

Drenner & Golden
Stuart Wolff LLP
ATTORNEYS AT LAW

December 2, 2008

Ms. Maureen Meredith
Neighborhood Planning & Zoning
City of Austin
505 Barton Springs
Austin, Texas 78704

VIA ELECTRONIC MAIL

**Re: FLUM Designations for Property Located at 8901 S.H. 71 West and
7219 Mowinkle Drive, Austin, Texas.**

Dear Ms. Meredith:

We represent PromiseLand Church West (1301 Capital of Texas Hwy., Suite A-308, Austin, Texas 78746) (the "Owner"), owner of an approximately 53.28-acre tract located at 8901 S.H. 71 West (TCAD Tax Parcel ID No. 01014803010000) and an approximately 14.94-acre tract located at 7219 Mowinkle Drive (TCAD Tax Parcel ID No. 04045001190000) (the "Property").

This letter serves to supplement the letter of August 21, 2008, attached. While the August 21st letter stated the Owner's support for a FLUM designation that would accommodate SF-1 zoning, it appears that the backup materials and motion sheets may have incorrectly indicated the Owner in support of "Large Lot Rural Single Family Land Use" for the 53.28-acre tract, a designation that would be inconsistent with SF-1 zoning. We have spoken with Ms. Meredith about this, and shared our desire that the record reflect our opposition to the Large Lot Rural Single Family Land Use FLUM designation. The Owner supports the "Single Family Land Use" FLUM designation that would accommodate SF-1 zoning for the bulk of both tracts.

Please note that the 14.94-acre tract located at 7219 Mowinkle Drive was recently zoned SF-1 CO (Case No. C14-06-0231) with a specific limitation on density, and the Owner is unaware of any change in conditions that would lead to a FLUM designation that would exclude such an SF-1 zoning. It was also the recommendation of the Planning Commission that the bulk of the 53.28-acre tract located at 8901 S.H. 71 West be designated as Single Family Land Use on the FLUM (Tract I). This recognized the environmental benefits available with SF-1 zoning, allowing the clustering of structures that would not be possible with RR zoning. This position was supported by various stakeholders testifying before the Planning Commission.

Finally, the Owner supports and requests that the portion of the 53.28-acre tract directly fronting on S.H. 71 West be designated as Mixed Use/Office Land Use on the FLUM (Tract H). This FLUM designation is consistent with the recommended FLUM designations by the Planning Commission on the series of tracts located directly adjacent



and to the east of this tract. A Large Lot Rural Single Family Land Use FLUM designation for a tract fronting on a major state highway is inconsistent with general planning principles and the treatment of similarly situated tracts along S.H. 71 and US 290.

In sum, the Owner supports and requests a FLUM designation of Single Family Land Use on the 14.94-acre tract located at 7219 Mowinkle Drive and the bulk of the 53.28-acre tract located at 8901 S.H. 71 West (Tract I), and supports and requests a FLUM designation of Mixed Use/Office Land Use on the remainder of the 53.28-acre tract fronting on S.H. 71 West (Tract H).

Please let us know if we may provide you with any additional information.

Sincerely,



John Phillip Donisi

cc: Mr. Michael Heflin
Executive Pastor, PromiseLand West
1301 Capitol of Texas Highway, Suite A-308
Austin, Texas 78746

August 21, 2008

VIA ELECTRONIC MAIL

Ms. Maureen Meredith
Neighborhood Planning & Zoning
City of Austin
505 Barton Springs
Austin, Texas 78704

Re: *Support for the SF-1 zoning classification, as recommended by the Planning Commission, for tracts of real property located at 8901 S.H. 71 West and 7219 Mowinkle Drive, Austin, Travis County, Texas*

Dear Ms. Meredith:

We represent PromiseLand Church West (1301 Capital of Texas Hwy., Suite A-308, Austin, Texas 78746) (the "Owner"), owner of an approximately 53.28-acre tract located at 8901 S.H. 71 West (TCAD Tax Parcel ID No. 01014803010000) and an approximately 14.94-acre tract located at 7219 Mowinkle Drive (TCAD Tax Parcel ID No. 04045001190000) (the "Property").

This letter constitutes Owner's support for the SF-1 zoning recommendation and the Single Family/Rural Residential FLUM recommendation for the Property made by the Planning Commission on July 8, 2008 pursuant to Zoning Case No. C14-2008-0125 - West Oak Hill Neighborhood Planning Area Rezoning. We also believe this recommendation is consistent with that made by representatives of the OHAN neighborhood association planning group.

It is the intent of the Owner of the Property to develop this tract with a church and a parsonage, and related uses. A religious use is permitted in either SF-1 or RR zoning, and as such, is consistent with the recommended zoning and FLUM.

Please let me know if we may provide you with any additional information.

Sincerely,



John Philip Donisi



cc: Mr. Buddy Patten (via mail)
11921 North Mopac Expressway
Suite 110
Austin, TX 78759