

ONION CREEK MEADOWS
Property Owners Association
P.O. Box 434, Manchaca, Texas 78652

April 16, 2011

Dear Chair and Commissioners:

The Onion Creek Meadows Property Owners Association would like to voice their support regarding the Estancia Hill Country PUD to be heard before Zoning Approval Board meetings set for this evening.

I attended the City Council meeting on October 18th and spoke against full purpose annexation citing neighbors' concerns that we would be next on the list and our taxes would skyrocket. I also said our neighborhood (Onion Creek Meadows) along with the Arroyo Doble and Arroyo Doble Estates neighborhoods have worked for the last several years with the developer and have been pleased with the project they are proposing as well as their commitment to working with us. We had worked out some agreements to enhance development and your proposed full annexation would ruin all those negotiations. I had over a dozen e-mails from supporting neighbors which I waved at city council members. Currently, the developer is proposing a PUD with a PID financing district that relates to limited purpose annexation.

If the City were to disapprove the PUD and PID, full purpose annexation would occur and both the neighborhood and the City would lose the many items of superiority committed to by the developer. It is the loss of these superior items that concerns me. We have worked hard with the developer for a quality development that will be a gateway to our city and we are tired of the typical haphazard development that springs up along major highway corridors (read the new Volkswagen dealership under construction to the north on IH35). Some of the superiority items that are most impactful include:

- Heritage Tree protection
- Affordable Housing
- Green Building
- Volumetric Drainage
- Preservation of Headwaters of Onion Creek
- Regional hike and bike connections
- Large amounts of open space and parkland
- Elements designating the national historic trail "El Camino Real de los Tejas"
- Preservation of three significant archeological sites

Please consider the importance of the PUD to the quality of the Estancia project and vote to recommend the PUD.

Your consideration for this request is appreciated. Please do not hesitate to contact me if you have any questions.

Sincerely,



Ron Ralph, Chair
Estancia Development Committee
(Six-year resident: 13101 Wild Turkey Drive)

ITEM C8



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Property Owners Association
P. O. Box 434, Manchaca, Texas 78652

April 15, 2011

Dear Chair and Commissioners:

The Onion Creek Meadows Property Owners Association would like to voice their support regarding the Estancia Hill Country limited purpose annexation to be heard before Zoning Approval Board meetings set for April 16, 2011.

I attended the City Council meeting on October 18th and spoke against annexation citing neighbors concerns that we would be next on the list and out taxes would skyrocket. I also said our neighborhood (Onion Creek Meadows) along with the Arroyo Doble and Arroyo Double Estates neighborhoods have worked for the last several years with the developer and have been pleased with the project they are proposing as well as their commitment to working with us. We had worked out some agreements to enhance development and your proposed full annexation would ruin all those negotiations. I had over a dozen e-mails from supporting neighbors which I waved at city council members. Currently, the developer is proposing a PUD with a PID financing district that relates to limited purpose annexation.

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Sincerely,
Ron Ralph, Chair
Estancia Development Committee

A handwritten signature in black ink that reads "Ron Ralph". The signature is written in a cursive, flowing style.