

Late Backup

#65

Covered Bridge Property Owners Association, Inc.

January 30, 2013

Honorable Mayor Lee Leffingwell
Mayor Pro Tem Sheryl Cole
Councilmember Chris Riley
Councilmember Mike Martinez
Councilmember Kathie Tovo
Councilmember Laura Morrison
Councilmember Bill Spelman
Austin City Council
City of Austin
PO Box 1088
Austin, TX 78767

Re: Agenda Item 65 - Covered Bridge PUD (C814-2012-0055)

Dear Mayor, Mayor Pro Tem and Councilmembers:

In our letter to you dated October 3, 2013, the Covered Bridge Property Owners Association, Inc. (the "POA") strongly supported the Covered Bridge PUD rezoning with the understanding that the conditions listed in the letter would be incorporated in the PUD. One of the conditions in that letter was that a limited amount of additional impervious cover be allocated to Tract 3, which by agreement with the Applicant is to be conveyed to the POA. The POA understands the desire of the city staff, Environmental Review Board and Planning Commission to improve water quality by not allowing any impervious cover development on Tract 3, and withdraws the POA's requirement that impervious cover be allocated to Tract 3 as a condition of POA support of the PUD.

The POA, however, would like you to be aware that the POA has a Community Amenity Center adjacent to Tract 3 (located on Lot 47, 3.649 acres), and the POA desires to utilize Tract 3 for passive community uses and for water quality treatment for a future

increase in development of the HOA Community Center. We respectfully request a change in the description of Tract 3 of the approved PUD ordinance to state:

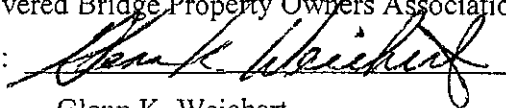
Tract 3 will be preserved in its natural state with development limited to passive vegetated water quality treatment through overland flow from development of the adjacent Covered Bridge HOA Community Center on Lot 47, Covered Bridge Subdivision Section 2; and to pervious walking trails, picnic and seating areas, and related Community Recreation-Private uses which do not require the development of impervious cover.

With the conditions stated in the POA support letter to you dated October 13, 2013, as revised in this letter, incorporated into the PUD zoning ordinance, the Board of Directors of the Covered Bridge Neighborhood Association unanimously supports the Covered Bridge PUD and asks the City Council to do the same. You, or your staff, may contact me at (512) 263-2666 ext 101 or glenn@weichertlaw.com if you have any questions about the POA's conditions and support for the PUD.

Sincerely,

Covered Bridge Property Owners Association, Inc.

By:



Glenn K. Weichert

attorney and authorized representative

Cc: Ms. Heather Chaffen, Assigned City Planner
Mr. Eli Del Angel, President, Covered Bridge Property Owners Association
Mr. Mike Conner, Vice-President, Covered Bridge Property Owners Association
Mr. Ron Thrower, Thrower Design
Mr. Jim Nias, Jackson Walker, LLP