

Anguiano, Dora

From: Glen Coleman <[REDACTED]>
Sent: Monday, February 04, 2013 5:10 PM
To: Anguiano, Dora; Courtney, Lynda
Subject: Wells Branch Commercial: Against Appeal, please deny
Attachments: Ringbilld.Harris.jpg

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February 4, 2013

Honorable Chairperson Betty Baker
Honorable ZAP Commissioners
City of Austin Staff

re: SP-2007-0688C(XT) – Wells Branch Commercial
Item 4, February 5th Agenda

Greetings,

I am writing you tonight to urge you to support staff recommendations on the above item and deny the site plan extension referenced by the above case number.

I am very familiar with the site in question and my objection involves changes in the drainage assumptions that have arisen since the site was originally permitted.

Sites surrounding the area can only be permitted if sufficient drainage capacity exist to safely move water down Harris Branch Creek and prevent flooding and a public safety hazard. The infrastructure to accommodate potential storm water runoff was installed in 1987 when conditions on the ground and downstream from the current site were very very different from conditions existing today.

In 1987 there was little development in the area, there was practically no road, the area was not yet in the City and most importantly, the area was not obstructed by a new growth forest and a gigantic beaver dam. Yes, a beaver dam. I'm not kidding.

At my presentation tomorrow night I will present photographs to the Commission reflecting how drastically the roughly 30 acres or so of downstream drainage has evolved over the last two decades, escalating dramatically since the site plan was approved in 2009.

The surrounding area that was once cow pasture draining into a well cut drainage channel is now miles of pervious cover, neighborhoods and developed areas pushing storm water runoff into what is essentially, a semi pervious structure. The entire area is subject to flooding and if the City continues to allow development next to this riparian zone, sever flooding, property damage and a loss of public safety will continue to escalate.

As the attached photo should indicate, conditions surrounding the site have altered so dramatically that I believe the Commission should support staff's denial of the site plan until other measures can be explored.

I regret that time and circumstance (and small mammals) have altered the conditions under which this property owner made his or her initial site assumptions, but those conditions no longer support ANY increase in runoff in the area.

Please be informed: this site can not absorb an increase in ambient storm water. Period.

I'll have some great photos of the beaver dam and the extensive species now living in the emerging wetland for your enjoyment Tuesday night, but beavers and protected migratory fowl aside, I am very concerned about conditions along Harris Branch Creek.

Thank You for your consideration; and enjoy the attached photo.

Best Wishes,

- glen coleman

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