

TO: WENDY WALSH

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ANCA E. NEAGU, P.E.2040 Coats Circle P Austin, TX 78748 P aneagu@hotmail.com P (512) 789-0792

May 27, 2004

City of Austin Neighborhood Planning
& Zoning Department
505 Barton Springs Road/ P.O. Box 1088
Austin, Texas 78767-8835

Ref. Case # C14-04-0054
20.651 Acres
11003 Manchaca road
Austin, Texas 78748

To Whom It May Concern:

In reference to the potential development of the subject tract acreage as referenced above, we would like to express our concerns of possible negative impacts from any development adjacent to my residence.

One of our concerns is that traffic will drastically increase on Manchaca Road, causing accidents or queuing traffic while inconveniencing current residents already experiencing problems onto Manchaca Road from Kaiser Road. In addition, new development will most likely move the flood plain closer to our residences.

The new construction will cause the property values to decrease. The location of my residence next to a green space was an incentive for me to purchase property on Coats Circle.

Nobody came to talk to us about what is going to happen to the adjacent property. We would like to have more time to talk about all the possible changes. At least two more months would be necessary for us to discuss and understand the changes that will occur.

Thank you for your time and consideration.

Sincerely,
Anca Neagu, P.E.

