

# M J T

Z-4/Z-5/Z-6

MINTER, JOSEPH & THORNHILL, P.C.

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May 12, 2004

John M. Joseph  
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**VIA HAND DELIVERY**

Ms. Wendy Walsh, Case Manager  
Watershed Protection and Development  
Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

Re: Zoning Case Nos. C14-04-0018, C14-04-0019 and C14-04-0020  
Double Creek Village  
Items Z-3, Z-4 and Z-5  
May 13, 2004 City Council Agenda

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



Ms. Wendy Walsh, Case Manager  
Watershed Protection and Development  
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Page 2

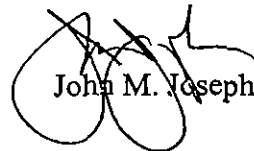
preliminary plan application. I have attached as Exhibit "C" the preliminary plan application of the applicant, Case No. C8J-04-0066 filed May 4, 2004, to illustrate the roadway alignment disparity between the two applications.

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,



John M. Joseph

Enclosure

cc: Thomas Enterprises, Inc.  
Attention: Jim Ray

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

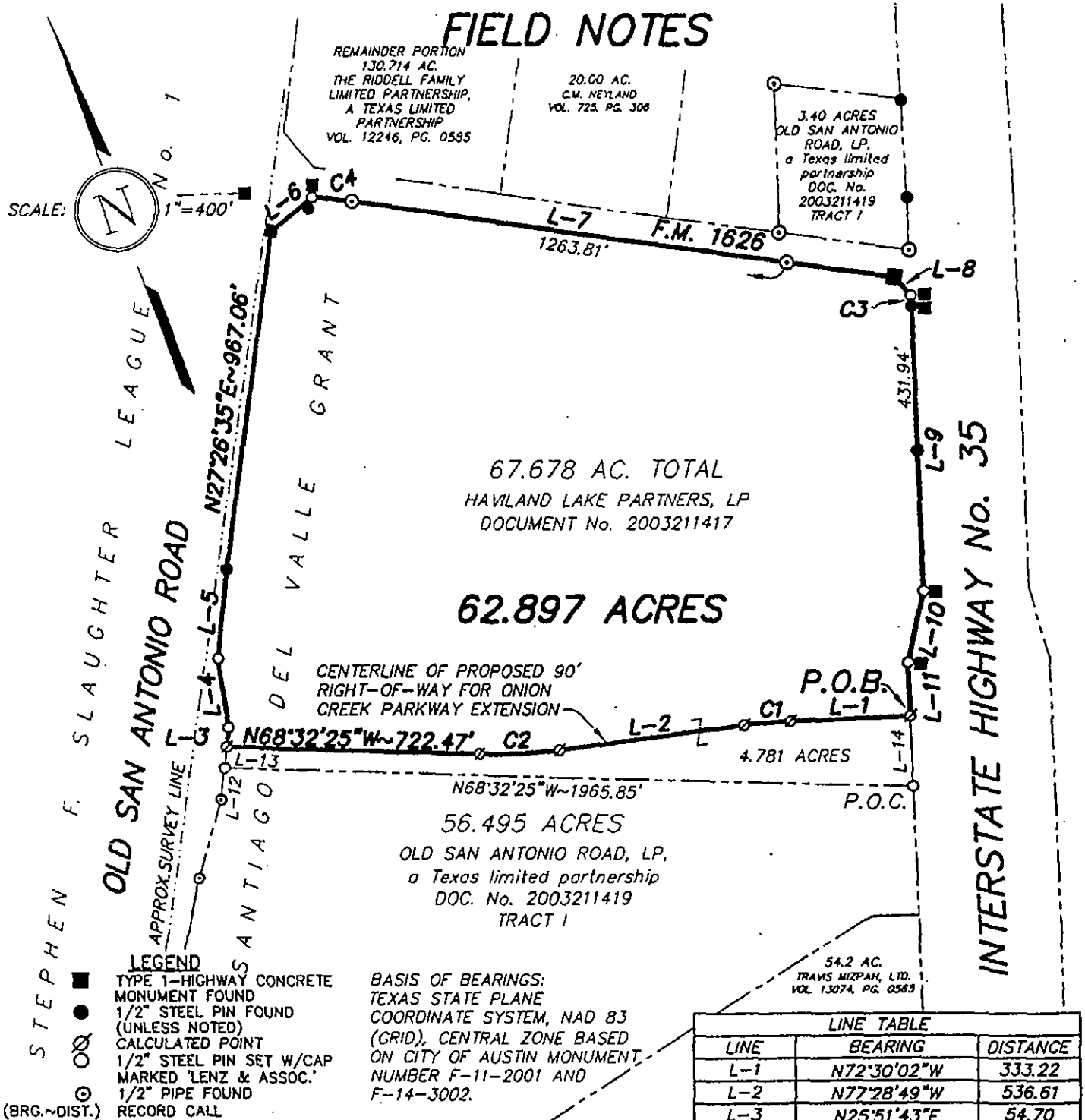
Mayor and Council

JMJ  
f:\ThomasEnt\Onion Cr\Wendy Walsh draft ltr 2 - Postponement request



# EXHIBIT A-1

## MAP TO ACCOMPANY FIELD NOTES



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	4°58'46"	1500.00	65.22	130.36	130.32	N74°59'25"W
C2	8°56'23"	1500.00	117.26	234.04	233.81	N73°00'37"W
C3	0°02'37"	11309.30	4.30	8.59	8.59	S17°35'49"W
C4	3°27'12"	1869.86	56.37	112.70	112.68	S64°11'26"E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N72°30'02"W	333.22
L-2	N77°28'49"W	536.61
L-3	N25°51'43"E	54.70
L-4	N11°06'43"E	195.29
L-5	N25°36'43"E	253.80
L-6	N70°23'54"E	147.85
L-7	S62°20'42"E	1564.06
L-8	S22°36'58"E	70.86
L-9	S17°33'47"W	832.00
L-10	S31°35'57"W	205.62
L-11	S17°32'21"W	150.46
L-12	S25°51'43"W	91.20
L-13	S25°51'43"W	60.19
L-14	N17°32'21"E	199.74

PREPARED BY:  
**LENZ & ASSOCIATES, INC.**  
1714 FORT VIEW ROAD, SUITE 101  
AUSTIN, TEXAS 78704



MAP TO ACCOMPANY  
FIELD NOTES

**LEGEND**

■ TYPE 1-HIGHWAY CONCRETE  
MONUMENT FOUND

● 1/2" STEEL PIN FOUND  
(UNLESS NOTED)

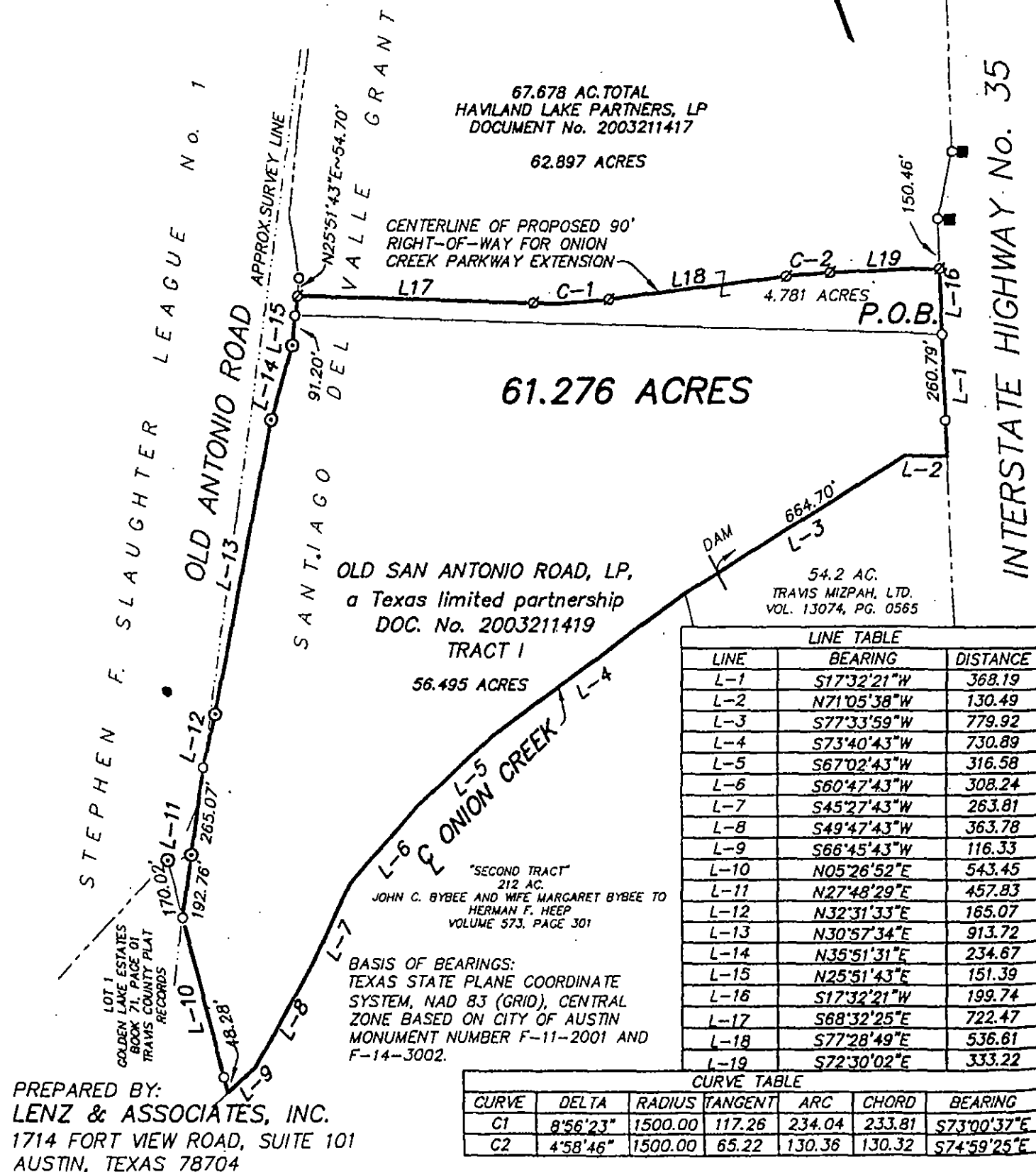
⊗ CALCULATED POINT

○ 1/2" STEEL PIN SET W/CAP  
MARKED 'LENZ & ASSOC.'

⊙ 1/2" PIPE FOUND

(BRG.~DIST.) RECORD CALL

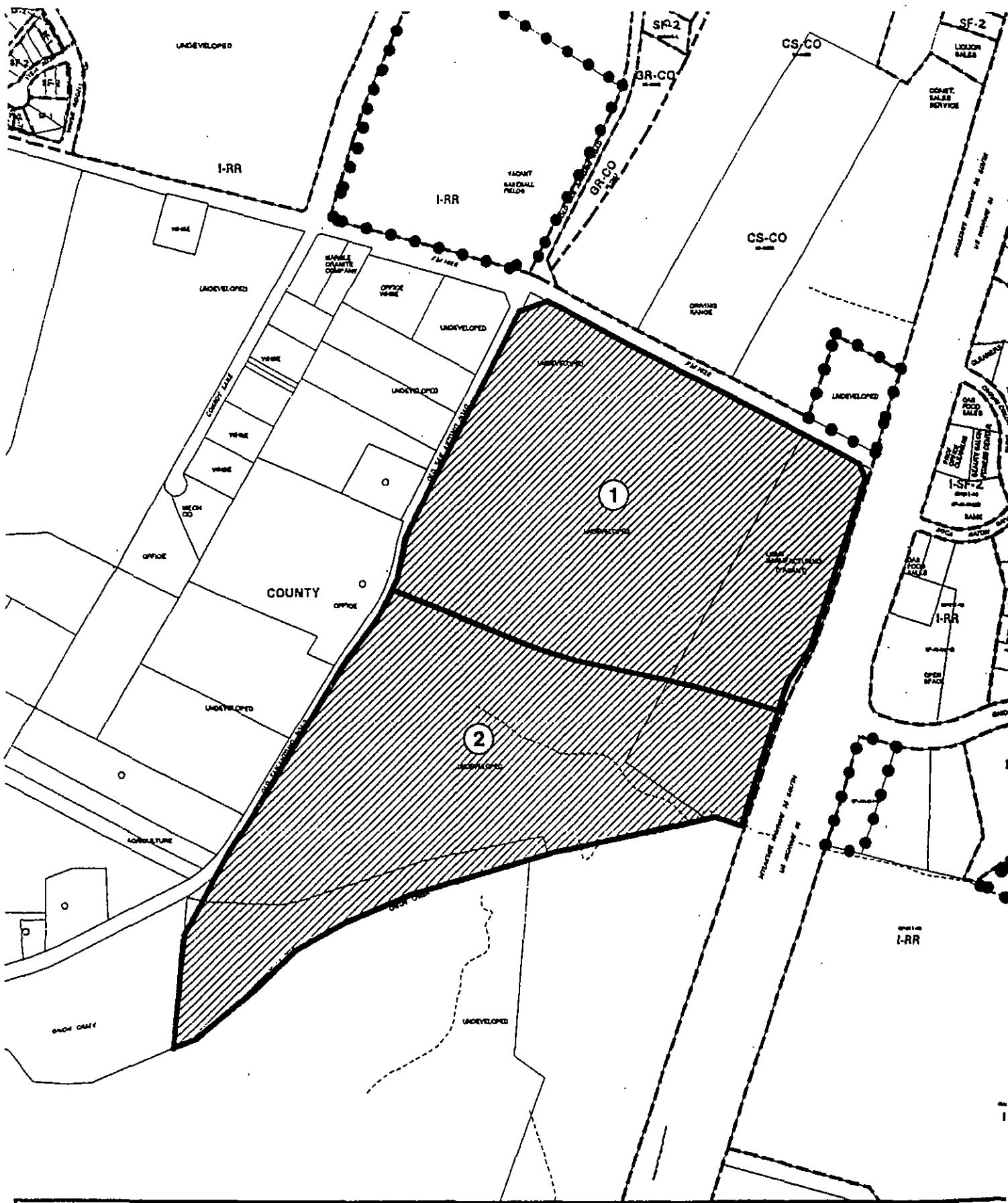
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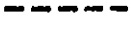


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LENZ & ASSOCIATES, INC.  
1714 FORT VIEW ROAD, SUITE 101  
AUSTIN, TEXAS 78704

ADT706111011 and Projects 31 Adams Excerpt Demerol Abuse Devised Training Manual Aug 02/1610, 02-52-58 D13 Wan 1 and





 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	ZONING <b>EXHIBIT A-3</b> CASE #: C14-04-0020 ADDRESS: 11200-11300 S I 35 SVR SUBJECT AREA (acres): 124.173	DATE: 04-04 INTLS: SM	CITY GRID REFERENCE NUMBER F11







[illegible][illegible][illegible]

**CONFIDENTIAL**

The five-year floorplan is contained within the separate LANDSLIP  
which contains a portion of one tract which is within the boundaries of the  
five year floorplan of last January that it within the limits of study  
of the FEDERAL FLOOD INSURANCE ADMINISTRATION PLANS, NO. 00-0000000000  
and TYPE, NO. 00-0000000000 ON JANUARY 15, 1968 FOR THE OF DEWITT, TEXAS

- SEARCHED** BARBARA LANE AND FRANK, L.A. AND PHOENIX OFFICE COUNCIL, BUREAU OFFICE COUNCIL, TULSA 7/20/61
- INDEXED** RUSSEL ALAN ARTHUR WOOD, LP, 1700 MARSHALL STREET, ALBUQUERQUE, TULSA 7/20/61
- FILED** ONE RUSSEL ARTHUR WOOD, 1700 MARSHALL STREET, ALBUQUERQUE, TULSA 7/20/61
- SEARCHED** BARRY & PETERSON, INC. 2115 WEST CENTER STREET, BUREAU OFFICE COUNCIL, TULSA 7/20/61
- INDEXED** BARRY & PETERSON, INC. 2115 WEST CENTER STREET, BUREAU OFFICE COUNCIL, TULSA 7/20/61
- FILED** BARRY & PETERSON, INC. 2115 WEST CENTER STREET, BUREAU OFFICE COUNCIL, TULSA 7/20/61

**GENERAL NOTES:**

- [illegible]

