

P E T I T I O N

Date: August 6, 2008

File Number: C14-2008-0115

Address of 4808 Wm Cannon

Rezoning Request: Austin, Texas 78749

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any zoning classification other than SF-2.

Petitioners state the following reasons for the protest:

- Oak Hill Neighborhood Plan and FLUM as well as City Planning Commission Staff support the subject property as SF-2.
- City of Austin's focus is on nodal commercial growth at major intersections such as the one at Wm Cannon at Mopac rather than expansion of mid-block commercial growth.
- Existing retail and office space is available in the surrounding area negating the need for additional mid-block expansion.
- Rezoning would establish a precedent for the rezoning of the Wm Cannon property between Brush Country and McCarty Lane.
- Adjacency – surrounding property on all sides is zoned SF, making this 'pocket' zoning.
- Subject property has significant CEFs (Critical Environmental Features) and it is located in the Edwards Aquifer Contributing Zone, in the Drinking Water Protection Zone and is located within the endangered species survey area.
- Commercial development of the property will exacerbate flooding along Williamson Creek and may increase pollution in the creek.
- Re-zoning this property will reduce trees, vegetative cover and native habitat when impervious cover is increased. Several 'protected' oak trees exist on the property.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Sylvia Y. Pin

Printed Name

SYLVIA Y. PIN

Address

4620 W. W. CANNON DR.
#34.

P E T I T I O N

Date: August 6, 2008

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SignaturePrinted NameAddress

Milena Rudolph Milena Rudolph 4620 W. William Cn
#37, Austin, TX
78749

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Signature Printed Name Address
 Marcia Muse MARCIA MUSE 4620 West William CN #40 AWTN 78749

P E T I T I O N

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Signature

Printed Name

Address

Thomas J. Johnson
Carole S. Johnson

THOMAS J. JOHNSON
Carole S. Johnson

4620 Wm Cannon DR #42 Austin
4620 Wm Cannon Dr #42 Austin

P E T I T I O N

Date: August 6, 2008

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Signature

Printed Name

Address

Susan Cisco

SUSAN CISCO

*4620 W. Wm. Cannon #47
Austin Tx 78749*

PETITION

Date: August 6, 2008
File Number: C14-2008-0115

Address of 4808 Wm Cannon
Rezoning Request: Austin, Texas
78749

To: Austin City Council

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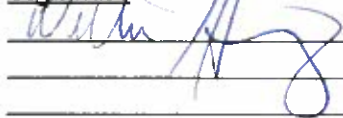
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Signature

Printed Name

Address


William Herring
4620 W. William Cannon
#49 Austin, TX 78749

P E T I T I O N

Date: August 6, 2008
File Number: C14-2008-0115

Address of 4808 Wm Cannon
Rezoning Request: Austin, Texas 78749

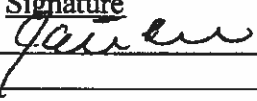
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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Jaime A. Gutierrez	4620 W. William Cannon #50 Austin, TX 78749

Date: August 7, 2008

Contact Name: Charlotte Wallace
Phone Number: 512-554-1773

P E T I T I O N

Date: August 6, 2008

File Number: C14-2008-0115

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Signature

Printed Name

Address

Adrian A. Arriaga

4620 W. William Cannon, # 59
Austin, TX 78749

Date: August 6, 2008
File Number: C14-2008-0115

Signature
Angela Alvarado

Printed Name
Angela Alvarado

Address
4620 W. William Cannon #60
Austin TX 78742

P E T I T I O N

Date: August 6, 2008
File Number: C14-2008-0115

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Rezoning Request: Austin, Texas 78749

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2. Sec. 1-2-1 of the Land Development Code, Protest of a Proposed Rezoning, states that:

a proposed rezoning shall not become effective except by the favorable vote of three-fourths of all members of the Council, if a petition has been filed, signed by the owners of 20% or more of

- 1) the land included in such a proposed change, or
- 2) the land immediately adjoining the same and extending 200 ft. there from.

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The signatures to follow represent 20% or more of the owners of the land immediately adjoining 4808 W. William Cannon and extending 200 ft. there from. Thank you for your consideration and attention to this matter.

Respectfully Submitted,

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	First	Last	Street #	Street	City	State	Z
	Dan	Ballard	4900	W William Cannon Dr	Austin	TX	78
	Venturina	Biggs	8400	Treehouse Ln	Austin	TX	78
	Gary	Cataldo	6801	Hitching Post	Austin	TX	78
X	Brett	Darter	4812	White Elm Dr	Austin	TX	78
	Bill & Nancy	Dobrinski	4817	White Elm Dr	Austin	TX	78
	Gordana	Easterling	4903	White Elm Dr	Austin	TX	78
	Richard A	Frazer	4819	White Elm Dr	Austin	TX	78
	Norma	Gailindo	6701	One Oak Rd	Austin	TX	78
	Elizabeth & James L	Harkin	4900	White Elm Dr	Austin	TX	78
	George O & Dorothy G	Harrison	6700	One Oak Rd	Austin	TX	78
	David	Hinds	6701	One Oak Rd	Austin	TX	78
	David & Susan	McConnell	4809	White Elm Dr	Austin	TX	78
	William C	McMillan	4913	White Elm Dr	Austin	TX	78
	WestCreek Ranch HOA C/O Dan Parmer	Parmer	4620	W William Cannon Dr	Austin	TX	78
	Angelica Carone	Reeve	4815	White Elm Dr	Austin	TX	78
	Cecilia M & Mark R	Rohloff	4810	White Elm Dr	Austin	TX	78
	Ruben & Deborah	Salinas	4814	White Elm Dr	Austin	TX	78
Charles Stonefield	Charles W II	Stonefield	4811	White Elm Dr	Austin	TX	78
	Charlotte	Wallace	4901	White Elm Dr	Austin	TX	78
	Jeff	Warner	6801	One Oak Rd	Austin	TX	78
	Meiba R	Zett	4813	White Elm Dr	Austin	TX	78

Date: August 13, 2008

Contact Name: **Charlotte Wallace**

Phone Number: (512) 554-1773

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Signature

Printed Name

Address

 Giancarlo Daneri 4620 W. William Cannon #41

P E T I T I O N

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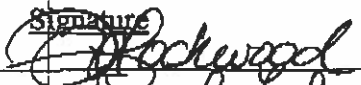
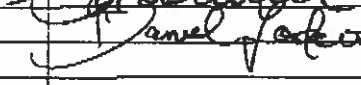
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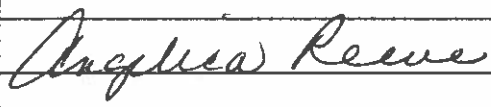
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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	RACHEL LOCKWOOD	4620 W. WILLIAM CANNON #61
	DANIEL LOCKWOOD	4620 W. William Cannon #61

Date: August 7, 2008
Contact Name: Charlotte Wallace
Phone Number: 512-554-1773

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	First	Last	Street #	Street	City	State	Zip
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	Melba R	Zett	4813	White Elm Dr	Austin	TX	78749

Date: _____

Contact Name: **Charlotte Wallace**

Phone Number: (512) 554-1773



**WESTCREEK RANCH
HOMEOWNERS ASSOCIATION
4620 WEST WILLIAM CANNON
AUSTIN, TEXAS**

**ATTN: WENDY RHOADS
NEIGHBORHOOD PLANNING AND ZONING
PH 974-7719 FX 974-6054**

Refer: Rezoning Request: C14-2008-0115 William Cannon

**The Board of Directors of Westcreek Ranch Homeowners
Association has voted in support of the Planning Commission Staff to
NOT RECOMMEND a zoning change from SF-2 to LR-MU on this property.**

Thank You,

A handwritten signature in black ink, appearing to read 'Dan Palmer', is written over a horizontal line.

**Dan Palmer
President**

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

Case Number: C14-2008-0115

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing:

July 8, 2008 Planning Commission

August 7, 2008 City Council

☐ I am in favor
☒ I object

James L. Harkin

Your Name (please print) Elizabeth Sue Harkin

4900 White Elm Drive

78749

Your address(es) affected by this application

James L. Harkin

6-25-08

Elizabeth Sue Harkin

Date

6-25-08

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing:

July 8, 2008 Planning Commission

August 7, 2008 City Council

☐ I am in favor
☒ I object

Diana HajAli Hawad

Your Name (please print)

4807 White Elm Drive, Austin TX 78749-1619

Your address(es) affected by this application

Diana HajAli

Signature

6/25/08

Date

Comments: I object to the rezoning application. As a long time resident of westcrest neighborhood, I feel that we have adequate shopping and commercial services represented. Approval of commercial will drastically change the neighborhood feel and look and will create noise and environmental pollution. I live directly across the creek from the proposed property, I worry about the direct noise level and depreciation of my home value. Thank you for your consideration.

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: RRF [~~fortune@astinn.com~~]
Sent: Monday, June 30, 2008 1:35 PM
To: Rhoades, Wendy
Subject: Zoning Request

Richard R. Fortune
6809 Hitching Post Cir.
Austin, Tx 78749
Western Oaks subdivision.

Subject: Rezoning request at 4808 William Cannon Dr.

Case Number: C14-2008-0115

Dear Ms. Rhoades,

This E-mail is to let you know that I am opposed to any change of zoning at the above address.

I have several issues, to wit:

1. Increased traffic. It is already a disaster, I have a hard enough time simply making a right turn out of my street now. Any commercial enterprise will simply exacerbate that situation.

2. Impervious cover through construction. You should be well-aware that Western Oaks is a 25 plus years old subdivision that lacks adequate drainage. Any additional construction will once again strain an environment that simply lacks the capabilities to deal with heavy rain even over a short duration.

3. This area has enough commercialization. Any additional such ventures/onslaughts would severely erode/degrade/deteriorate my and the neighborhood's quality of life.

4. Domino effect. Where does it end?

5. Environmental impact. Destruction by small slices over time still adds up to major ruination. Must a neighborhood of approximately 400 homes be relentlessly subjected to the greed of a few?

I would like to thank you for your time and consideration. Please reject any change in zoning regarding

6/30/2008

this property. I am fighting for my and my fellow residents quality of life.

Regards,

Richard Fortune

6/30/2008

Rhoades, Wendy

From: Janelle Kuhn [jkuhn2@austin.rr.com]
Sent: Wednesday, July 02, 2008 9:50 AM
To: ~~rkolb@austin.rr.com~~, Rhoades, Wendy
Subject: Case # C14-2008-0115

Dear Wendy,

I live at 5104 Jacobs Creek Ct. in Western Oaks. I'm writing regarding Case# C14-2008-0115, which is a rezoning request for 4808 William Cannon Drive. This zoning request violates the proposed Oak Hill Future Land Use Map and I am strongly opposed to the property being rezoned. There is enough commercial property on William Cannon already and I feel this is an unnecessary request that will have a negative impact on the neighborhood.

Thank you for taking the residents opinions into consideration on this matter.

Warm regards,

Janelle

Janelle Kuhn
5104 Jacobs Creek Ct.
Austin, TX 78749

512-291-7934 Office
512-796-8529 Cell

7/2/2008

Rhoades, Wendy

From: Clifford & Jan Culver [Culver@AustinTX.com]
Sent: Wednesday, July 02, 2008 5:10 PM
To: Rhoades, Wendy
Subject: Rezoning of 4808 William Cannon

Wendy:

I am the current chair for the Western Oaks Architectural Committee and have come to understand there has been an application to rezone the above referenced property from SF-2 single family to LR Neighborhood Commercial. I am opposed to this application and am aware this would be in violation of the proposed Oak Hill Future Land Use Map.

Are there any other ways or procedures to express my opposition.

Sincerely,
Clifford Culver

7/2/2008

Rhoades, Wendy

From: Timothy Massey [tim769@com.com]
Sent: Wednesday, July 02, 2008 9:54 AM
To: Rhoades, Wendy
Cc: [redacted]
Subject: [Released] Rezoning Case # C14-2008-0115

Dear Wendy,

As a resident of Western Oaks I am writing to indicate that I **do not** support the rezoning of 4808 Wm Cannon from SF-2 to LR.

This change violates the proposed Oak Hill Future Land Use Map and would seriously undermine the effort it took to create a consensus on the Land Use Map and go against the desires of the majority of neighborhood residents and businesses. Additionally, it makes little sense to rezone to commercial as there are numerous commercial spaces available (meaning supply currently exceeds demand) within three different commercial shopping centers as close as 500 meters away on both the north and south side of Wm Cannon.

I hope you will relay my opposition to this change to other city officials.

Please let me know if you have any questions.

Thanks,

Tim Massey
5108 Jacobs Creek Court
Austin, TX 78749

512.358.8899
[redacted]

7/3/2008

Rhoades, Wendy

From: Deborah Bryant [~~deborah.bryant@nicom~~]
Sent: Monday, July 07, 2008 8:41 PM
To: Rhoades, Wendy
Subject: Case # C14-2008-0115

Hello,

We are writing this letter regarding Case # C14-2008-0115. This case is scheduled to be heard on Tuesday July 8th. It is the rezoning of the property at 4808 William Cannon from SF-2 to LR. WE ARE AGAINST THIS ZONING CHANGE. This lot is located right inbetween 2 smaller residential plots.

There is plenty of commercial property all around us in dedicated places.

This unnecessary change would place a commercial property in the middle of a small section of residential properties. Also, it is viotates the proposed Oak Hill Future Land Use Map.

Thank-you for your attention,

Troy and Deborah Bryant
6905 Treaty Oak Circle
Austin, Tx 78749

Rhoades, Wendy

From: Randy Kolb [mailto:~~rkolb@austin.rr.com~~]
Sent: Tuesday, July 08, 2008 9:14 AM
To: Rhoades, Wendy
Subject: Rezoning Case # C14-2008-0115

Dear Wendy,

As Vice President of the Western Oaks Property Owners Association and a member of the Oak Hill Future Land Use Map subcommittee representing OHAN (as Vice President of OHAN), I would like you to know that we are opposed to the proposed rezoning of 4808 W. William Cannon from SF-2 to LR-MU. The Western Oaks board approved a resolution against this property becoming Neighborhood Commercial.

I have been in talks with the attorney representing 4808 W. William Cannon, Jeffrey Howard about what kind of users would be compatible with the neighborhood and neighborhood plan and these are still ongoing and cordial. Western Oaks is strongly opposed to commercial uses such as the proposed storefront on William Cannon that violates the FLUM and would be the first step in commercializing a residential section of William Cannon. Currently William Cannon grades nicely from heavy commercial at Mopac to condos to residential as you go west. We are discussing other proposed uses of the property with Jeffrey Howard that both better use and increase its value of the property and fit in with the neighborhoods.

--- Randall Kolb
6916 Robert Dixon Dr.
Austin, TX 78749
(512) 891-5341
~~rkolb@austin.rr.com~~

7/8/2008

Rhoades, Wendy

From: Anguiano, Dora
Sent: Tuesday, July 08, 2008 9:31 AM
To: Rhoades, Wendy; Patterson, Clark; Sirwaitis, Sherri; Harden, Joi
Cc: Rusthoven, Jerry
Subject: FW: I vote NO
Importance: High

Not sure whose case this belongs to.

From: Todd Sherron [~~mailto:todd@toddsherron.com~~]
Sent: Tuesday, July 08, 2008 9:11 AM
To: Anguiano, Dora
Subject: I vote NO
Importance: High

I vote NO to **ALL** of the following:

- The property for sale at 6110 Hill Forest [the old (1938) Westcreek Ranch House and 2 acre lot] – recommended rezoning from Single Family to High Density Single Family which would allow up to 29 units that might be as high as 3 stories tall
- Extension of Brush Country to Monterrey Oaks
- Proposal to zone for commercial properties on Old Fredericksburg Road.

Sincerely,
Westcreek Neighbor
Todd Sherron

7/8/2008

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-2008-0115

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing:

July 8, 2008 Planning Commission

August 7, 2008 City Council

☐ I am in favor
☒ I object

MEGBA R. ZETT

Your Name (please print)

4813 WHITE ELM DR.

Your address(es) affected by this application

Meena R. Zett

Signature

7-7-08

Date

Comments: objection on loss of privacy. the green-
est was one of my reasons for buying this
property. Also possible noise and/or lights
from a business, possible pollution to creek
from run-off. (Cars, parking etc.) Although
it is a dry creek, with heavy rain, a lot
of water flows through the creek. Commercial
zoning could decrease value of my
property, adjacent to rezoning area.

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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~~
Subject: FW: Case Number: C14-2008-0115 -- 4808 Wm Cannon Dr.

From: Jennifer Voss [mailto:~~jvoss@jvoss.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:andrea.shindler@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:~~cwalla@cityofaustin.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@westernoaks.org]
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 [denaflynn@att.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:tim789@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

Fix your credit report today. Click here for fast and effective programs.
<http://thirdpartyoffers.juno.com/TGL2141/fc/Ioyw6i3m2LaCCwJ96fH9byh46MDuJvXe16xhxrdciZIBQSoPH6d3Cu/>

Rhoades, Wendy

From: Linda Warner [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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[Click Here!](#)



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@cityofhouston.com]
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: nicholsontxa@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@austinplanning.com]
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

Rhodes, Wendy

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

Dear Ms. Rhodes,

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:sabasf@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

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 believe 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

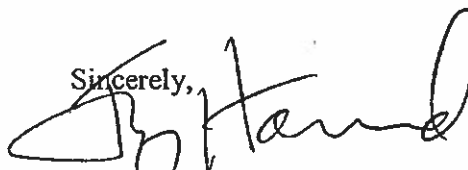
Dear Ms. Rhoades:

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 Baldrige, Westcreek Neighborhood Association.

Rhoades, Wendy

From: Jeff Howard [mailto:jeff@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:jeff@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

Rhoades, Wendy

From: Tsg0103@aol.com
Sent: Tuesday, February 24, 2009 3:03 PM
To: Rhoades, Wendy; jhoward@mcleanhowardlaw.com
Cc: gwhitfield@thewhitfieldco.com; s.s.summers@att.net; mary@texasbuilders.org; Johnnie.Wells@appliedbiosystems.com; janelle.kuhn@gmail.com; sarah.svec@yahoo.com; saroberts1@austin.rr.com; danlumberman9@hotmail.com
Subject: Re: Correspondence received from Western Oaks - Item Nos. 30 and 31

Wendy,

This is to confirm that Jeff and I have spoken this afternoon. We are agreed to one last postponement to March 26.

Thank you for your understanding,

Sara

In a message dated 2/24/2009 1:50:57 P.M. Central Standard Time, jhoward@mcleanhowardlaw.com writes:

Wendy,

As you recall, when last we postponed this case it was with the agreement and understanding that if the neighborhood and applicant were not in agreement it would be postponed again one last time. This is especially the case since there will not be a full Council on 2/26 and there is a valid petition.

As the email you received indicates, we are not currently in agreement. Nevertheless, I remain optimistic and hope that we will be able to address the remaining concerns of the neighborhood. Therefore, I am requesting that City postpone Item Nos. 30 and 31 from the 2/26 agenda until 3/26/2009. Again, this was the understanding we all had when the last postponement was made. This will be the final postponement request and if we are unable to reach an agreement with the neighborhood, then we will go forward on 3/26. We feel that as long as there is a chance that an agreement can be reached that we should try to make that happen. My understanding is that the neighborhood agrees to the postponement request.

Also, please be advised that I have the executed recreation easement to deliver to you. 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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2/25/2009

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

From: Rhoades, Wendy [mailto:Wendy.Rhoades@ci.austin.tx.us]

Sent: Tuesday, February 24, 2009 1:23 PM

To: Jeff Howard

Subject: FW: Correspondence received from Western Oaks

Jeff,

I received this correspondence from Western Oaks Property Owners Association and it relates to the FLUM and zoning change for 4808 West William Cannon Drive.

Wendy

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

From: mfp@ci.austin.tx.us [mailto:mfp@ci.austin.tx.us]

Sent: Tuesday, February 24, 2009 8:29 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>

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2/25/2009



	Creek Centerline
	4808 William Cannon
	175' Recreation Easement
	TCAD Parcels

SCALE 1" = 40'

Legend

-  3/4" Iron Rod Found
 1/2" Iron Pipe Found
 PK Nail Found

Record Bearing and Distance
per Document No. 2006141219
Record Bearing and Distance
per Document No. 2000102962
Record Bearing and Distance
per Volume 75 Page 384

THOMAS ANDERSON LEAGUE
ABSTRACT No. 2

WHITE ELM DRIVE

[illegible]

98 ACRE
SURVEYED

PROPOSED
EASEMENT
TRACT

[illegible][illegible][illegible]

MARCUS WHITFIELD and L'SKEW PLACE, LTD
12153 Acres
Document No 2006141219

[illegible]

GF No 0816L2SM
TO City of Austin
Lowy L Title Insurance Corporation

THE STATE OF TEXAS
THE COUNTY OF DALLAS

The undersigned does hereby certify that a Survey was ~~had~~ day made on the ground of the property legally described herein and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, spurs or in area of violation of any covenants, useful utility lines, or roads in place except as shown hereon, and said property abuts a dedicated roadway. A portion of this property is within Zone A1 (retail determined to be inside of the 190 Year Flood Plain according to the Federal Emergency Management Agency Flood Insurance Study No. 17065 Panel No. 180622 0550 H, dated September 26, 2008.

This is the 25th day of NOVEMBER, A.D. 2006

BY
Holt Corson
Registered Professional Land Surveyor No 5160

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
1512/ 442-0890

SURVEY MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF:

0.596 ACRE OF LAND OUT OF THE THOMAS ANDERSON LEASUE, ABSTRACT No. 2 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 12.152 ACRES1 TRACT OF LAND AS CONVEYED TO MARCUS WHITFIELD AND ESKEW PLACE, LTD. BY DEED RECORDED IN DOCUMENT No. 2006141219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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