

2-8

To: Austin City Council

Re: C14-04-0054
11003 Manchaca Road

Date: 6/10/04

To whom it may concern:

I am writing to request a 2 week postponement of the public hearing scheduled for today at 4pm. If at all possible, please consider changing the date of the hearing to June 24th.

Due to my work schedule and the needs of my dependents, I do not feel I have adequate time to gather the appropriate information in order to best present my opposition to this zoning change from I-RR to SF-4.

I am concerned about the potential impact this new development will have on my current property value.

Another concern is that a SF-4 development could cause a significant traffic increase on Manchaca Road. The road bottlenecks less than ¼ mile from the proposed entrance and is already very dangerous for those of us living north of the newly erected stoplight.

The property is located on the Slaughter Creek Watershed and I am concerned about the potential impact the development might have on the environment. As I understand it, the property is located in the Water Quality Transition Zone, which limits the amount of impervious cover on the site. I feel there is a need for an updated floodplain study to determine whether the FEMA floodplain shown on the plan is still accurate.

There are many large Pecan trees that line the edge of the property located at 11003 Manchaca road. This has provided a refuge for many species of birds such as a few pairs of Painted Buntings I have saw nesting there last summer, a few Sage Thrasher's and many Harris's Sparrows that have sought residence on that property during the winter.

In the last 2 weeks, I have heard from other enamoring property owners regarding their concern as well. Including Anca Neagu of 2040 Coats Circle, Nancy Hernandez of 2100 Coats Circle, Richard Huynh of 2028 Coats Circle, Brian Langford of 2108 Coats Circle and Sara Wilson of 2132 Coats Circle. There are many residence that I have yet to speak with due to them being away on vacation.

Thank you for considering my request for postponement.

Regards,
Clint Howell
2036 Coats Circle
chowell@marketwire.com

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ATTN.: WENDY WALSH

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TOTAL PAGES: 9

To: Austin City Council

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11003 Manchaca Road

JUN 10 2004

Date: 6/10/04

Neighborhood Planning & Zoning

To Whom It May Concern:

Several owners of the properties on Coats Circle were contacted. All of the owners contacted signed the enclosed petition to zone the property referenced above as Rural Residential. There is a strong interest among the homeowners to sign the petition. More signatures will be obtained as soon as we are able to contact the owners.

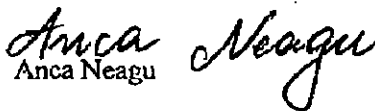
We are in support of changing the zoning from I-RR to Rural Residential instead of SF-4A for several reasons. A Rural Residential zoning is closer to the existing zoning on the site. Rural Residential zoning preserves the values of the properties on Coats Circle. However, a more dense development would bring the property values down.

Another concern is that a more dense development than Rural Residential would cause a more significant traffic increase on Manchaca Road. In addition, the property is located in the Water Quality Transition Zone, which limits the amount of impervious cover on the site for environmental reasons.

Another concern is the preservation of the existing trees on the site. We would like to minimize the amount of construction on the site in order to preserve the existing trees. The Rural Residential zoning would ensure the preservation of all of the trees on the site.

In addition to the above concerns, construction in the floodplain upstream of this development has taken place in recent years. A floodplain study would be necessary to determine whether the FEMA floodplain shown on the preliminary plan is still accurate.

Sincerely,


Anca Neagu

P E T I T I O NDate: 6/9/04File Number: C14-C4-0054

Address of

Rezoning Request: 11003 Manchaca Rd.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than RR.

Rural Residential is close to the existing zoning on the site. This zoning preserves the values of the properties on Coats Circle. A more dense development would significantly lower the property values. Another concern is that a more dense development would cause a significant traffic increase on Manchaca Road. Rural Residential zoning would also minimize changes in the existing vegetation on the site due to development.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

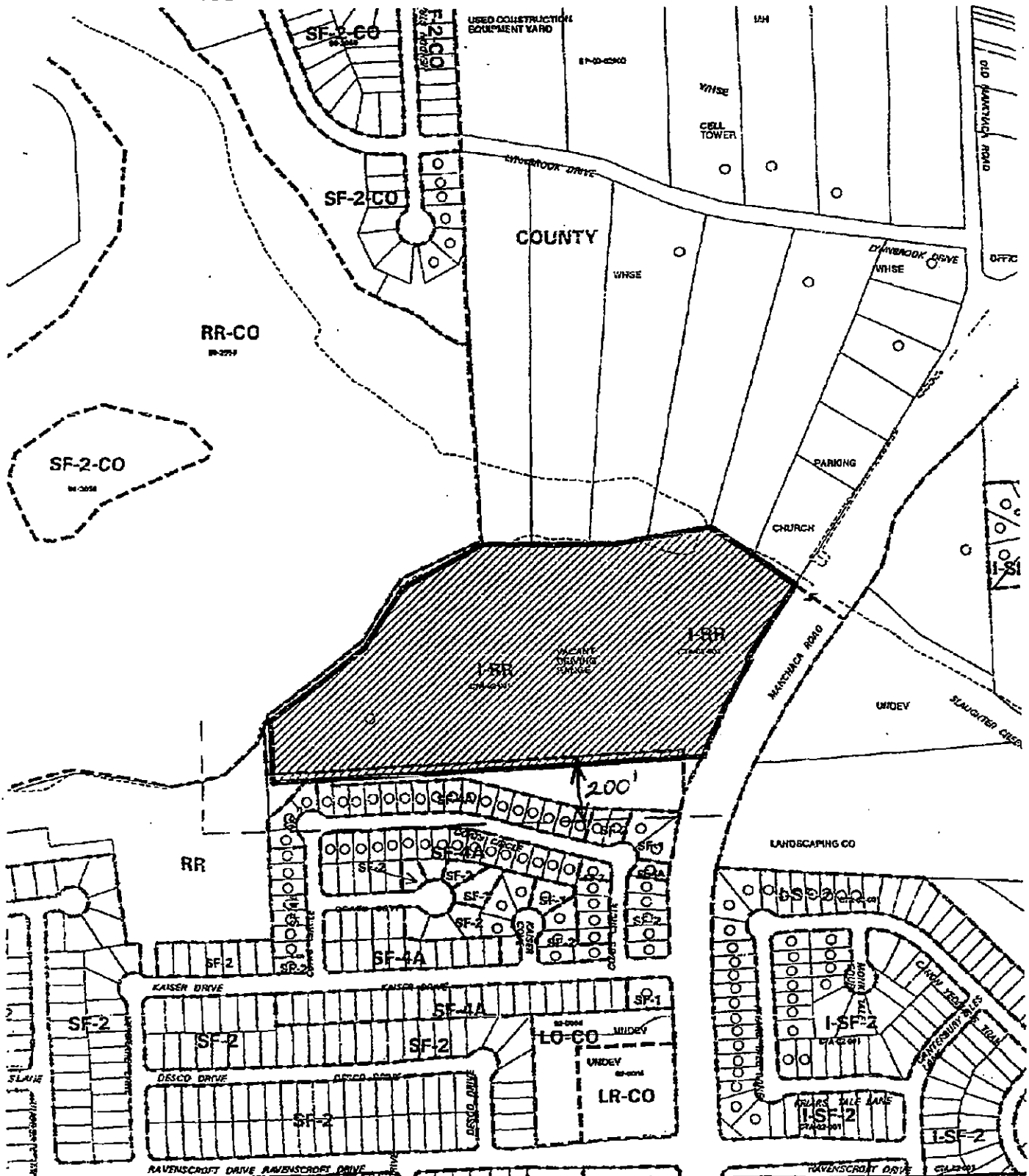
Address


<u>Anca Neagu</u>	<u>ANCA NEAGU</u>	<u>2046 COATS CIR</u>
<u>Nancy Hernandez</u>	<u>NANCY HERNANDEZ</u>	<u>2100 COATS CIR</u>
<u>Richard H. H. H.</u>	<u>RICHARD H. H. H.</u>	<u>2028 COATS CIRCLE</u>
<u>Boison L. L. L.</u>	<u>BOISON L. L. L.</u>	<u>2108 COATS CIRCLE</u>
<u>Sara M. M.</u>	<u>SARA WILSON</u>	<u>2132 COATS CIRCLE</u>

Date: 6/10/04Contact Name: ANCA NEAGUPhone Number: 789-0792**RECEIVED**

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Neighborhood Planning & Zoning




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W. WALSH

CASE #: C14-04-0054
 ADDRESS: 11003 MANCHACA RD
 SUBJECT AREA (acres): 20.651

ZONING *Exhibit A*
 DATE: 04-04
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 D13

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TRAVIS CAD Property Information

Appraisal Data Updated 2004-05-21

TRAVIS Account Number: 04342301230000 Tax Year: 2004

Owner's Name and Mailing Address	NEAGU ANCA E NEAGU ANCA E 2040 COATS CIR AUSTIN TX 78748-3402
Location	2040 COATS CI CITY OF AUSTIN, TX
Legal Description	LOT 21 BLK A GREAT OAKS AT SLAUGHTER CREEK PHS A

PROPERTY INFORMATION			
Land Acre or SF	A	Tax Exemptions	
Land Area	0.131		
Improvement Area	1,515		
Neighborhood Group		Location Unit	
Neighborhood Code	11630	Effective Yr. Contr.	1998
SPTB	A1	Structure Code	01 1 FAM DWELLING
Deed Date	20030203		
Docket Number	2003026755		
Deed Type	WD		
Deed Year	2003		

[Plat Map](#)

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Travis Central Appraisal

<http://www.traviscad.org/travisdetail.php?theKey=04342301230000>

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TRAVIS CAD Property Information

Appraisal Data Updated 2004-05-21

TRAVIS Account Number: 04342501050000 Tax Year: 2004

Owner's Name and Mailing Address	WILSON SARA M WILSON SARA M 2132 COATS CIRCLE AUSTIN TX 78748-3412
Location	2132 COATS CI CITY OF AUSTIN, TX
Legal Description	LOT 12 BLK A GREAT OAKS AT SLAUGHTER CREEK PHS A

PROPERTY INFORMATION			
Land Acre or SF Land Area Improvement Area	A 0.129 1.655	Tax Exemptions	HOMSTD
Neighborhood Group Neighborhood Code SPTB	11630 A1	Location Unit Effective Yr. Contr.	1997
Deed Date Deed Volume Deed Page Deed Type Deed Year	19980417 13165 01045 SW 1998	Structure Code	01 1 FAM DWELLING

Plot Map

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TRAVIS CAD Property Information

Appraisal Data Updated 2004-05-21

TRAVIS Account Number: 04342301260000 Tax Year: 2004

Owner's Name and Mailing Address	LANGFORD GARY BRIAN LANGFORD GARY BRIAN 2108 COATS CIR AUSTIN TX 78748-3404
Location	2108 COATS CI CITY OF AUSTIN, TX
Legal Description	LOT 18 BLK A GREAT OAKS AT SLAUGHTER CREEK PHS A

PROPERTY INFORMATION			
Land Acre or SF	A	Tax Exemptions	
Land Area	0.114		
Improvement Area	1.120		
Neighborhood Group		Location Unit	
Neighborhood Code	11630	Effective Yr. Contr.	1996
SPTB	A1	Structure Code	01 FAM DWELLING
Deed Date	20030402		
Docket Number	2003099401		
Deed Type	SW		
Deed Year	2003		

Plat Map

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TRAVIS CAD Property Information

Appraisal Data Updated 2004-05-21

TRAVIS Account Number: 04342301200000 Tax Year: 2004

Owner's Name and Mailing Address	HUYNH RICHARD & MAI ANH HUYNH RICHARD & MAI ANH 2028 COATS CIRCLE AUSTIN TX 78748-3402
Location	2028 COATS CI CITY OF AUSTIN, TX
Legal Description	LOT 24 BLK A GREAT OAKS AT SLAUGHTER CREEK PHS A

PROPERTY INFORMATION			
Land Acre or SF Land Area Improvement Area	A 0.114 1,515	Tax Exemptions	HOMSTD
Neighborhood Group Neighborhood Code SPTB	11630 A1	Location Unit Effective Yr. Contr. Structure Code	1997 01 1 FAM DWELLING
Deed Date Deed Volume Deed Page Deed Type Deed Year	19970806 12993 00693 WD 1997		

[Flat Map](#)

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TRAVIS CAD Property Information

Appraisal Data Updated 2004-05-21

TRAVIS Account Number: 04342301240000 Tax Year: 2004

Owner's Name and Mailing Address	HERNANDEZ VICTOR M & NANCY M HERNANDEZ VICTOR M & NANCY M 2100 COATS CIRCLE AUSTIN TX 78748-3404
Location	2100 COATS CI CITY OF AUSTIN, TX
Legal Description	LOT 20 BLK A GREAT OAKS AT SLAUGHTER CREEK PHS A

PROPERTY INFORMATION			
Land Acre or SF Land Area Improvement Area	A 0.129 1.851	Tax Exemptions	HOMSTD
Neighborhood Group Neighborhood Code SPTB	11630 A1	Location Unit Effective Yr. Contr. Structure Code	1997 01 1 FAM DWELLING
Deed Date Deed Volume Deed Page Deed Type Deed Year	19970731 12989 03111 SW 1997		

Plot Map

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TRAVIS CAD Property Information

Appraisal Data Updated 2004-05-21

TRAVIS Account Number: 04342301220000 Tax Year: 2004

Owner's Name and Mailing Address	HOWELL CLINT J HOWELL CLINT J 2036 COATS CIR AUSTIN TX 78748-3402
Location	2036 COATS CI CITY OF AUSTIN, TX
Legal Description	LOT 22 BLK A GREAT OAKS AT SLAUGHTER CREEK PHS A

PROPERTY INFORMATION			
Land Acre or SF Land Area Improvement Area	A 0.122 2.102	Tax Exemptions	HOMSTD
Neighborhood Group Neighborhood Code SPTB	11630 A1	Location Unit Effective Yr. Contr.	1997
Deed Date Docket Number	20021206 2002238122	Structure Code	011 FAM DWELLING
Deed Type Deed Year	WD 2002		

[Flat Map](#)

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