAVE A GREENBELT

IN PLACE BETWEEN THE 548 DIVISION AS MRS. WEBB HAS MENTIONED

A LETTER TO ME.

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

Rousselin, Jorge

From: Melanie Engerski [REDACTED]
Sent: Tuesday, May 15, 2007 3:40 PM
To: Rousselin, Jorge
Subject: Webb Estates OPPOSITION
Importance: High

Jorge Rousselin

We are unable to attend the meeting tonight and the mailing didn't allow enough time to submit our opposition through the U.S. postal service. My husband, Andrew Craig, and I, Melanie Engerski, OBJECT to the Webb Estates Development [CASE NUMBER C14-2007-0014]. Our address is 4933 China Garden Drive, Austin, TX 78730. We wanted to fax our form, but your office didn't provide a fax number.

Thank you,
Melanie Engerski

Melanie Engerski
Principal
Fair Share Consulting Inc.
www.fairshareconsulting.com
[REDACTED]

O: 512.794.9147
M: 512.587.8619

*****ATTENTION*****

This message and all attachments are private, and may contain information that is confidential and privileged. If you received this message in error, please notify the sender by reply e-mail and delete the message immediately.

5/15/2007

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RECEIVED

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Planning Commission

Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

Robert S Diane Shirley
Your Name (please print)

9208 Westminster Glen Ave. Austin, TX 78730

Your address(es) affected by this application

Sarah E. Blanchley 05.08.07
Signature Date

Comments: We were told by everyone, 3 years ago when moving here, that the land behind us was zoned at 15 acres as a perpetual greenbelt.

Austin should discontinue considering zone changes to protect the environment, quit expanding traffic and ruining wildlife habitats.

Please do NOT let Austin become another Houston.

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Jorge Rousselin

P. O. Box 1088

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

Melanie Engerski & Andrew Craig

Your Name (please print)

4933 China Garden Drive

Your address(es) affected by this application

Melanie Engerski & Andrew Craig Date *5-15-07*

Comments:

We object to this requested zoning change.

RECEIVED

MAY 15 2007

Neighborhood Planning & Zoning

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MAY 15 2007

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing: Neighborhood Planning & Zoning

May 15, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Pete + Diane Byrne
Your Name (please print)

4822 Edgerton
Your address(es) affected by this application

Your address(es) affected by this application

Signature

Date

Comments:

City Park is too dangerous
for more cars. The intersection
of 2222 + 360 cannot handle
any more traffic.
Eliminating the green space
will create a larger problem
with deer + coyotes?
We already have drainage
problems. Changing contour through
buildings will impact adversely
all below the development.

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Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

☐ I am in favor ☒ I object
--

Charles + Mary Katherine
Your Name (please print)

Maples

5004 China Garden DR.

Your address(es) affected by this application

Mary Katherine Maples
Signature

5-15-07
Date

Comments:

RECEIVED

MAY 15 2007

Neighborhood Planning & Zoning

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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RECEIVED

Case Number: C14-2007-0014

MAY 15 2007

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission

Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

Russ Ray
Your Name (please print)

4917 Elizabeth Jane Ct, Austin, TX 78730

Your address(es) affected by this application

Russ Ray
Signature

Date

Comments:

① Additional homes would only increase the already heavy use of City Park Rd, which is not designed for the level of traffic it is seeing. ② This development combined w/ additional 2222 commercial and multi family development changes the current environment of wooded hills for both aesthetic value and habitat for wildlife.

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City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

*Webb Estates
on
City Park Road*

RECEIVED

MAY 15 2007

April 26, 2007

Neighborhood Planning & Zoning

Dear Patricia & Lindey,

I am writing you to provide information regarding a proposed development near your home. The Letha Webb property at 4914 City Park Road has been in the family since 1920. Over the years we have run a Day Camp for children, riding stables, and a large barn for group meetings. In 1977 William Webb, my husband passed away leaving me with two sons and an 11 year old daughter to raise. Now at 82 years old, at times struggling to pay the taxes, it is my dream to develop my property like all the surrounding properties. I have loved and lived this property for 50 plus years and my vision is an environmentally friendly development with 1 acre size lots and larger with about 40 acres of preserve land, which will provide privacy to the new homeowners and also the existing neighborhood.

Our goal is to enhance and take pride in the neighborhood, while leaving a legacy for my children and neighbors.

If you have any questions regarding the development please call Mike Kanetzky at 512.577.8523.

Sincerely,

Letha Webb

Letha Webb

PUBLIC HEARING INFORMATION

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RECEIVED

Case Number: C14-2007-0014

MAY 15 2007

Contact: Jorge Rousselin, (512) 974-2975 - 6054

Public Hearing:

Neighborhood Planning & Zoning

May 15, 2007 Zoning and Planning Commission

Lindsey Jennings

Your Name (please print)

9104 Westminister Glen Ave Austin TX 78730

Your address(es) affected by this application

5/15/07

Date

Signature

Comments:

Object to lot size along Eula Gardens Trail immediately behind our property. I am not opposed to development but would like to see something more in line with what Latha Webb promises in the attached letter I received a few weeks ago.

Thank you!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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RECEIVED

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

May 15, 2007 Zoning and Platting Commission **Neighborhood Planning & Zoning**

☐ I am in favor
☒ I object

Judith E Gustafson

Your Name (please print)

9300 Westminster Colon Ave

Your address(es) affected by this application

Quelid & Gustafson

Signature

Date

5-10-07

Comments:

If they are building on 1 acre or more, the zoning should be RR!!

The letter sent to us from Letter & the letter sent to you contradicted each other, therefore I don't believe anything these people say

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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MAY 22 2007

Case Number: C14-2007-0014

Contact: Jorge Rousselin, (512) 974-2975 Neighborhood Planning & Zoning

Public Hearing:

May 15, 2007 Zoning and Planning Commission

☐ I am in favor
☒ I object

Nicholas Gibson

Your Name (please print)

4952 China Garden Dr., Austin, TX 78730

Your address(es) affected by this application

Nicholas Gibson 5/15/07

Signature

Date

Comments: I am in favor only if the land is used for Residential. Any commercial usage would be problematic, i.e., noise, hazards, and environmental damage. The entire time I have lived in my home I could not misuse the pre-seeked area. Now Austin City Government is destroying the peace and calm of our neighborhood. I strenuously object!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

Rousselin, Jorge

From: Linda Salomon [REDACTED]
Sent: Wednesday, May 30, 2007 6:20 AM
To: Rousselin, Jorge
Cc: Carol Lee
Subject: Webb Estates -- city council
Importance: High

RECEIVED
MAY 30 2007
Neighborhood Planning & Zoning

Jorge,

I would like to officially request a delay of the zoning hearing for the Webb Estates in front of City Council, currently scheduled for June 7, 2007.

I am the neighborhood contact for the petition, I am the President of the Home Owner's Association which is most directly affected, and I am an immediately adjacent land owner.

I am leaving this morning for a three week trip. I am happy to provide an itinerary if needed.

I respectfully request that the City Council grant a postponement to allow me to continue to represent the 223 home owners in Westminster Glen who have great concern about this development.

I have copied Carol Lee, President of the Glen Lake Neighborhood Association. She has agreed to deliver the petition so the process of validation may proceed.

I ask for a delay at least until the June 21st council meeting, or to a date later in the calendar year. Since I do not return from my trip until the evening of June 20th, a postponement to more than the following day would be greatly appreciated.

Since I will be in a time zone that is 5 hours earlier, with spotty internet and cell phone coverage, please copy Carol Lee to ensure timely communication to interested parties.

Thank you for your consideration,

Linda V. Salomon

5/30/2007

5/31/07

RECEIVED

MAY 31 2007

Jorge Rousselin
City of Austin

Neighborhood Planning & Zoning

Re: Webb Estates City Park Road Zoning Request

Subject: Request Continuance of the Council Meeting to review Proposed Zoning

Dear Jorge,

We understand that there is opposition and that a postponement has been requested of the City Council meeting of June 7 to hear our zoning request.

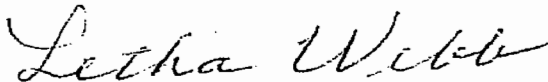
The opposition requested a postponement of Planning Commission on our case and a postponement was granted. We have since passed Planning Commission with a 6 to 3 vote and we added additional restrictions to our request to alleviate the oppositions' concerns.

Our SF-1 limited to 1 acre size lots, with 30% total development impervious cover and restrictions to no more than 76 lots, is a reasonable request.

We respect the oppositions concerns and requests, and we have amended our zoning to assist, yet our circumstances are unique because our construction window is restricted to some degree during only the non-nesting period of the Golden Cheeked Warbler, August 1 to March 1. Therefore it is critical to our development to expedite permits where ever we can.

Please consider moving forward with hearing our case before Council on June 7, 2007.

Sincerely,

A handwritten signature in cursive script that reads "Letha Webb".

Letha Webb

Cc: Mike Kanetzky

To The Honorable City Council and Zoning and Platting Commission
Case #C14-2007-0014
c/o Jorge Rousselin
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, TX 78767

RECEIVED

JUN 01 2007

May 24, 2007

Neighborhood Planning & Zoning

To whom it may concern:

We are writing to express our opinion on the proposed new Webb Estates development off of City Park Road. We want to make sure the development is built with the best interests of the land and homeowners in the surrounding area. We are very concerned about the look and feel of the properties that will be constructed in this area. We have a lot of preserve land in the area that we would like to see protected. And we are very concerned that a high density SF1 type neighborhood will lower the property values of all around. We do not want to see developers try to squeeze as many homes as possible on this particular tract of land, but to protect its natural beauty and make it a classy, high end development with acreage plus properties.

We are not anti-development; we just don't think the rules should be bent to allow the developers to make this area more densely developed than it would be if the normal rules were followed.

We support a zoning of rural residential (RR), with lots having a minimum of one acre, if not more. Larger setbacks for each property, minimum 40ft build lines from property lines and minimal basic improvements, like sewer.

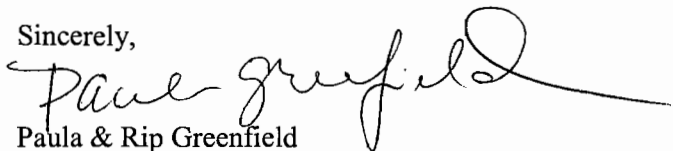
We'd like to see the neighborhood have the look and feel of those such as Westminster Glen, Glenlake or Long Canyon.

We do not support SF1 in any form. We do not want to see this beautiful hill country, canyon land turned into a massive, high density "Plano, TX-like" community with a big city "concrete" feel. Frankly, that's one of the reasons we moved away from Plano and to the Austin area. Please take this into consideration before being a part of an effort to turn our beautiful, natural city into something like a Plano, TX.

Please look out for the best interests of our area and our city and do not grant any variances that would be to the detriment to this tract of land and all landowners surrounding it.

Thank you for your support in this matter!

Sincerely,



Paula & Rip Greenfield
9114 Prince William
Austin, TX 78730
512.418.9344

PETITION

Neighborhood Contact :
Linda Salomon
343-7400

Date: April 25, 2007
File Number: C14-2007-0014

Location of Rezoning Request: City Park Road (proposed Webb Estates)

RECEIVED

MAY 30 2007

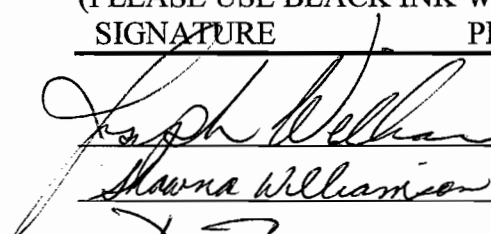
To: Austin City Council

Neighborhood Planning & Zoning

We, the undersigned are owners of property directly adjacent to the proposed neighborhood of "Webb Estates", and would be affected by the requested zoning change described in the reference file. We do hereby protest against any change of the Land Development Code, which would zone the property to any classification other than Rural Residential (RR), and pray for relief from the Austin City Council.

We respectfully request that the SFI zoning request be denied in favor of RR.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>SIGNATURE</u>	<u>PRINT NAME</u>	<u>ADDRESS</u>
	Joseph Williamson	4801 Edgerton
Shawna Williamson	Shawna Williamson	4801 Edgerton
Don Burcham	Don Burcham	4811 Edgerton
Beta Burcham	Beta Burcham	4811 Edgerton
Rob Shirley	Rob Shirley	9208 Westminster Glen
Nancy Baker	Nancy Baker	9004 Westminster Glen
Jason D. Brown	Jason D. Brown	9004 Westminster Glen
Patricia Oehring	Patricia Oehring	9000 Westminster Glen
Michael Aldridge	Michael Aldridge	9000 Westminster Glen
Karen Egerton	Karen Egerton	9200 Westminster Glen Ave.
Pete Byrne	Pete Byrne	4822 Edgerton
Diane Byrne	Diane Byrne	4822 Edgerton
GARTH EGERTON	GARTH EGERTON	9200 WESTMINSTER GLEN
Lindsey Jennings	Lindsey Jennings	9104 Westminster Glen
BRYAN E. KANUCK	BRYAN E. KANUCK	9304 Westmink Glen
George Kanuck	George Kanuck	9304 Westmink Glen
Diane Shirley	Diane Shirley	9208 Westmink Glen
Judi Gunstella	Judi Gunstella	9300 Westminster Glen
James S. Bell	James S. Bell	9204 Westminster Glen Ave
Linda V. Salomon	Linda V. Salomon	4911 Elizabeth Jane Ct.

PETITION

Neighborhood Contact:
Linda Salomon
343-7400

Date: April 25, 2007
File Number: C14-2007-0014

RECEIVED

MAY 30 2007

Location of Rezoning Request: City Park Road (proposed Webb Estates)

To: Austin City Council

Neighborhood Planning & Zoning

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SIGNATURE

PRINT NAME

ADDRESS

Mary K. Maples	Mary K Maples	5004 China Garden Dr
Brenda Audino	Brenda Audino	5000 China Garden Dr
Anthony Audino	Anthony Audino	5000 China Garden Dr.
Ray Deragon	RAY DERAGON	4920 CHINA GARDEN DR.
Mark Murov	Mark Murov	8808 Westminister Glen
Rita Murov	Rita Murov	8808 Westminister Glen
Jill Ozias	Jill Ozias	9012 Westminister Glen Ave
DEBORAH Kipp	DEBORAH Kipp	4810 Edgerton W.
Orin Ozias	ORIN OZIAS	9012 WESTMINSTER GLEN AVE.
David Hoff	David Hoff	4918 Elizabeth Jane Ct.

Neighborhood Contact:
Linda Salomon
343-7400

PETITION

Date: April 25, 2007
File Number: C14-2007-0014

RECEIVED

Location of Rezoning Request: City Park Road (proposed Webb Estates)

MAY 30 2007

To: Austin City Council

Neighborhood Planning & Zoning

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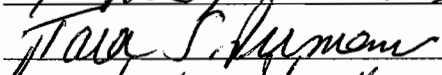
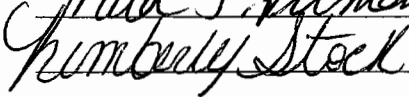
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SIGNATURE

PRINT NAME

ADDRESS

	Tara S. Roman	5001 High Gate Drive
	TARA S. Roman	5001 High Gate
	Kimberly Stock	4909 High Gate Dr

JUN 04 2001

Date: April 25, 2007
File Number: C14-2007-0014

Neighborhood Planning & Zoning

Location of Rezoning Request: City Park Road (proposed Webb Estates)

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

ADDRESS

Anna Davis	5012 China Garden Dr.
ANDREW CRANE	4944 CHINA GARDEN
John Powell	4944 China Garden Dr.
MARY ANN ROBALINO	4936 CHINA GARDEN
JIM SAMPSON	4924 CHINA GARDEN
RAY DERAGON	4920 CHINA GARDEN DR
RAUL SKAVIKI	4916 CHINA GARDEN DR.
JAMES C WRIGHT	5008 China Garden Dr
LINDA BERNARDOWE	4912 CHINA GARDEN DR
Michael Hickley	4909 China Garden Dr
NILS LUETHMANN	4917 CHINA GARDEN DR
Tammy Kasinsappanala	4941 China Garden Dr.
STEPHEN MULVA	4940 CHINA GARDEN DR.
ALAN MAYER	4945 CHINA GARDEN DR.
YOUNG GILSON	4962 CHINA GARDEN DR
Eric Ngahi	4928 China Garden Dr.
Cynthia Keel	4908 China Garden Dr.
Tamami Udagawa	4929 China Garden Dr.
Andrew Craig	4932 China Garden Dr.

PETITION

RECEIVED

JUN 04 2007

Date: April 25, 2007
File Number: C14-2007-0014

Neighborhood Planning & Zoning

Location of Rezoning Request: City Park Road (proposed Webb Estates)

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SIGNATURE

PRINT NAME

ADDRESS



CHUCK MAPLES

5064 CHINA GARDEN DR

Empty lines for additional signatures and addresses.

PETITION

Case Number:

C14-2007-0014

Date:

June 6, 2007

Total Area within 200' of subject tract: (sq. ft.)

4,281,552.13

1	01-3925-0303	MUROV MARK & RITA WARD	33316.60	0.78%
2	01-4125-0101	OEHRING PATRICIA BAKKER MINDY SUE	31071.37	0.73%
3	01-4125-0102	& JASON DOUGL	29784.03	0.70%
4	01-4125-0104	OZIAS ORIN M & JILL JENNINGS PATRICIA	26168.13	0.61%
5	01-4125-0106	A & LINDEY L	26030.82	0.61%
6	01-4125-0108	BELL JAMES S & SHIRLEY ROBERT K	35544.19	0.83%
7	01-4125-0109	III & DIANE T GUASTELLA	31101.85	0.73%
8	01-4125-0110	STEPHEN V SR & JUDIT	33907.03	0.79%
9	01-4125-0111	KANUCK GEORGE J III & BRYN E	26435.72	0.62%
10	01-4125-0112	WILLIAMSON JOSEPH A & SHAWNA D	21308.01	0.50%
11	01-4128-0204	BYRNE PETER & DIANE	67083.73	1.57%
12	01-4128-0219	BURCHAM DONALD A & RETA A	49373.67	1.15%
13	01-4328-0341	SALOMON LINDA & BRUCE	51806.74	1.21%
14	01-4328-0350	RUMANER TODD J & TARA S	95806.95	2.24%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				

Validated By:

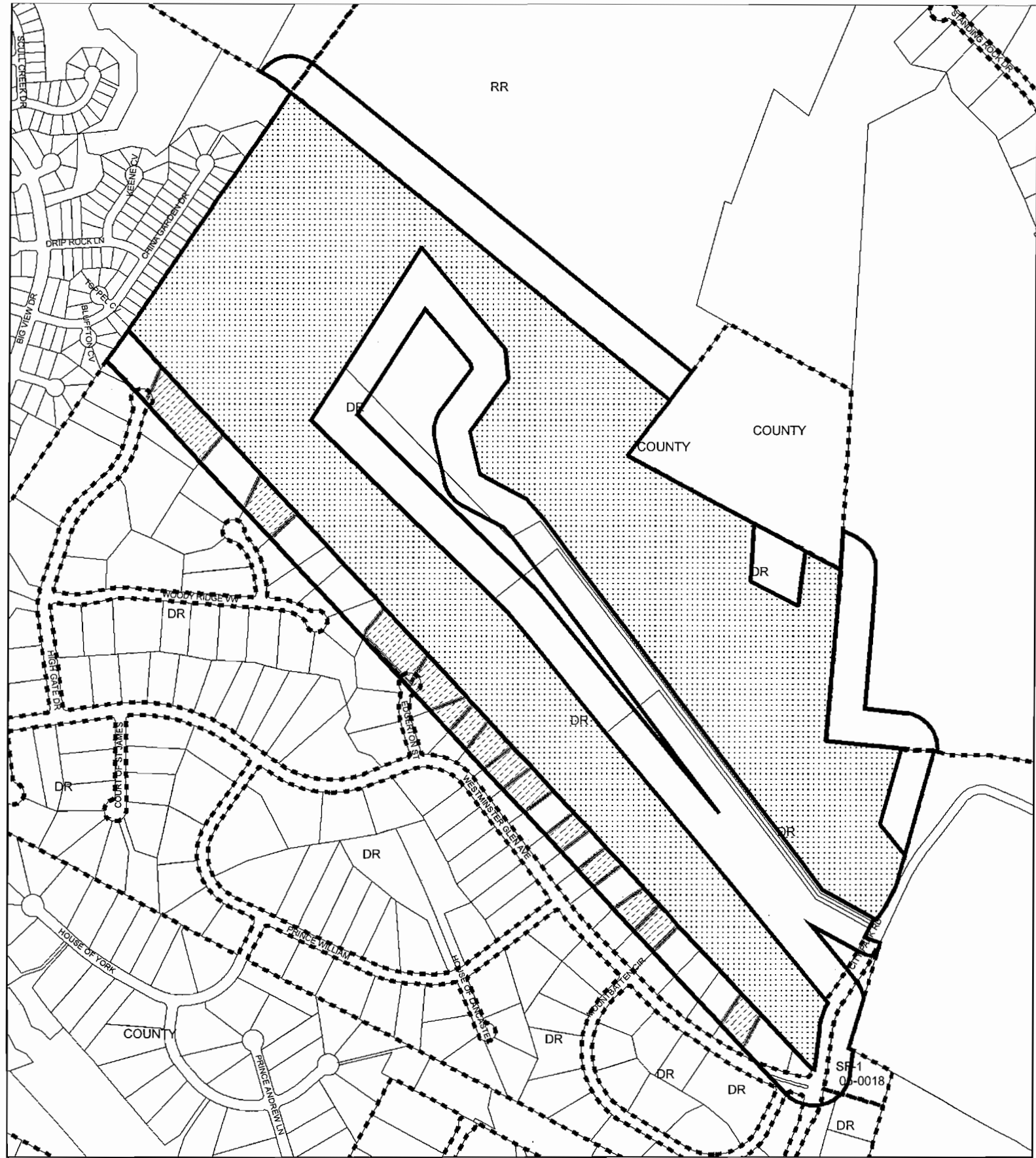
Stacy Meeks

Total Area of Petitioner:

558,738.83

Total %

13.05%



PETITIONS

CASE#: C14-2007-0014
 ADDRESS: CITY PARK RD
 GRID: D30-31 & E30-31
 CASE MANAGER: J. ROUSSELIN



N

SubjectTract

PropertyOwner

Buffer

Zoning Boundary

1" = 700' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.