

Rhoades, Wendy

From: Anguiano, Dora
Sent: Monday, July 21, 2008 9:29 AM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Rhoades, Wendy; ~~Wendy@rhoades.com~~
Subject: FW: Case Number: C14-2008-0115 -- 4808 Wm Cannon Dr.

From: Jennifer Voss [mailto:~~jvoss@rhoades.com~~]
Sent: Monday, July 21, 2008 5:50 AM
To: Anguiano, Dora
Subject: Case Number: C14-2008-0115 -- 4808 Wm Cannon Dr.

(Ms. Anguiano: I apologize that I accidentally sent a previous email to you before I had finished writing, especially the subject line. Please forward this email. Sorry for the mix-up.)

 Please forward to Planning Commissioners

Reference Case Number: C14-2008-0115

Rezoning of 4808 William Cannon Drive

I live in the Westcreek Subdivision where White Elm Drive is located. White Elm Drive is across Williamson Creek from 4808 William Cannon Drive and we oppose the proposed zoning change. We see this as the first of many changes that could result in commercial businesses all along William Cannon where there is now residential. We enjoy the fact that there are single family homes on both sides of Williamson Creek. With all the commercial development on the south side of William Cannon we don't see the need for changes on this side—especially since there is still much space in those developments that has not been built out. This is a big change that will impact our property values and livability in the future.

On a side note, I want to express my sincere thanks for your recent neighborhood-friendly votes for the Westcreek Subdivision. We so appreciate it.

Regards,

7/21/2008

Jennifer Voss

6211 Sun Vista Drive

Westcreek Neighborhood

7/21/2008

Rhoades, Wendy

From: Anguiano, Dora
Sent: Tuesday, July 22, 2008 9:47 AM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Rhoades, Wendy
Subject: FW: Oppose rezoning of 4808 Wm Cannon Drive, Case number C14-2008-0115ef

-----Original Message-----

From: Andrea Shindler [mailto:ashindler@ci.austin.tx.us]
Sent: Monday, July 21, 2008 10:36 PM
To: Anguiano, Dora
Subject: Fwd: Oppose rezoning of 4808 Wm Cannon Drive, Case number C14-2008-0115ef

1
> To: Dora.Anguiano@ci.austin.tx.us
> Subject: Oppose rezoning of 4808 Wm Cannon Drive, Case number
> C14-2008-0115ef
>
> Ms. Anguiano,
>
> Please forward the following opposition to the City of Austin Planning
> Commission.
>
> Reference Case Number: C14-2008-0115
> Rezoning of 4808 William Cannon Drive
>
> I live in the Westcreek neighborhood at 4802 White Elm Drive, which is
> across Williamson Creek from
> 4808 William Cannon Drive. My family opposes the rezoning of the
> property at 4808 William Cannon Drive. The rezoning request, if
> granted, would place retail and/or commercial into an area surrounded
> by properties zoned SF. This property is in the Edwards Aquifer
> Recharge Zone and is prone to flooding. Additional runoff into the
> creek would exacerbate the problem.
>
> The East Oak Hill Neighborhood Plan, Oak Hill FLUM and City of Austin
> Planning Staff support this property as Single Family. There is a
> significant amount of vacant retail space at the shopping centers at
> Wm Cannon @ Mopac. There is no need for additional retail space on Wm
> Cannon when there is availability in close proximity.
>
> Thank you for your consideration -
> Paul Shindler
>

Rhoades, Wendy

From: Anguiano, Dora
Sent: Tuesday, July 22, 2008 9:49 AM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Rhoades, Wendy
Subject: FW: Opposition to Rezoning of 4808 William Cannon Drive

-----Original Message-----

From: Chelsea R Wallace [mailto:chelsea.wallace@austinplanning.com]
Sent: Monday, July 21, 2008 5:10 PM
To: Anguiano, Dora
Subject: Opposition to Rezoning of 4808 William Cannon Drive

Ms. Anguiano,

Please forward the following opposition to the City of Austin Planning Commission.

Reference Case Number: C14-2008-0115
Rezoning of 4808 William Cannon Drive

I live in the Westcreek neighborhood at 4901 White Elm Drive, which is across Williamson Creek from 4808 William Cannon Drive. My family opposes the rezoning of the property at 4808 William Cannon Drive. The rezoning request, if granted, would place retail and/or commercial into an area surrounded by properties zoned SF. This property is in the Edwards Aquifer Recharge Zone and is prone to flooding. Additional runoff into the creek would exacerbate the problem.

The East Oak Hill Neighborhood Plan, Oak Hill FLUM and City of Austin Planning Staff support this property as Single Family. There is a significant amount of vacant retail space at the shopping centers at Wm Cannon @ Mopac. There is no need for additional retail space on Wm Cannon when there is availability in close proximity.

Thank you for your consideration -

Chelsea Wallace

Rhoades, Wendy

From: Anguiano, Dora
Sent: Tuesday, July 22, 2008 9:49 AM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Rhoades, Wendy
Subject: FW: Oppose rezoning of 4808 Wm Cannon Drive, Case number C14-2008-0115ef

-----Original Message-----

From: cwallace@stedwards.edu [mailto:cwallace@stedwards.edu]
Sent: Monday, July 21, 2008 5:06 PM
To: Anguiano, Dora
Cc: cwallace@stedwards.edu; mbwallace@tea.state.tx.us; pdshindler@sbcglobal.net
Subject: Oppose rezoning of 4808 Wm Cannon Drive, Case number C14-2008-0115ef

Ms. Anguiano,

Please forward the following opposition to the City of Austin Planning Commission.

Reference Case Number: C14-2008-0115
Rezoning of 4808 William Cannon Drive

I live in the Westcreek neighborhood at 4901 White Elm Drive, which is across Williamson Creek from 4808 William Cannon Drive. My family opposes the rezoning of the property at 4808 William Cannon Drive. The rezoning request, if granted, would place retail and/or commercial into an area surrounded by properties zoned SF. This property is in the Edwards Aquifer Recharge Zone and is prone to flooding. Additional runoff into the creek would exacerbate the problem.

The East Oak Hill Neighborhood Plan, Oak Hill FLUM and City of Austin Planning Staff support this property as Single Family. There is a significant amount of vacant retail space at the shopping centers at Wm Cannon @ Mopac. There is no need for additional retail space on Wm Cannon when there is availability in close proximity.

Thank you for your consideration -

Charlotte Wallace

Rhoades, Wendy

From: Anguiano, Dora
Sent: Tuesday, July 22, 2008 2:31 PM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Rhoades, Wendy
Subject: FW: Case Number: C14-2008-0115

From: Angelica Reeve [mailto:~~areeve@swbell.net~~]
Sent: Tuesday, July 22, 2008 2:21 PM
To: Anguiano, Dora
Subject: Case Number: C14-2008-0115

Ms. Anguiano

Can you please forward this letter to the Planning Commissioners? Thank you!

TO: Planning Commissioners
RE: Case Number: C15-2008-0115, Rezoning of 4808 William Cannon Drive

My name is Angelica Reeve and I live directly behind 4808 William Cannon Drive at 4815 White Elm Dr. I support the staff recommendation of **Not recommended**.

I support the staff recommendation for NOT rezoning this property from SF-2 to LR-MU for the following reasons:

1. The increase in economic value of the property up for rezoning will cause the adjacent tracts of land (my property and all my neighbor's) to decrease in economic value.
2. There is existing commercial space in tracts already designated for retail/commercial use at the William Cannon/Brush Country intersection that haven't been fully developed at this time.
3. Rezoning of the subject property would set a precedent for the remaining residential tracts along the William Cannon artery.
4. The property is located in the Edwards Aquifer Recharge Zone.
5. Commercial development of the subject property would further aggravate flooding along Williamson Creek, an already flood-prone area.
6. Wildlife has been affected by the loss of native habitat on the subject property.

Thank you for considering my concerns.

Angelica Reeve
 4815 White Elm Dr.
~~areeve@swbell.net~~

Rhoades, Wendy

From: Anguiano, Dora
Sent: Tuesday, July 29, 2008 1:06 PM
To: Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Bhakta, Minal; Meredith, Maureen; Rhoades, Wendy; Montes, Gregory
Subject: FW:

From: JD Patton [mailto:jdpatton22@hotmail.com]
Sent: Tuesday, July 29, 2008 12:30 PM
To: Anguiano, Dora
Subject:

To Dora Anguiano,

I am sending you this email to voice my concerns about the issues in the Westcreek subdivision. My family and I have lived here approximately four years and have enjoyed every moment of it. My wife and I have 2 children ages 6 and 2. We enjoy riding our bikes and walking through the neighborhood. We have noticed the kindness, friendliness, and generosity of other neighbors. It is a quiet and clean neighborhood and great for raising a family. Everyone enjoys improving and working on their houses and lawns. Which in the long run, will improve the value of the neighborhood and the beauty. Westcreek is an older neighborhood and it has been able to maintain its integrity as a great place to live. Changing 6110 Hill Forest into a high density single family residence, extending Brush Country to Monterrey Oaks, and adding commercial properties on Old Fredericksburg Road would be a devastation to the ambience and character of our HOME(neighborhood). If anyone on the planning commission hasn't driven in our neighborhood, please do. You will see a clean, beautiful, and lovely place where we call home. We have a distinct neighborhood and we would like to preserve it. These issues would add more traffic, litter, and a possible increase in crime due to easy access to the neighborhood and rezoning to a high density family resident. Not only that, it could and would decrease the value of our homes. I don't know what neighborhood the Planning Commission Board lives but, I can guarantee if these issues were in theirs, they wouldn't want it. Austin talks about preservation, i.e the greenbelt, and conservation. This would destroy an area where nature is already established and would be destructive to the wildlife that lives there. Furthermore, it would pollute our aquifers and creek. Please do what it is right to help keep our neighborhood pristine.

Respectively,

Lt. JD Patton

Oak Hill FD and resident of Westcreek

7/29/2008

Rhoades, Wendy

From: Roger Welsch [mailto:rwelsch@austin.rr.com]
Sent: Tuesday, August 05, 2008 6:55 PM
To: Rhoades, Wendy
Subject: FW: rezoning request

We agree with the position of the Western Oaks Board and are opposed to the rezoning request for 4808 William Cannon, Case #14-2008-0115.

Mary Lee and Roger Welsch
6807 One Oak Rd.
Austin, TX 78749
(512) 892-1035

Rhoades, Wendy

From: Dena Flynn [dena@flynn.net]
Sent: Wednesday, August 06, 2008 11:51 AM
To: Rhoades, Wendy
Subject: Zoning change of Wm. Cannon case/3 C14-2008-0115

My family has lived in this area for ten years, had someone told me they were going to deface my neighborhood in ten years we would have thought twice about buying our home in Western Oaks. I tire of seeing the dead animals up and down Wm. Cannon because the developers came in and bulldozed right over their habitat. I loved having the deer behind my house, I loved having the raccoons and yes even the skunks in my backyard. Now I find out someone thinks it's a good idea to chop up a little bit more of my heaven. People who do not even live in my neighborhood are making decisions for my family. NO MORE!! This is my hometown and I am becoming embarrassed of the people that allow over developing, we have three fitness facilities within 1 1/2 miles of each other, why? When do the homeowners count.
Dena Flynn

Rhoades, Wendy

From: Eric & Staci Frey [mailto:efrey@shagbark.net]
Sent: Wednesday, August 06, 2008 1:13 PM
To: Rhoades, Wendy
Subject: Rezoning case C14-2008-0115, Marcus Whitfield

As a resident of the Western Oaks neighborhood (6810 Terra Oak Cir), I am writing to **oppose** developer attempts to rezone 4808 William Cannon Dr from residential to commercial. Such a zoning change would put my property value at risk, since I live at the end of a cul-de-sac that faces the 4808 Wm Cannon property. Additionally, such zoning would significantly increase the traffic and noise in front of my home.

Just 4 months ago my family moved into the Western Oaks neighborhood after several years of looking for the opportunity to do so. We moved there because of the neighborhood's long history of being residential, quiet, yet easily accessible. We anticipated the surrounding area to remain residential and hope to live in this home until we die (some 30, 40, or 50 years from now). We want our neighborhood to continue as one that is quiet, well-maintained, and of good value.

Please note that I am a business owner, maintaining an office just one mile away from the proposed rezoning area. I value economic development, but the area surrounding 4808 Wm Cannon has seen much commercial development over the last few years. I think an appropriate balance has been achieved. Further commercialization threatens that balance between respect for existing neighborhoods and commercial development.

Please respect the recently negotiated Future Land Use Map for the Oak Hill area and deny developer requests to rezone 4808 Wm Cannon (case C14-2008-0015).

Thank you,
Dr. Eric Frey and family
6810 Terra Oak Cir

8/6/2008

Rhoades, Wendy

From: Timothy Massey [mailto:tim700@comcast.net]
Sent: Wednesday, August 06, 2008 2:42 PM
To: Rhoades, Wendy
Subject: I am Against Rezoning!! - Re: C14-2008-0115, Marcus Whitfield
Attachments: DefendWmCannon_Flyer(V.4).doc

Wendy,

I am emailing you to tell you that I disagree with rezoning the subject property on Wm Cannon.

I have attached a flyer that was distributed today in Western Oaks and a few other areas.

Please note a significant group of residents in the area are establishing a website

< www.defendWmCannon.com >

in an effort to get out information on the commercialization of residential sections of Wm Cannon.

I understand the Western Oaks board has agreed with the developers on the rezoning, however, I do not believe

that position reflects the vast majority of homeowners in Western Oaks and I will attend the City Council Meeting

tomorrow to express that viewpoint.

Thanks,

Tim Massey
5108 Jacobs Creek Court
Austin, TX 78749

8/6/2008

Attention Fellow Homeowners!!

Western Oaks, Westcreek, Beckett Estates and Other
Neighborhoods Bordering Wm Cannon Drive...

Your Property Value is at Risk!

Developers are attempting to change the zoning from residential to commercial for 4808 Wm Cannon before our recently negotiated Future Land Use Map goes into effect.

Bottom Line: Developers want Wm Cannon to go commercial in an area zoned for housing!!

You can stop any rezoning by contacting the City Council & Austin Planning Commission by email or phone:

Reference: Case # C14-2008-0115, Marcus Whitfield
Contact:

1. The City Council using the group email located at:
<http://www.ci.austin.tx.us/council/groupemail.htm>
2. The Austin Planning Commission, Wendy Rhoades
Wendy.Rhoades@ci.austin.tx.us

Tell Them You Do Not Support Rezoning!

**You *Must* Email or Call Before The
Thursday, 7 August City Council Meeting!!**

There are also plans to turn the Wm Cannon side of Beckett Estates into a commercial strip center. For more information about all of these issues and to sign an electronic petition, go to:

www.DefendWmCannon.com

Rhoades, Wendy

From: Gael A Simons [mailto:gsimons@juno.com]
Sent: Wednesday, August 06, 2008 3:11 PM
To: Rhoades, Wendy
Subject: Rezoning of 4808 Wm Cannon

Reference:Case# C14-2008-0115, Marcus Whitfield

Ms. Rhoades,

Developers want to change the residential zoning of 4808 Wm Cannon to commercial.

This is a well established residential neighborhood with the expectation that that property would remain zoned residential.

I am totally opposed to a change to commercial.

Thank you,

Gael Simons
5100 Dusty Trail Cove
78749

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<http://thirdpartyoffers.juno.com/TGL2141/fc/Ioyw6i3m2LaCCwJ96fH9byh46MDuJvXe16xhxrdciZIBQS oPH6d3Cu/>

Rhoades, Wendy

From: Linda Warner [mailto:lindyw@austin.rr.com]
Sent: Wednesday, August 06, 2008 4:56 PM
To: Rhoades, Wendy
Cc: lindyw@austin.rr.com
Subject: Rezoning of Wm Cannon Drive

Ms. Rhoades,

We are definitely opposed to the proposed rezoning of William Cannon Drive (Case # C14-2008-0115, Marcus Whitfield). The roads are already congested. There is unused commercial space at the "Y" and the large area between Mopac and Brush Country is still under construction. PLEASE leave this section of William Cannon alone! Don't put our property value at risk!

Sincerely,

Mike & Linda Warner

Western Oaks

8/7/2008

Rhoades, Wendy

From: Mindy Cavazos [mailto:~~mcavazos@cityofhouston.com~~]

Sent: Wednesday, August 06, 2008 5:25 PM

To: Rhoades, Wendy

Subject: Case#C14-2008-0115, Marcus Whitfield

Dear Ms. Rhoades, I understand that developers are attempting to change the zoning from residential to commercial for 4808 Wm Cannon before our recently negotiated Future Land Use Map goes into effect. Our property value is highly at risk if Wm Cannon goes commercial in an area zoned for housing. My daughter, Teresa and I are totally against this. We ask that you please not support rezoning this area. Thank for all the work that you do for our city and we ask that you listen to the homeowners of Western Oaks, Westcreek, Beckett Estates and other Neighborhoods Bordering Wm Cannon drive who will be affected by this. Sincerely, Guadalupe and Teresa Cavazos

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Rhoades, Wendy

From: Mary & Don Johnson [mailto:maryjohnson@att.net]
Sent: Wednesday, August 06, 2008 5:35 PM
To: Rhoades, Wendy
Subject: CASE #C14-2008-0115, Marcus Whitfield: WE DO NOT SUPPORT REZONING !!!
Importance: High

Dear Ms. Rhoades,

Please do not allow 4808 West William Cannon to be rezoned to commercial. Recently, there has been a negotiated Future Land Use Map that has not yet gone into effect. Please stop any rezoning. Please be sure this land remains zoned for housing. Thank you.

Don & Mary Johnson

5011 Desert Oak Circle

Austin, TX 78749-2216

8/7/2008

Rhoades, Wendy

From: [REDACTED]
Sent: Wednesday, August 06, 2008 10:51 PM
To: Rhoades, Wendy
Subject: 4808 W. William Cannon Planning

Is it true that the 4808 W. William Cannon area may go commercial?

Please hear my voice that I do NOT want this to happen. I live in Western Oaks at 7006 One Oak Road.

Is there something more I can do? Please hear me.

Reference Case #C14-2008-0115

Bill Hatcher
771-1115 cellular
7006 One Oak Road
Austin, TX 78749

Looking for a car that's sporty, fun and fits in your budget? [Read reviews on AOL Autos.](#)

8/7/2008

Rhoades, Wendy

From: Vickie Leady [VLEADY@WESTOAKS.HOIA.ORG]
Sent: Thursday, August 07, 2008 6:52 AM
To: Rhoades, Wendy
Subject: Case # C14-2008-0115, Marcus Whitfield

Ms. Rhoades,

My family and I live in the Western Oaks subdivision immediately off of William Cannon near Beckett Street. We do not support rezoning in our area (including 4808 William Cannon) from residential to commercial use. Please seek input from the various homeowners associations in the vicinity, such as the Western Oaks Homeowners Association, and support coordinated, long-term planning for the families who live in this area.

Thank you,

Vickie & Don Leady

8/7/2008

Rhoades, Wendy

From: Anguiano, Dora
Sent: Thursday, August 07, 2008 9:24 AM
To: Bhakta, Minal; Montes, Gregory; Rusthoven, Jerry; Rhoades, Wendy
Cc: Arzola, Sylvia
Subject: FW: Item #88 on the Agenda for Thursday, August 7; C14-2008-0129-East Oak Hill Combined Neighborhood Planning Area

From: Jay D. Nicholson [mailto:~~nicholsonjda@yahoo.com~~]
Sent: Thursday, August 07, 2008 4:43 AM
To: Anguiano, Dora
Cc: nicholsonjda@yahoo.com
Subject: Item #88 on the Agenda for Thursday, August 7; C14-2008-0129-East Oak Hill Combined Neighborhood Planning Area

Mayor Winn and our City Council,

I and my family are residents of the Westcreek Neighborhood, a part of the East Oak Hill Neighborhood Plan and we now support the Oak Hill FLUM, which was revised on July 8 at the Planning Commission Hearing which I attended. My family and we the neighborhood as a community are deeply concerned about the property at 6110 Hill Forest being kept as previously zoned as "Single Family", as decided in the previous Planning Commission meeting.

If you will allow me to show my geekiness ... "The needs of the many ... outweigh the needs of the few. Or the one ...". By that, I mean that by not revising the zoning of this parcel from its original designation of Single Family will most certainly be to the overall detriment of this area and particularly our neighborhood. Too much traffic of autos and large service vehicles, commercial enterprise, and urban sprawl that would (most likely) permeate into this historically quiet residential community is not what the families and our children want nor need in this quiet friendly neighborhood. There is a plethora of available and as yet undeveloped and more accurately zoned acreage on the South side of William Cannon Drive, between that location and the nearby Arbor Walk, and all along the Eastward Willam Cannon corridor already zoned other than Single Family.

We are happy to be residents and citizens and tax payers of our Austin who support our city government; Thank you for the opportunity to participate in our democracy and allow us to let our elected representatives know how we feel about this issue.

Please ensure that the property designated as 6110 Hill Forest remains zoned as "Single Family".

Respectfully,
The Jay D. Nicholson family.
6108 Smith Oak Trail
Austin, Texas 78749-1362
Active contact (local) 217-7474

Rhoades, Wendy

From: Dawn Karboski [dkarboski@austintexas.gov]
Sent: Thursday, August 07, 2008 10:26 AM
To: Rhoades, Wendy
Subject: Rezoning Case C14-2008-0115

To: Wendy Rhoades, Austin Planning Commission

RE: Rezoning Case C14-2008-0115, Marcus Whitfield

Dear Wendy Rhoades,

I am a home owner in the neighborhood of Western Oaks, one of the original neighborhoods in this area of South Austin. I am writing to inform you that I am against the effort by the Marcus Whitfield group to change the 4808 William Cannon address from residential to commercial. Our area of town has seen a lot of commercial growth and development over the last 10 years, but the commercial growth has been largely in partnership with neighborhood communities. This effort by the Whitfield group is an attempt to circumvent the recently negotiated Future Land Use Map that has not yet gone into effect. Please help protect the neighborhoods where Austin citizens raise their families and do not approve this rezoning request!

Sincerely,

Dawn Karboski

Rhoades, Wendy

From: James Karboski [mailto:James.Karboski@att.net]
Sent: Thursday, August 07, 2008 11:34 AM
To: Rhoades, Wendy
Subject: Rezoning Case C14-2008-0115, Marcus Whitfield

Dear Ms. Rhoades,

I am a home owner in the neighborhood of Western Oaks, one of the original neighborhoods in this area of South Austin. I am writing to inform you that I am against the effort by the Marcus Whitfield group to change the 4808 William Cannon address from residential to commercial. Our area of town has seen a lot of commercial growth and development over the last 10 years, but the commercial growth has been largely in partnership with neighborhood communities. This effort by the Whitfield group is an attempt to circumvent the recently negotiated Future Land Use Map that has not yet gone into effect. Please help protect the neighborhoods where Austin citizens raise their families and do not approve this rezoning request!

Sincerely,

James A. Karboski

Rhoades, Wendy

From: Sabas Flores [mailto:sab.flores@kippflores.com]
Sent: Thursday, August 07, 2008 2:43 PM
To: Rhoades, Wendy
Subject: Case #C14-2008-0115, Marcus Whitfield

Wendy/Marcus, I am an architect with Kipp Flores Architects and do not support the rezoning of 4808 Wm. Cannon to go commercial. William Cannon's traffic has become very dangerous with the development of all the commercial area at Mopac/William Cannon and Escarpment/William Cannon area, it has become very dangerous to just get out of our streets because of the speeds/amount of traffic on Wm. Cannon. I do not want another Galleria area (Hwy. 71/620), that has become a nightmare and more construction is allowed without the upgrading of our traffic systems.

Sabas Flores A.I.A.
11776 Jollyville Road #100
Austin, Texas 78759
512.335.5477
512.335.5852 (Fax)

8/7/2008

Rhoades, Wendy

From: [REDACTED]
Sent: Thursday, August 07, 2008 3:49 PM
To: Rhoades, Wendy
Subject: C14-2008-0115

I support the City Staff recommendation to maintain single family zoning for the property at 4808 William Cannon for the reasons indicated by City Staff.

Sara Summers
5009 Desert Oak Circle
Austin, Texas 78749

It's time to go back to school! Get the latest trends and gadgets that make the grade on [AOL Shopping](#).

Rhoades, Wendy

From: John Smolucha [mailto:john.smolucha@att.net]
Sent: Thursday, August 07, 2008 5:11 PM
To: Rhoades, Wendy
Cc: Janis Smolucha
Subject: Case # C14-2008-0115

Dear Ms. Rhoades,

I am writing to let you know that both my wife and I are in protest of the attempted re-zoning of the residential property located at 4804 Wm Cannon Drive to commercial zoning. We have more than enough idle and / or empty commercial units within two blocks of that location. I cannot understand how the Commission could even consider the re-zoning of this residential lot to commercial use given the negative impact it would have on the adjoining homes and families.

I have attended previous zoning meetings waiting to speak on this agenda item – but it was superseded by the Future Land Use discussion. I cannot be there in person tonight so I am voicing my concern and protest in email.

I would very much appreciate your acknowledgement of receipt of this protest.

Sincerely,
John and Janis Smolucha
7105 Fence Line Drive
Austin, TX 78749

512.892.0949

8/11/2008

Reference Case Number: C14-2008-0115
Rezoning of 4808 William Cannon Drive

August 7, 2008

Dear Mayor Wynn,

I have lived in the Westcreek neighborhood at 4807 White Elm Dr since 1986. My home is less than 300 ft. across Williamson Creek from 4808 William Cannon Drive.

I understand that the city council will be considering an application for a zoning change for 4808 William Cannon Drive. OPPOSE the proposed LR zoning change.

I support the City of Austin Planning Commission Staff recommendation that the subject property remain zoned as single family land use - SF-2.

There are plenty of available commercial spaces at the major intersections around us and no pressing need for mid-block commercial expansion, especially, expansion that encroaches upon Williamson Creek.

Austin recently won a coveted 6 year platinum award for our water quality. This was a culmination of city and community efforts to keep our water clean. Rezoning would put pressure on an already sensitive area as the proposed property is located on the Edwards Aquifer Critical and Transition Zone, as well as the Williamson Creek-Recharge Zone. The property extends completely across Williamson Creek from one bank to the next and is not limited midway as most property lines do along the creek area. This is of critical concern as Williamson Creek is prone to flash flooding when we are blessed with heavy rains. Wildlife sighted along the creek banks includes foxes; rabbits; deer; owls and migrating birds; and many other reptile and wildflower species native to Texas - all of which are an important part of the food chain. It is great fun for children growing up in the neighborhood who explore the dry creek bed during the spring and summer. In the rainy season, you can hear the roar of the water sweeping through the creek as it and takes its course from afar.

I am not opposed to change that is well-thought out and respectful of the environment. However, I know that more commercial property mid-block to the Williamson Creek Greenbelt area will add to the already evident displacement/migration of native species into our neighborhood due to loss of native habitat.

For the foregoing reasons, I urge you to vote to keep the permitted zoning of the property at 4808 William Cannon as SF2.

Thank you for your time and attention to this matter.

Sincerely,

Diana HajAli
4807 White Elm Drive
Austin, TX 78749
512-892-2169 (H)
512-467-0071 (W)

Rhoades, Wendy

From: Anguiano, Dora
Sent: Monday, August 11, 2008 9:27 AM
To: Rhoades, Wendy
Cc: Arzola, Sylvia
Subject: FW: Reference Case Number: C14-2008-0115, Rezoning of 4808 William Cannon

Wendy,
I figured it was your case since it's your area; here's another one.

From: Susan Monsees [mailto:susanmonsees@comcast.net]
Sent: Saturday, August 09, 2008 3:12 PM
To: Anguiano, Dora
Subject: Reference Case Number: C14-2008-0115, Rezoning of 4808 William Cannon

Dear Members of the Zoning and Planning Commission,
I live in the Westcreek neighborhood at 5306 Summerset Trail, which is across Williamson Creek from 4808 William Cannon Drive.
I OPPOSE the proposed zoning change.
I support the City of Austin Planning Commission Staff recommendation that the subject property remain zoned as single family land use - SF-2.
There are plenty of available commercial spaces at the major intersections around us and no need for mid-block commercial expansion, especially, expansion that encroaches upon Williamson Creek. To allow this property to be used for commercial purposes would certainly lower the quality of life in the neighborhood. William Cannon has become so developed commercially on the border of our neighborhood, to allow commercial development into the neighborhood is just too much. Please protect our neighborhood.
I also feel that rezoning would put pressure on an already sensitive area as the property is located on the Edwards Aquifer Critical and Transition Zone, as well as the Williamson Creek-Recharge Zone. The property goes completely across Williamson Creek and does not stop midway as most property lines do along the creek area. This is of huge concern as Williamson Creek is prone to flash flooding.
I know more commercial property mid-block to the Williamson Creek Greenbelt area will add to the already evident displacement/migration of native species into our neighborhood due to loss of native habitat.

Sincerely,
Susan Monsees

Got Game? Win Prizes in the Windows Live Hotmail Mobile Summer Games Trivia Contest [Find out how.](#)

Rhoades, Wendy

From: Anguiano, Dora
Sent: Thursday, August 14, 2008 9:16 AM
To: Rhoades, Wendy
Subject: FW: Reference Case Number: C14-2008-0115 Rezoning of 4808 Wm Cannon

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]]
Sent: Tuesday, August 12, 2008 7:52 AM
To: Anguiano, Dora
Subject: Reference Case Number: C14-2008-0115 Rezoning of 4808 Wm Cannon

We live in the Westcreek neighborhood at 4502 Langtry Lane which is across Williamson Creek from 4808 William Cannon Drive.

We OPPOSE the proposed zoning change.

We support the City of Austin Planning Commission Staff recommendation that the subject property remain zoned as single family land use - SF-2.

There are plenty of available commercial spaces at the major intersections around us and no need for mid-block commercial expansion, especially, expansion that encroaches upon Williamson Creek.

We also feel that rezoning would put pressure on an already sensitive area as the property is located on the Edwards Aquifer Critical and Transition Zone, as well as the Williamson Creek-Recharge Zone. The property goes completely across Williamson Creek and does not stop midway as most property lines do along the creek area. This is of huge concern as Williamson Creek is prone to flash flooding.

We know more commercial property mid-block to the Williamson Creek Greenbelt area will add to the already evident displacement/migration of native species into our neighborhood due to loss of native habitat.

Thank you,
Linda & David Bryant

Rhoades, Wendy

From: Anguiano, Dora
Sent: Thursday, August 14, 2008 9:12 AM
To: Rhoades, Wendy
Subject: FW: C15-2008-0115, Rezoning of 4808 William Cannon

I did not forward to PC, not sure if this was something on Tuesday's agenda.

From: Angelica Reeve [mailto:areeve@swbell.net]
Sent: Tuesday, August 12, 2008 3:33 PM
To: Anguiano, Dora
Subject: C15-2008-0115, Rezoning of 4808 William Cannon

Ms. Anguiano

Can you please forward this letter to the Planning Commissioners? Thank you!

TO: Planning Commissioners
RE: Case Number: C15-2008-0115, Rezoning of 4808 William Cannon Drive

My name is Angelica Reeve and I live directly across Williamson Creek from 4808 William Cannon Drive at 4815 White Elm Dr. You will be addressing this rezoning issue tonight and I wanted you to know that I support the staff recommendation of **Not recommended**.

I support the staff recommendation for NOT rezoning this property from SF-2 to LR-MU for the following reasons:

1. There is existing commercial space in tracts already designated for retail/commercial use at the MoPac/William Cannon/Brush Country intersections that haven't been fully developed at this time.
2. Rezoning of the subject property would set a precedent for the remaining residential tracts along the William Cannon artery and no one wants to see another Highway 183 spring up in southwest Austin.
3. The property is located in the Edwards Aquifer Recharge Zone, Drinking Water Protection Zone, and the endangered species survey area.
4. Commercial development of the subject property would further aggravate flooding along Williamson Creek, an already flood-prone area.
5. Wildlife has been affected by the loss of native habitat on the subject property.

Thank you for considering my concerns.

Angelica Reeve

4815 White Elm Dr.

areeve@swbell.net

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Wednesday, September 17, 2008 8:55 AM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Diana Hamad
Address: 4807 White Elm Drive
Email Address: [REDACTED]
Phone: 512-892-2169
State: TX
Zip Code: 78749

Message: I understand that Jeff Howard will be presenting his client's plans for a rezoning change of the property located at 4808 William Cannon Drive. I wanted to let the Contact Team know that I am OPPOSED to rezoning of the property located at 4808 Wm Cannon. I also wanted to let the contact team know that we have a signed petition to the city council with 74% of the property land owners within 200 ft of this property opposed to the change. Thank you!

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Wednesday, September 17, 2008 8:51 AM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Charlotte Wallace
Address: 4901 White Elm Drive
Email Address: [REDACTED]
Phone: 512-554-1773
State: Austin, texas
Zip Code: 78749

Message: Oak Hill Neighborhood Contact Team:

I wanted to let you know that I am opposed to the rezoning of the property at 4808 Wm Cannon for commercial use for the following reasons:

1. Adjacency and precedence: all property within approximately 400 feet of the subject property is zoned SF
2. This property is in the Edwards Aquifer Recharge Zone, Critical Drinking Water Protection Zone and is in the Williamson Creek Watershed.
3. 100% of owner-occupied properties within 200' of this property support SF-2 as witnessed by a petition to the City Council.

Respectfully,

Charlotte Wallace

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Wednesday, September 17, 2008 8:38 AM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Shirley Roberts
Address: 4804 White Elm Dr.

Email Address: [REDACTED]
Phone: 512-848-8314
State: Tx
Zip Code: 78749

Message: I wanted to let the Contact Team know that I am OPPOSED to rezoning of the property located at 4808 Wm Cannon. I also wanted to let the contact team know that we have a signed petition to the city council with 74% of the property land owners within 200 ft of this property opposed to the change.

I also have a question. Does Mr Jeff Howard who is representing the land owner in this case also represent someone on this contact team in another land rezoning case?

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Tuesday, September 16, 2008 9:30 PM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Paul Shindler
Address: 4802 White Elm Dr.
Email Address: [REDACTED]
Phone: 892-0175
State: TX
Zip Code: 78749

Message: I am interested in more information on Oak Hill's Neighborhood Plan. Please contact me by means of information; which, I have provided.

"yourWebaddress".com

I have become aware of a proposal to seek your support for a zoning change from SF2 to LO MU at the address of 4808 William Cannon Drive. I would oppose such a change for many reasons. Some reasons which directly relate to zoning are:

- 1) One of few remaining neighborhood lots which still have the large lot, residential, country feel that we value.
- 2) It is completely surrounded by single family property on all it's boundaries.
- 3) Would establish a mid-block commercial lot rather than a more desirable location at a traffic controlled major intersection.

Thank-you for your consideration,
Paul Shindler

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Monday, September 15, 2008 10:31 PM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Angelica Reeve
Address: 4815 White Elm Dr.
Email Address: [REDACTED]
Phone: 512-892-3501
State: TX
Zip Code: 78749

Message: Oak Hill Neighborhood Contact Team-- It has been brought to my attention that at your meeting on Sept. 17th the persons owning 4808 William Cannon want to change the FLUM from an SF-2 to a LO. I think that your original designation of SF-2 was correct for the reasons listed on your home page. Over 75% of the property owners surrounding 4808 William Cannon are against this change and support the original FLUM designation. Please strongly consider leaving the property as SF-2.

Thank you very much.

Angelica Reeve
4815 White Elm Dr.
512-892-3501
areeve@swbell.net

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Thursday, September 18, 2008 8:45 AM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Charlotte Wallace
Address: 4901 White Elm Drive
Email Address: [REDACTED]
Phone: 512-554-1773
State: Austin, Texas
Zip Code: 78749

Message: Mr. Richardson and members of the OHNCT,

I wish to thank you for your time last night and for facilitating a discussion between Jeff and the neighborhood. It is appreciated.

I also wish to clarify an item I mentioned last night. When I talked of the Army Corps of Engineers/City of Austin Williamson Creek Study, I may have neglected to state that the City was trying to purchase land on Williamson Creek east of Sunset Valley. I only brought it up due to the cost of erosion and flood control on Williamson Creek as a result of additional impervious cover. It was not my intent to make you believe that the City was trying to purchase the 'Westcreek' portion of Williamson Creek. Sandy brought this to my attention this morning.

Lastly, I want to let you know that I beleve the format of your meeting is very effective for facilitation of open discussion. More so than if you were to adopt Robert's rules of order.

Respectfully,

Charlotte Wallace

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Meredith, Maureen

From: Oak Hill's Neighborhood Plan [root@ohplan.com]
Sent: Wednesday, September 17, 2008 8:58 AM
To: undisclosed-recipients

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: charlotte wallace

Address:

Email Address: [REDACTED]

Phone:

State:

Zip Code: 78749

Message: I neglected to mention that this rezoning is opposed by the Planning Commission and Staff, Oak Hill Neighborhood Plan and FLUM, as well as residents on all four sides of the subject property.

Thank you,

Charlotte

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>

Rhoades, Wendy

From: Meredith, Maureen
Sent: Wednesday, September 17, 2008 8:05 AM
To: Rhoades, Wendy; Bhakta, Minal; Montes, Gregory
Subject: FW: 4808 William Cannon Zoning change

FYI. See below.

Maureen

Maureen Meredith, Principal Planner
City of Austin, Neighborhood Planning and Zoning
505 Barton Springs Road, 5th Floor
Austin, TX 78704
Phone: (512) 974-2695/FAX: (512) 974-7757 maureen.meredith@ci.austin.tx.us
www.ci.austin.tx.us/planning -----Original Message-----
From: Oak Hill's Neighborhood Plan [mailto:root@ohplan.com]
Sent: Tuesday, September 16, 2008 9:30 PM
To: undisclosed-recipients
Subject:

Message from Oak Hill Neighborhood Plan's website!
The following is their contact information and a message.

Name: Paul Shindler
Address: 4802 White Elm Dr.
Email Address: [REDACTED]
Phone: 892-0175
State: TX
Zip Code: 78749

Message: I am interested in more information on Oak Hill's Neighborhood Plan. Please contact me by means of information; which, I have provided.

"yourWebaddress".com

I have become aware of a proposal to seek your support for a zoning change from SF2 to LO MU at the address of 4808 William Cannon Drive. I would oppose such a change for many reasons. Some reasons which directly relate to zoning are:

- 1) One of few remaining neighborhood lots which still have the large lot, residential, country feel that we value.
- 2) It is completely surrounded by single family property on all it's boundaries.
- 3) Would establish a mid-block commercial lot rather than a more desirable location at a traffic controlled major intersection.

Thank-you for your consideration,
Paul Shindler

Oak Hill's Neighborhood Plan
<http://www.ohplan.com>



McLEAN & HOWARD, L.L.P.

1004 Mopac Circle

Suite 100

Austin, TX. 78746

phone 512.328.2008

fax 512.328.2409

www.mcleanhowardlaw.com

July 3, 2008

Ms. Wendy Rhoades
Case Manager
City of Austin
505 Barton Springs
Austin, TX 78701

Via Email

Re: Case Number: C14-2008-0115 – William Cannon
Property Address: 4808 West William Cannon Drive

Dear Ms. Rhoades:

I am writing on behalf of the owner of 4808 West Williams Cannon Drive in the above-referenced zoning case to request a postponement of the July 8, 2008 Planning Commission hearing. My client has contacted adjacent neighborhoods to discuss the proposed zoning and wishes to have more time to conduct these discussions prior to Planning Commission consideration. Therefore, I am requesting a postponement on behalf of my client to the next available Planning Commission meeting. Please note this is my client's first request for a postponement.

Thank you for your consideration of this matter. Should you have any questions, please feel free to call me.

to July 22, 2008

Sincerely,

Jeffrey S. Howard

cc: Randy Kolb, WOPOA
Sandy Baldridge, Westcreek Neighborhood Association.

Rhoades, Wendy

From: Jeff Howard [mailto:jhoward@mcleanhowardlaw.com]
Sent: Thursday, January 29, 2009 10:46 AM
To: Rhoades, Wendy
Cc: Tsg0103@aol.com; Gail Whitfield
Subject: RE: Revisions to ordinance for 4808 William Cannon

Wendy,

I am writing to let you know that the applicant and the neighborhood are jointly requesting a postponement of this zoning case and the related FLUM case (Items Nos. 40 & 41) to February 12, 2009. As you know, Council approved on first reading a CO that would limit impervious cover to that which currently exists on the Property. Unfortunately, the applicant has been unable to complete its final analysis of the definitive amount of such impervious cover. The neighborhood and the applicant agree that the 2 cases should not go forward until this is determined. I apologize for any inconvenience this has caused. Thank you for your attention to this matter.

Jeffrey S. Howard
McLean & Howard, LLP
1004 Mopac Circle, Suite 100
Austin, Texas 78746
Telephone (512) 328-2008
Facsimile (512) 328-2409
www.mcleanhowardlaw.com

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-----Original Message-----

From: Rhoades, Wendy [mailto:Wendy.Rhoades@ci.austin.tx.us]
Sent: Wednesday, January 28, 2009 5:34 PM
To: Jeff Howard
Subject: RE: Revisions to ordinance for 4808 William Cannon

Jeff,
Have you received an updated impervious cover figure yet, and is there a survey or documentation that shows these calculations?

Wendy

-----Original Message-----

From: Jeff Howard [mailto:jhoward@mcleanhowardlaw.com]
Sent: Tuesday, January 27, 2009 4:11 PM
To: Rhoades, Wendy
Subject: RE: Revisions to ordinance for 4808 William Cannon

I'll get you both tomorrow. We have had both an engineer and a surveyor look at the impervious cover and it looks like the 8100 square feet we assumed was based on old survey and not on conditions that exist currently. It looks like impervious cover will be about 10% (approx. 9500 square feet) but we are getting a surveyor to verify.

Jeffrey S. Howard
McLean & Howard, LLP
1004 Mopac Circle, Suite 100

Austin, Texas 78746
Telephone (512) 328-2008
Facsimile (512) 328-2409
www.mcleanhowardlaw.com

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-----Original Message-----

From: Rhoades, Wendy [mailto:Wendy.Rhoades@ci.austin.tx.us]
Sent: Tuesday, January 27, 2009 3:48 PM
To: Jeff Howard
Subject: FW: Revisions to ordinance for 4808 William Cannon

Jeff,
Here is the revised ordinance that accounts for the changes we discussed this morning. Please review. I am still in need of any modifications to the amount of existing impervious cover as well as the signed Recreation Easement.

Thank you,
Wendy

-----Original Message-----

From: mfp@ci.austin.tx.us [mailto:mfp@ci.austin.tx.us]
Sent: Tuesday, January 27, 2009 10:51 AM
To: Rhoades, Wendy
Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Attachment File Type: PDF

WorkCentre Location: NPZD - OTC 5th flr
Device Name: OTC05NEWCANEY

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

Rhoades, Wendy

From: Jeff Howard [jhoward@mcleanhowardlaw.com]
Sent: Wednesday, February 11, 2009 5:00 PM
To: Rhoades, Wendy
Cc: Tsg0103@aol.com; gwhitfield@thewhitfieldco.com
Subject: 4808 William Cannon - Item Nos. 42 and 43

Wendy,

The neighborhood and the applicant have agreed to a 2 week postponement of this case. As you know, now that we have the final survey on the impervious cover, the parties want to take that information and finalize any agreements they may have on this zoning case. The postponement is being hereby requested so that we can finalize those agreements. Thanks.

Jeffrey S. Howard
McLean & Howard, LLP
1004 Mopac Circle, Suite 100
Austin, Texas 78746
Telephone (512) 328-2008
Facsimile (512) 328-2409
www.mcleanhowardlaw.com

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2/12/2009