

Rousselin, Jorge

From: linda zimmer [REDACTED]
Sent: Monday, December 03, 2007 8:52 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil
Cc: Rousselin, Jorge
Subject: DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Rousselin, Jorge

From: Patricia Seeger [REDACTED]
Sent: Monday, December 03, 2007 8:09 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge; 'Peter Torgimson'
Subject: Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis]

Zoning & Platting Commission Chair and Commissioners,

Jester Homeowners Association has in no way endorsed or provided any indication of support for the proposed The Venue at Lake Travis development. A proposed zoning change for this development is item 9 on the Zoning and Platting Commission agenda for December 4, 2007, case number C814-2007-0163.

I am sending this to you because you may receive communications which state or imply that we have taken a position of support for The Venue at Lake Travis. We have not.

Patricia Seeger
Secretary
Jester Homeowners Association
6705 Winterberry Drive
Austin, TX 78750
[REDACTED]

12/4/2007

Rousselin, Jorge

From: Patricia Seeger [REDACTED]
Sent: Monday, December 03, 2007 8:13 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis]

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.
4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).
5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is

12/4/2007

reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.

9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Patricia Seeger
6705 Winterberry Drive
Austin, TX 78750
[REDACTED]

Rousselin, Jorge

From: Diane Hodges Popps [REDACTED]
Sent: Monday, December 03, 2007 9:37 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil; Rousselin, Jorge
Subject: DENY rezoning request - agenda item 9, C814-2007-0163, 12/4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please DENY approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.
Diane Hodges Popps

12/4/2007

Rousselin, Jorge

From: Melissa Giesberg [REDACTED]
Sent: Monday, December 03, 2007 7:54 PM
To: 'Betty Baker'; 'Clarke Hammond'; 'Keith Jackson'; 'Joseph Martinez'; 'Teresa Rabago'; 'Stephanie Hale'; 'James Shieh'; 'Jay A. Gohil'
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Dear Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Melissa Giesberg

12/4/2007

Rousselin, Jorge

From: [REDACTED]

Sent: Monday, December 03, 2007 10:07 PM

To: chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swiconsulting.com; Shieh1@aol.com; jay@jaygohilrealty.com; bbaker5@austin.rr.com

Cc: Rousselin, Jorge

Subject: Deny rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has not demonstrated that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.
Catherine Jordan
7889 Lakewood Drive

More new features than ever. Check out the new AOL Mail!

12/4/2007

Rousselin, Jorge

From: [REDACTED]
Sent: Monday, December 03, 2007 10:24 PM
To: bbaker@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swiconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

While the reasons for requesting your denial are too numerous to list here, this email highlights some of the major issues; as I understand them, it is my opinion that these issues alone should be reason enough to deny the applicant's request:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.
4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).
5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.
6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.
7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.
8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.
9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

12/4/2007

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration
Jenifer Floyd
Jester Resident 1992-2007

More new features than ever. Check out the new AOL Mail!

12/4/2007

Rousselin, Jorge

From: Mari Schwanke Barreda [REDACTED]
Sent: Tuesday, December 04, 2007 12:14 AM
To: 'Betty Baker'; 'Clarke Hammond'; 'Keith Jackson'; 'Joseph Martinez'; 'Teresa Rabago'; 'Stephanie Hale'; 'James Shieh'; 'Jay A. Gohil'; Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Pedro and Mari Barreda
8803 Glenlake Drive
Austin, TX 78730

12/4/2007

Rousselin, Jorge

From: Haught, Kathy on behalf of Devweb
Sent: Tuesday, December 04, 2007 7:27 AM
To: Rousselin, Jorge
Subject: FW: devweb - Case # C814-06-0202

From: [REDACTED]
Sent: Monday, December 03, 2007 1:25 PM
To: Devweb
Subject: devweb - Case # C814-06-0202

Date/Time Submitted: Monday, 12/3/07, 1324 hours

From: Gary Aitcheson & Roxane Smith

E-mail address: [REDACTED]

Subject: Case # C814-06-0202

Comments:

Gary Aitcheson 5408 Mt Cedar Cove Austin, TX 78731-3064

12-03-07

Dear Council Members

I understand that there will be a Zoning and Platting hearing on the "Pier Project" tomorrow evening. I want to give some input in the hope that you will find it helpful. I find the idea of adding a 180 boat marina to the lake to be very alarming. Our home is on a hillside that overlooks the lake. It is about some 200 yards back from the shore. Even at this distance the boat traffic has become increasingly intrusive over the years.

The primary problem is noise. Admittedly there are people with boats that purr quietly by and they are a pleasure to watch. However a significant number of boaters seem to enjoy creating a cacophony by having poorly silenced engines and revving them unnecessarily. In particular there is one very large boat with a motor so loud that it can wake me from a sound sleep even though we have double glazing on all our windows. Also many boats play loud music some of which has particularly obnoxious lyrics. And we can easily hear people shouting to each other on the lake with not infrequent tirades of foul language. These problems are not just limited to the weekends but occur every day and at all hours. It seems unreasonable to have to use earplugs in the privacy of my own home.

I often see boats passing by at unreasonable speed. I am concerned that this will lead to some tragic accident. It seems that boating related deaths are on the rise across the nation.

I hear that the Hydrilla problem is thought to be under control with Grass Carp. However some home owners on

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the lake (specifically in the vicinity of City Park) say that it is as bad as ever. Whatever the case increasing lake traffic will make Hydrilla harder to control, and raises the risk of other invasive water plants being brought in. An invasion by the Water Hyacinth would be particularly devastating.

I see that the faster boats raise large waves. I am sure that this must create an erosion problem. I notice that the lake shore in our area has gradually grown shallower over the years. How will we deal with this silting and who is going to pay for it? I am sure that increased boat traffic will not help.

And of course the lake is our source of drinking water. Fortunately the quality is excellent at this time. But more boats must raise the risks of pollution. Particularly I expect that the chemicals involved in a gasoline spill would be very difficult to remove.

I know that there are regulations that cover boating on Lake Austin. However they clearly do not address the problems we are experiencing and/or are not fully enforced. I understand that the police have difficulty in this situation because there is no registration system for boats making it hard to hold the owners accountable. Also I expect the police have more immediate serious matters to attend to. I have seldom seen a police boat on the lake in the 20 years that I have lived here.

Despite the above please understand that I am not against boating per se. I have thoroughly enjoyed being out on the lake on a number of occasions. I believe that in the best of all worlds all who want to should have an opportunity to enjoy it. However allowing another 180+ boats to join the current free for all is not the way to go.

Perhaps it would work if we had a no wake zone from the 360 Bridge southward or some such area to encompass the higher density residential sections. And/or boat registration specific to the local lakes plus a dedicated Lake Police which is adequately manned and equipped.

Thank you for considering this

Sincerely

Gary Aitcheson

12/4/2007

Rousselin, Jorge

From: [REDACTED]
Sent: Tuesday, December 04, 2007 8:32 AM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swiconsulting.com; Shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please carefully consider the request for zoning changes for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is trying to receive approval for PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Developers in this corridor often flaunt the existing environmental requirements by requesting and getting unpopular variances from the provisions of the Land Development Code (LDC). These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all. This is another example where they should be denied.

The application has generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant and, therefore, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.
John Whipple
7404 Curly Leaf Cove
Austin, TX 78750

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12/4/2007

Rousselin, Jorge

From: Meeker, Jerry [REDACTED]
Sent: Tuesday, December 04, 2007 8:15 AM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephamartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; Shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.
4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).
5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

12/4/2007

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.

9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Jerry Meeker
7855 Lakewood Drive
Austin, TX 78750
[REDACTED]

Rousselin, Jorge

From: Molly Parkhill [REDACTED]
Sent: Tuesday, December 04, 2007 8:58 AM
To: 'Betty Baker'; 'Clarke Hammond'; 'Keith Jackson'; 'Joseph Martinez'; 'Teresa Rabago'; 'Stephanie Hale'
Cc: Rousselin, Jorge
Subject: The Venue at Lake Travis Rezoning

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Molly and David Parkhill
8113 Vailview Cove
Austin, TX 78750

12/4/2007

Rousselin, Jorge

From: Dale Bulla [REDACTED]
Sent: Tuesday, December 04, 2007 8:57 AM
To: bbaker5@austin.rr.com; Clarke Hammond; Keith Jackson; josephmartinez@yahoo.com; Teresa Rabago; Stephanie Hale; shieh1@aol.com; Jay Gohil; Rousselin, Jorge
Cc: Peter & Carol Torgrimson
Subject: Agenda Item #9

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development even qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc.,

numbering at least 27 perhaps more. **The environmental board has yet to even consider these variances!**

The PUD process should take time to perfect a project and involve the neighborhoods that will live with it.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal. Please stop this steam roller!

Thank you for your consideration.

Dale Bulla
Vice President for Development
2222 Coalition of Neighborhood Associations, CONA
7202 Foxtree Cove
Austin, TX 78750
[REDACTED]
office phone or fax [REDACTED]
residence [REDACTED]

12/4/2007

Rousselin, Jorge

From: Dale Bulla [REDACTED]
Sent: Tuesday, December 04, 2007 9:02 AM
To: bbaker5@austin.rr.com; Clarke Hammond; Keith Jackson; josephmartinez@yahoo.com; Teresa Rabago; Stephanie Hale; shieh1@aol.com; Jay Gohil; Rousselin, Jorge; Peter Torgrimson
Subject: Agenda Item #9, Address Correction

Zoning & Platting Commission Chair and Commissioners,

Jester Homeowners Association has in no way endorsed or provided any indication of support for the proposed The Venue at Lake Travis development. A proposed zoning change for this development is item 9 on the Zoning and Platting Commission agenda for December 4, 2007, case number C814-2007-0163.

I am sending this to you because you may receive communications which state or imply that we have taken a position of support for The Venue at Lake Travis. We have not.

Dale Bulla, Board Member
Jester Homeowners Association
7202 Foxtree Cove
Austin, TX 78750
[REDACTED]

12/4/2007

Rousselin, Jorge

From: Dale Bulla [REDACTED]
Sent: Tuesday, December 04, 2007 8:47 AM
To: Dale Bulla
Cc: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com; Rousselin, Jorge; 'Peter Torgimson'
Subject: Re: Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis]

Zoning & Platting Commission Chair and Commissioners,

Jester Homeowners Association has in no way endorsed or provided any indication of support for the proposed The Venue at Lake Travis development. A proposed zoning change for this development is item 9 on the Zoning and Platting Commission agenda for December 4, 2007, case number C814-2007-0163.

I am sending this to you because you may receive communications which state or imply that we have taken a position of support for The Venue at Lake Travis. We have not.

Dale Bulla, Board Member

Jester Homeowners Association
6705 Winterberry Drive
Austin, TX 78750
[REDACTED]

12/4/2007

Rousselin, Jorge

From: Jim or Marty Moulthrop [REDACTED]
Sent: Tuesday, December 04, 2007 9:41 AM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; "Jay A. Gohil"
Cc: Rousselin, Jorge
Subject: Venue at Lake Travis (at 2222 & 620)

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Marty Moulthrop
7400 Anaqua Drive
Austin 78750

12/4/2007

Rousselin, Jorge

From: Bill Keene [REDACTED]
Sent: Tuesday, December 04, 2007 9:41 AM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@ausin.rr.com; info@swiconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Please deny rezoning request - Agenda Item 9, C814-2007-0163, December 4 hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

Based on information provided to me by 2222 CONA, this rezoning request appears to bypass excepted protocols and/or procedures, as well as being a request to double the amount of impervious cover allowed under city code and doubling the allowable building height.

This seems to me to be an excessive change from existing zoning that should be addressed carefully and should follow existing established procedures. In other words, it looks to me like someone is trying to "pull a fast one" on the city and county.

Thank you.

Bill Keene
8409 Asmara Dr
Austin, TX

12/4/2007

Rousselin, Jorge

From: Jim or Marty Moulthrop [REDACTED]
Sent: Tuesday, December 04, 2007 9:41 AM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; "Jay A. Gohil"
Cc: Rousselin, Jorge
Subject: Venue at Lake Travis (at 2222 & 620)

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Marty Moulthrop
7400 Anaqua Drive
Austin 78750

12/4/2007

Rousselin, Jorge

From: Bill Keene [REDACTED]
Sent: Tuesday, December 04, 2007 9:41 AM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@ausin.rr.com; info@swhconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Please deny rezoning request - Agenda Item 9, C814-2007-0163, December 4 hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

Based on information provided to me by 2222 CONA, this rezoning request appears to bypass excepted protocols and/or procedures, as well as being a request to double the amount of impervious cover allowed under city code and doubling the allowable building height.

This seems to me to be an excessive change from existing zoning that should be addressed carefully and should follow existing established procedures. In other words, it looks to me like someone is trying to "pull a fast one" on the city and county.

Thank you.

Bill Keene
8409 Asmara Dr
Austin, TX

12/4/2007

Rousselin, Jorge

From: Fred & Joanne Norton [REDACTED]
Sent: Monday, December 03, 2007 7:31 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; "Jay A. Gohil"
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Fred Norton
7407 Curly Leaf Cv
Austin, TX 78750
[REDACTED]
[REDACTED]

Rousselin, Jorge

From: Peter Torgrimson [REDACTED]
Sent: Monday, December 03, 2007 4:25 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,


Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.
4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).
5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.
6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.
7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.
8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.
9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Peter Torgimson
6104 Maury's Trail
Austin, TX 78730


Rousselin, Jorge

From: Jessica McGlynn [REDACTED]
Sent: Tuesday, December 04, 2007 11:03 AM
To: 'Betty Baker'; 'Clarke Hammond'; 'Keith Jackson'; 'Joseph Martinez'; 'Teresa Rabago'; 'Stephanie Hale'; 'James Shieh'; 'Jay A. Gohil'; Rousselin, Jorge
Subject: Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Dear Zoning & Platting Commission Chair and Commissioners:

It has been brought to our attention that there are many problems with the recent rezoning request for the Venue at Lake Travis. Please deny approval of this zoning change application. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning. In addition, the variances from the provisions of the Land Development Code that have been requested (including variances from environmental protections, impervious cover, building height, etc.) should be denied.

Because there are still many outstanding issues and unanswered questions that have not been addressed by the applicant, this development should not go forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you.

Jessica McGlynn

12/4/2007

Rousselin, Jorge

From: Maliks Family [REDACTED]
Sent: Tuesday, December 04, 2007 11:36 AM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil; Rousselin, Jorge
Subject: Deny Approval of Zoning change

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Sumaiya Malik
Resident Jester Estates
8217 CrabtreeDr
Austin TX 78750

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12/4/2007

Rousselin, Jorge

From: Carol Torgrimson [REDACTED]
Sent: Tuesday, December 04, 2007 11:38 AM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning. This appears to be an attempt to misuse the PUD zoning designation in order to circumvent the impervious cover and other environmental provisions of the Land Development Code.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Please support the staff recommendation for disapproval, and deny this rezoning request.

Thank you for your consideration.

Carol Torgrimson
Long Canyon
Austin, TX 78730
[REDACTED]

12/4/2007

Rousselin, Jorge

From: Cherie Harvey [REDACTED]
Sent: Tuesday, December 04, 2007 11:33 AM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; "Jay A. Gohil"
Cc: Rousselin, Jorge
Subject: deny approval of the zoning change

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the

12/4/2007

applicant has not entered into such discussions with the affected neighborhoods.

3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.

4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).

5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which

are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.

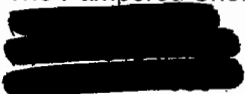
9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval.

Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Cherie Harvey
Independent Director since 1999
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12/4/2007

Rousselin, Jorge

From: Geoff Scherer [REDACTED]
Sent: Monday, December 03, 2007 2:23 PM
To: bbaker5@austin.rr.com; 'Clarke Hammond'; 'Keith Jackson'; 'Joseph Martinez'; 'Teresa Rabago'; 'Stephanie Hale'; 'James Shieh'; 'Jay A. Gohil'
Cc: Rousselin, Jorge; 'Debra Johnson'; 'Peter Torgimson'
Importance: High

Dear Zoning & Platting Commission Chair and Commissioners,

There have been emails floating around concerning Four Point Baseball field and the Venue at Travis

I am sending this to you because you may receive communications which state or imply that we have

W. Geoffrey Scherer
President
Westminster Glen Homeowners Association, Inc.

Debra Johnson
Property Manager
Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, TX 78759-5227
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

W. Geoffrey Scherer
4100 Prince Andrew Lane, Austin, TX 78730
[REDACTED]

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12/3/2007

Rousselin, Jorge

From: [REDACTED]
Sent: Tuesday, December 04, 2007 12:43 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; Shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2004-0163.

The applicant has applied for PUD zoning in order to have more flexibility than would be allowed under conventional zoning. The application requires 27 variances to the Land Development Code whose regulations are specifically designed to prevent excessive developments like this one being proposed, such as the Hill Country Roadway provisions designed to regulate developments in this area.

The applicant has not demonstrated to the City that the proposed development would be materially superior to development under conventional zoning which is the basic requirement of PUD zoning.

The applicant has not entered into any lengthy discussions with affected neighborhoods for a negotiated agreement between the parties concerned prior to seeking zoning approval.

The amount of impervious cover the applicant is requesting is more than double that which is allowed under city code (city code 425,000 sq ft / proposed development about 1 million). The applicant proposes a transfer of development rights from another property in Austin in another watershed, which offers no advantage for this proposed site. Applicant proposes to double the height allowed by city code from 4 stories to 8. The application is so vague that it is difficult to determine what amount of the proposed 2 million to 3.4 million square ft of total development would be allowed under city code.

The applicant does not intend to employ water quality controls required under city code to protect the environment and water supply. Applicant has bypassed the Environmental Board hearing which is held for the Environmental Board to comment and/or make recommendations before going to ZAP.

The Applicant describes the project as a Town Center Development to justify the variances. It is not a Town Center Development, but a car-oriented suburban development requiring access by car via RM 620, creating a traffic nightmare.

Many of City Staff's questions and issues generated by the application have not been addressed by the applicant. Therefore, it is premature for this development to be going for zoning approval. It is not possible to properly evaluate the zoning proposal until more information has been provided to the City and the projects' neighbors.

Thank you for your consideration.

Paula Beaird
 [REDACTED]

Check out AOL Money & Finance's list of the hottest products and top money wasters of 2007.

12/4/2007

Rousselin, Jorge

From: Andreas Hoetzel [REDACTED]
Sent: Tuesday, December 04, 2007 1:09 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

--

Andreas+Heidemarie Hoetzel
6905 Winterberry Dr
Austin, TX 78750

12/4/2007

Rousselin, Jorge

From: [REDACTED]
Sent: Tuesday, December 04, 2007 12:31 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephamartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; Shieh1@aol.com; jay@jaygohilrealty.com; Rousselin, Jorge; bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephamartinez@yahoo.com
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners:

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different

12/4/2007

watershed.

4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).

5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it

is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the

Environmental Board before going to the Zoning and Platting Commission.

This step in the process has been bypassed.<
/SPAN>

9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

I am a resident of Grandview Hills less than 2 miles from this site; there has been no public notification or comment opportunity. Please explain.

Thank you for your consideration.

Sharon Byrne-Fraser

Resident, Grandview Hills

12/4/2007

Rousselin, Jorge

From: Maria Claypool [REDACTED]
Sent: Tuesday, December 04, 2007 1:28 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.
4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).
5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

12/4/2007

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.

9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Maria A. Claypool, GRI
Residential-Commercial-Investments
Keller Williams Realty

[REDACTED]

[REDACTED]

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Rousselin, Jorge

From: [REDACTED]
Sent: Tuesday, December 04, 2007 12:04 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephamartinez@yahoo.com; trabago@austin.rr.com; info@swiconsulting.com; Shieh1@aol.com; jay@jaygohilrealty.com; Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing

Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the following are some of the major issues:

1. The applicant has applied for a PUD (Planned Unit Development) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.

2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected

12/4/2007

neighborhoods.

3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.

4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).

5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which

are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.

9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Richard Goulet

8025 Tahoe Parke Circle

12/4/2007

Rousselin, Jorge

From: charlie owen [REDACTED]
Sent: Tuesday, December 04, 2007 1:52 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; Rousselin, Jorge; Shieh1@aol.com; jay@jaygohilrealty.com
Subject: Please deny rezoning request- Agenda Item 9, C814-2007-0163, Dec.4 hearing

Regarding the Venue At Lake Travis' request for rezoning, my husband Charles and I are requesting that you deny them this request. There are too many reasons for this request for denial to list. Failure to prove their qualifications to receive a PUD, no discussions entered into with affected neighborhoods, and a huge increase in the allowed impervious cover. We strongly oppose any decision that would result in the rezoning. Thank you for your time and consideration.

Charles and Daniele Owen
jester subdivision residents

Charlie Owen
Turnquist Partners Realtors, Inc.
Austin, TX

Rousselin, Jorge

From: Earl Harper [REDACTED]
Sent: Tuesday, December 04, 2007 2:28 PM
To: bbaker5@austin.rr.com; chammond1@austin.rr.com; kbjackson@pbsj.com; josephmartinez@yahoo.com; trabago@austin.rr.com; info@swhconsulting.com; shieh1@aol.com; jay@jaygohilrealty.com
Cc: Rousselin, Jorge; petertorgimson@prodigy.net; KINGSACE2@aol.com; news@kvue.com
Subject: Please DENY Rezoning Request - Agenda Item 9, C814-2007-0613, December 4th Hearing - The Venue at Lake Travis

TO The Zoning & Platting Commission Chair and Commissioners,

Please deny the zoning change for the Venue at Lake Travis. This is Item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The reasons for denying this request are too numerous to list, but the major compelling issues are listed below:

1. The applicant has applied for a Planned Unit Development (PUD) in order to have more flexibility than would be allowed under conventional zoning. In order to have a PUD approved, the applicant must demonstrate to the City that the proposed development would be materially superior to the development possible under conventional zoning. So far, the applicant has failed to meet the basic requirement of demonstrating how the proposed development would be superior.
2. Ordinarily when a PUD is proposed, there are lengthy discussions with the affected neighborhoods and a negotiated agreement between the parties concerned before going forward for zoning approval. So far, the applicant has not entered into such discussions with the affected neighborhoods.
3. The amount of impervious cover which would be allowed under city code is about 425,000 square feet. The applicant is requesting impervious cover of about 1 million square feet. To offset a portion of the excess impervious cover, the applicant is proposing to transfer development rights from a property in another part of the city and in a different watershed.
4. The applicant is proposing to build an eight-story building as part of the development. Under the LDC, the maximum height for a building on this property would be 53 feet (four stories).
5. The applicant has proposed a development of between 2 million and 3.4 million square feet. Because the application is so vague and sketchy, it is difficult to determine the amount of development which would be allowed under city code. But because the applicant is proposing to double the amount of impervious cover and to build at least one building (presumably the hotel) which is almost twice the allowed height, it is

12/4/2007

reasonable to estimate that the proposed development would be at least twice as large as that allowed under city code.

6. The application lists 27 variances to the Land Development Code. These code regulations are specifically designed to prevent excessive developments such as are being proposed. Some requested variances set aside Hill Country Roadway provisions of the Land Development Code which are specifically designed to regulate developments in this area.

7. The applicant does not intend to employ water quality controls which are required under city code and which are designed to protect the environment and the water supply.

8. Ordinarily such a proposed project would first be heard by the Environmental Board before going to the Zoning and Platting Commission. This step in the process has been bypassed.

9. This project has been described by the applicant as a Town Center Development as a justification for the variances. This is not a Town Center Development. It is a car-oriented suburban development which will require access by car via RM 620.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.

Anne and Earl Harper
5804 Gibbs Hollow Cove
Austin, Texas 78730

Earl Harper
Senior Vice President

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12/4/2007

Rousselin, Jorge

From: Peter Torgrimson [REDACTED]
Sent: Tuesday, December 04, 2007 2:24 PM
To: Rousselin, Jorge
Subject: Postponement Request Withdrawal - The Venue at Lake Travis - C814-2007-0163

To: Mr. Jorge Rousselin, Neighborhood Planning and Zoning Department

From: Peter Torgrimson, President, 2222 Coalition of Neighborhood Associations, Inc.

RE: Case Number C814-2007-0163, Agenda Item 9, December 4, 2007 Zoning and Platting Commission Meeting

Dear Mr. Rousselin,

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA) is withdrawing our postponement request.

The request was submitted on Monday (yesterday) morning before the deadline for such requests. We made our postponement request because the City of Austin staff recommendation for this case was unknown. We felt this action was our best alternative given the deadline for the request and the unknown staff recommendation.

Late yesterday afternoon we learned that the staff recommendation was for disapproval of the application.

After much discussion our board of directors has determined that a postponement on our behalf is unnecessary. We are, therefore, withdrawing our request for postponement. We are ready for this case to be heard at the Zoning and Platting Commission tonight.

Thank you for your continued help with this matter.

Sincerely yours,

Peter Torgrimson
President
2222 Coalition of Neighborhood Associations, Inc.
6104 Maury's Trail
Austin, TX 78730
[REDACTED]

12/4/2007

Rousselin, Jorge

From: Allen Regehr [REDACTED]
Sent: Tuesday, December 04, 2007 2:39 PM
To: Betty Baker; Clarke Hammond; Keith Jackson; Joseph Martinez; Teresa Rabago; Stephanie Hale; James Shieh; Jay A. Gohil
Cc: Rousselin, Jorge
Subject: Please DENY rezoning request - Agenda Item 9, C814-2007-0163, December 4 Hearing - The Venue at Lake Travis

Zoning & Platting Commission Chair and Commissioners,

Please deny approval of the zoning change application for the Venue at Lake Travis . This is item 9 on the December 4, 2007 Zoning and Platting Commission agenda, case number C814-2007-0163.

The applicant is requesting PUD zoning, but has failed to demonstrate that this development qualifies for PUD zoning.

Many variances from the provisions of the Land Development Code (LDC) are requested and they should be denied. These include variances from environmental protections, impervious cover, building height, etc., numbering 27 in all.

The application generated a large number of questions and issues by City staff, and many of those have not been addressed by the applicant. It is premature for this development to be going forward for zoning approval. Until the questions and issues have been resolved and additional information has been provided to the City and neighbors, it is not possible to properly evaluate this zoning proposal.

Thank you for your consideration.
Allen Regehr

12/4/2007

Rousselin, Jorge

From: Peter Torgrimson [REDACTED]
Sent: Monday, December 03, 2007 9:08 AM
To: Rousselin, Jorge
Cc: Carol Lee
Subject: Postponement Request - The Venue at Lake Travis - C814-2007-0163

To: Mr. Jorge Rousselin, Neighborhood Planning and Zoning Department

From: Peter Torgrimson, President, 2222 Coalition of Neighborhood Associations, Inc.

RE: Case Number C814-2007-0163

Dear Mr. Rousselin,

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA) requests postponement of Agenda Item #9 on the Zoning and Platting Commission December 4, 2007 agenda concerning The Venue at Lake Travis. We request the hearing be postponed to the January 8, 2008 meeting.

This is a complex project. Many concerns of the neighborhoods affected by this development are unresolved. In addition, many questions to the applicant from city staff remain unanswered. The additional time requested will allow the neighborhoods to better understand and evaluate the proposed development.

2222 CONA requests that our postponement request not be used if the City of Austin or the applicant requests a postponement of this item.

Thank you for your continued help with this matter.

Sincerely yours,

Peter Torgrimson
President
2222 Coalition of Neighborhood Associations, Inc.
6104 Maury's Trail
Austin, TX 78730
[REDACTED]

12/4/2007

CLARK, THOMAS & WINTERS

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300 WEST 6TH STREET, 15TH FLOOR
AUSTIN, TEXAS 78701

December 4, 2007

John M. Joseph
Direct Line – 495-8895
jmj@ctw.com

Mr. Jerry Rusthoven
Neighborhood Planning & Zoning Dept.
City of Austin
P.O. Box 1088
Austin, Texas 78767

RECEIVED

DEC 04 2007

RE: Venue at Lake Travis

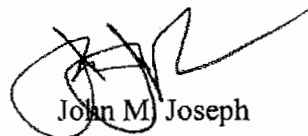
Neighborhood Planning & Zoning

Dear Mr. Rusthoven,

Jorge Rouesslin has advised that 2222 CONA has requested a postponement of the hearing on the Venue at Lake Travis Planned Unit Development which is on the December 4, 2007 agenda of the Zoning and Platting (ZAP) commission. Applicant will not oppose the 2222 CONA request that the matter be postponed.

During the postponement period, the applicant will continue to invest time and resources to ensure that this is the highest quality project and will request a hearing in front of the Environmental Board and the ZAP Commission on January 8, 2008.

Sincerely,



John M. Joseph

cc: Jorge Rousselin
DHD Ventures, LLC

Rousselin, Jorge

From: Peter Torgrimson [REDACTED]
Sent: Tuesday, December 04, 2007 2:24 PM
To: Rousselin, Jorge
Subject: Postponement Request Withdrawal - The Venue at Lake Travis - C814-2007-0163

To: Mr. Jorge Rousselin, Neighborhood Planning and Zoning Department

From: Peter Torgrimson, President, 2222 Coalition of Neighborhood Associations, Inc.

RE: Case Number C814-2007-0163, Agenda Item 9, December 4, 2007 Zoning and Platting Commission Meeting

Dear Mr. Rousselin,

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Late yesterday afternoon we learned that the staff recommendation was for disapproval of the application.

After much discussion our board of directors has determined that a postponement on our behalf is unnecessary. We are, therefore, withdrawing our request for postponement. We are ready for this case to be heard at the Zoning and Platting Commission tonight.

Thank you for your continued help with this matter.

Sincerely yours,

Peter Torgrimson
President
2222 Coalition of Neighborhood Associations, Inc.
6104 Maury's Trail
Austin, TX 78730
[REDACTED]

12/4/2007