Dear Ms. Walsh:

Please be advised that we represent Thomas Enterprises, Inc., the owner of property adjacent to a portion of the property the subject of the above referenced zoning applications. Our client's property is located immediately on the west side of Old San Antonio Road and west of the 62.897 acres and 4.781 acres tracts of the applicant. A map of these two tracts is attached as Exhibit “A”.

Although our client is not in opposition to the development of the property as outlined in the zoning application and is not in opposition to the zoning requested, our client, as well as Clarence Vogel, owner of the Manchaca Community Center, is seriously concerned with the proposed alignment of the extension of Onion Creek Blvd. as represented in the application.

Our client filed on May 4, 2004 with the City of Austin, through Doucet and Associates, Inc., engineers a preliminary plat application at Case No. C8J-04-0063 for a one lot subdivision that extends Onion Creek Blvd. west of Old San Antonio Road. A copy of that application is attached for your information as Exhibit “B”. As presently proposed, the alignment of Onion Creek Parkway as proposed by the applicant would not match with the extension of Onion Creek Parkway as shown in our client’s
preliminary plan application. I have attached as Exhibit “C” the preliminary plan application of the applicant, Case No. CSI-J-04-0066 filed May 4, 2004, to illustrate the roadway alignment disparity between the two applications.

Although we are cognizant of the fact that this is a zoning case and that typically roadway alignment issues are not a function of zoning, the applicant has developed it’s zoning tracts for C14-04-0020 based on the extension of Onion Creek Parkway. Consequently, the applicant is using the zoning tracts to create a “de facto” alignment of Onion Creek Parkway. It is our understanding from George Zapalac that the case manager for both preliminary plan applications, Don Perryman, is proposing a meeting of the interested parties to try and resolve the conflict of the extension of Onion Creek Parkway.

This is our client’s first request to the Council for postponement.

It seems that the transportation needs of this area and the City of Austin would benefit from the coordination of these applications for the extension of Onion Creek Parkway. We respectfully request that the above referenced case be postponed for one month, June 10, 2004, to allow the interested parties and the staff to resolve the Onion Creek Parkway extension alignment dispute.

Very truly yours,

Enclosure

cc: Thomas Enterprises, Inc.
Attention: Jim Ray

Michele Rogerson Allen
Drenner Stuart Wolfe Metcalfe & Von Kreisler, LLP

Mayor and Council
EXHIBIT A-1

MAP TO ACCOMPANY FIELD NOTES

SCALE: 1" = 400' 

THE RIDDLE FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

20.00 AC. C.W. METLAND
VOL. 12246, PG. 555

3.40 AC. OLD SAN ANTONIO ROAD, LP,
a Texas limited partnership
DOC. No. 2003311419
TRACT 1

67.678 AC. TOTAL
HAVILAND LAKE PARTNERS, LP
DOCUMENT No. 2003211417

62.897 ACRES
CENTERLINE OF PROPOSED 90°
RIGHT-OF-WAY FOR ONION CREEK PARKWAY EXTENSION

56.495 ACRES
OLD SAN ANTONIO ROAD, LP,
a Texas limited partnership
DOC. No. 2003211419
TRACT 1

INTERSTATE HIGHWAY No. 35

LEGEND

TYPE 1-HIGHWAY CONCRETE MONUMENT FOUND
1/2" STEEL PIN FOUND (UNLESS NOTED)
1/2" Steel pin set w/cap marked "LENN & ASSOC."
1/2" PIPE FOUND

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83
(CORD), CENTRAL ZONE BASED ON CITY OF AUSTIN MONUMENT,
NUMBER F-11-2001 AND F-14-3002.

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PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH

CASE #: C14-04-0020
ADDRESS: 11200-11300 S I 35 SVR
SUBJECT AREA (acres): 124.173
INTLS: SM

DATE: 04-04

EXHIBIT A-3
WHITE HOUSE PRELIMINARY PLAN

EXHIBIT B