

December 13, 2018

To: Members of the Zoning and Platting Commission and City Staff

Re: Champion's Tract 4 Site Plan Extension // Case #SPC-05-0012A (EXT3)

Please accept this letter of opposition in the above referenced matter on behalf of the Courtyard Homeowners Association. Our community consists of over 300 family households, a tennis /swim club, and small office building. We are located at the SE corner area of FM 2222 and Highway 360 in District 10.

The applicant is requesting a third extension on a site plan that has already been active for thirteen (13) years. Applicant delays and city granted extensions have allowed the applicant to carry forward entitlements from 1993. Now they want another three years (2021) to come up with a plan that would result in new development built to almost thirty (30) year old standards. Would you want to buy a new 2019 vehicle that was built using 1993 safety standards and technology? Or, perhaps schedule an operation today with a surgeon who only has the knowledge about your illness and equipment that was available in 1993. Please recognize this request for what it is – an effort to retain their ability to someday build something using very old outdated standards.

The thought of applying outdated and inadequate regulations to this Tract 4 property is of great concern to us. One of the most serious concerns relates to the watershed regulations which have been updated more than once over the years to reflect lessons-learned and climate change. The impact is even more acute, as this property is directly adjacent to Bull Creek where it feeds into Lake Austin.

We are not asking the Commission to prevent development. Denying the extension will simply cause this particular site plan to expire. The developer will still be able to build on this land but will do so according to current code, ensuring that best practices are followed. We ask that you help protect our community and water supply by voting against the extension.

Sincerely,

Leslie Craven  
Courtyard HOA, President