

Joseph G. Wheeler

Item Z-20

From: Joseph G. Wheeler [oakgrove@sbcglobal.net]
Sent: 11/03/2004 10:27 AM
To: Daryl Slusher (daryl.slusher@ci.austin.tx.us); Will Wynn (will.wynn@ci.austin.tx.us); Betty Dunkerley (betty.dunkerley@ci.austin.tx.us); Brewster McCracken (brewster.mccracken@ci.austin.tx.us); Jackie Goodman (jackie.goodman@ci.austin.tx.us); Raul Alvarez (raul.alvarez@ci.austin.tx.us); Danny Thomas (danny.thomas@ci.austin.tx.us)
Subject: Emailing: 9001OldLampasasTrailAerialPhotos, 9001OldLampasasTrailPictures, 9001OldLampasasTrailSkiptoZAP



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City Council Members,

This e-mail is a follow up of an e-mail sent to each of your staff representatives on 10/15/04 concerning my upcoming zoning case (11/4/04).

Let me recap the facts in this case. This is a 0.78 Acre lot (lot 20) which was created as part of the Bull Creek Ranch subdivision. The developer of this subdivision was not and is not interested in this lot for residential purposes. The lot is bounded on two sides by property owned by Pedernales Electric Cooperative which currently has an electric substation (165Kv) located upon it. In addition, the lot contains a cellular communications tower operated by Crown Communications. Representative pictures are attached for your convenience.

The original zoning recommended by staff was LO, this zoning request was denied by ZAP. This denial was done without granting any zoning classification.

After studying my initial request which was presented in the ZAP hearing on September 21, 2004, I believe that the best solution to the issues at hand will be the granting of NO zoning with an overlay. I realized that there will be opposition from the Upper Bull Creek Neighborhood Association. Who in previous attempts to negotiate an agreed resolution to this matter, failed to offer any reasonable compromise.

A motion from Council to grant NO with an overlay would facilitate resolution of this matter by restricting the NO uses to the following:

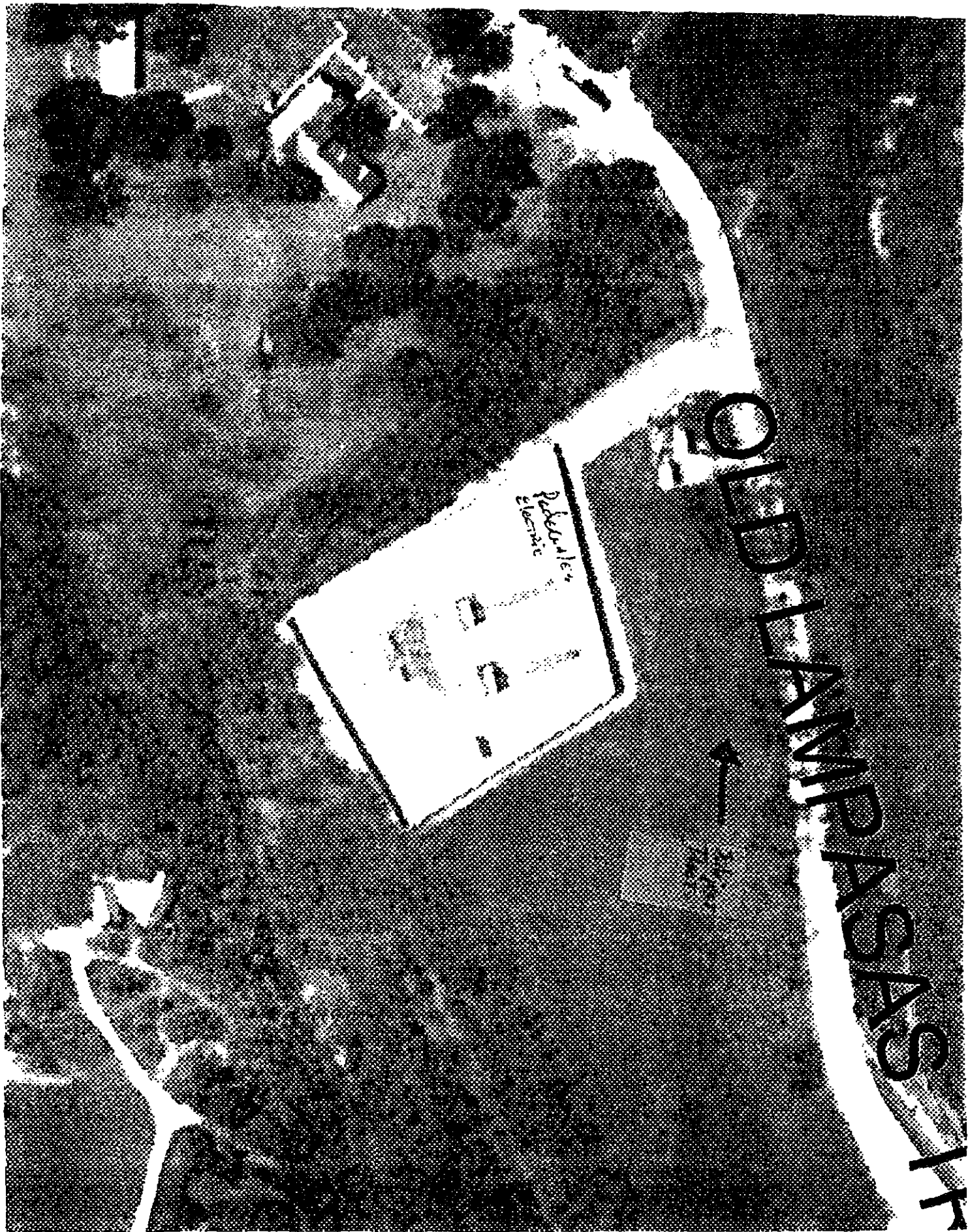
Administrative and Business offices
Art Gallery
Art Workshop
Professional Offices
Software Development
Communication Service Facilities
Local Utility Services
Religious Assembly
Safety Services
Urban Farm

My request for NO zoning with overlay restrictions listed above is less generous than that recommended by staff, it does however, fulfill my intent and is the most reasonable zoning for this property.

If you have any questions or need any clarifications of items presented in this email please do not hesitate to contact me.

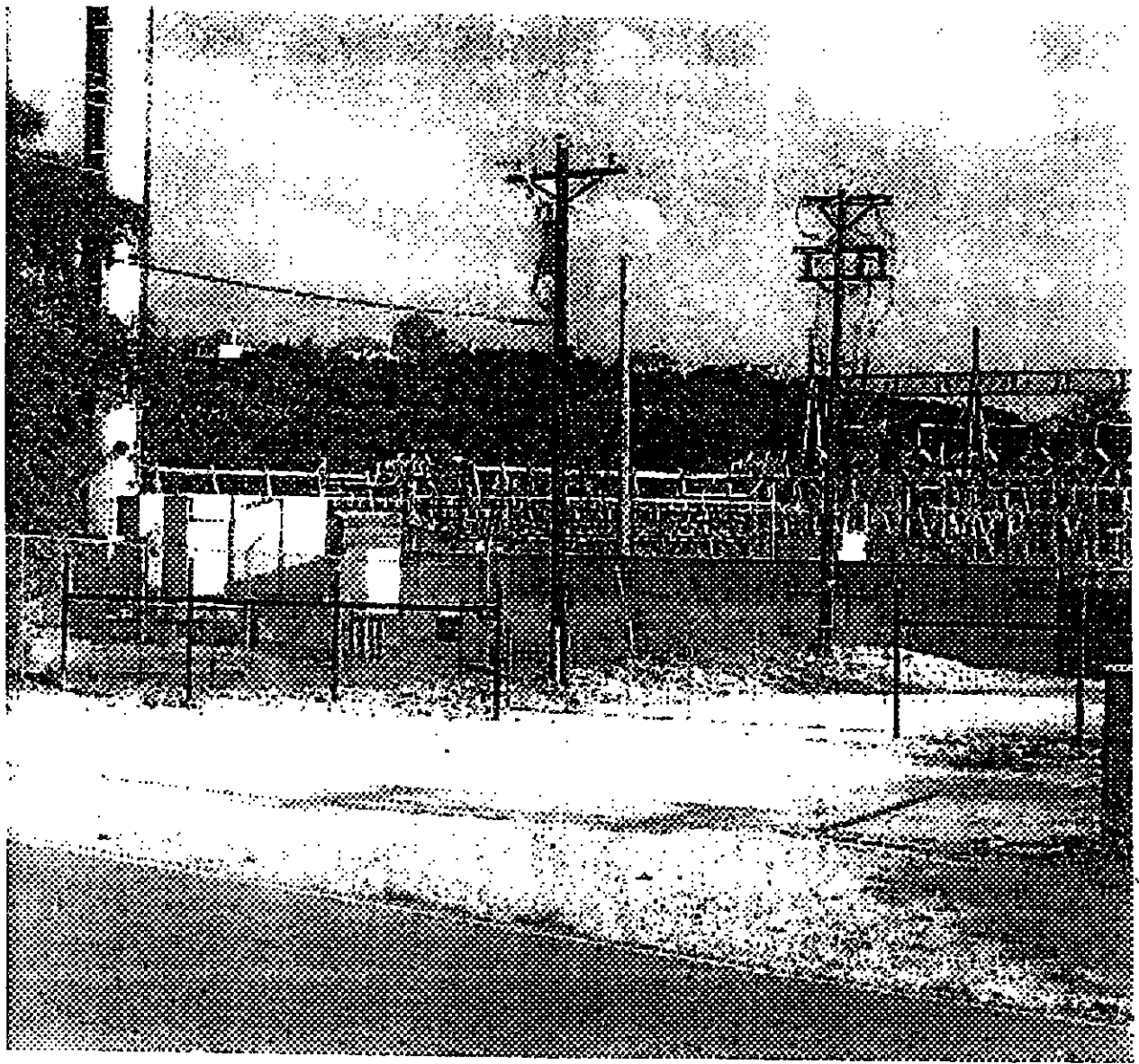
Thank you for your help in this important matter.

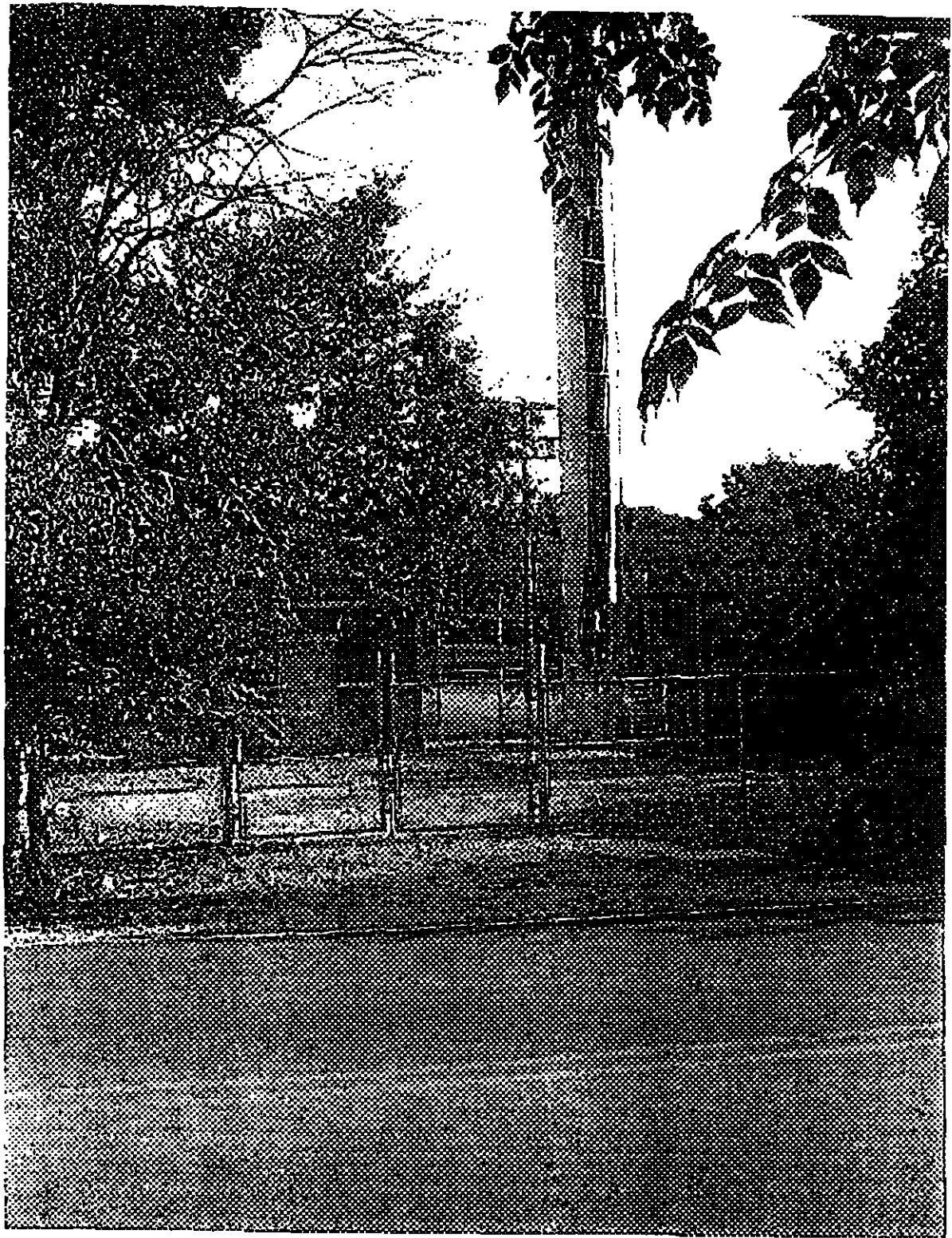
Joseph G. Wheeler (Joe)
7901 Spicewood Springs Rd
Austin, TX 78759-7611 Voice 257-7999 FAX 250-1910



OLD LAMP AS IT











From: Skip Cameron [scameron@austin.rr.com]
Sent: 09/20/2004 10:16 PM
To: Sherri Gager; bbaker@austintexas.org; kbjackson@pbsj.com; josephmartinez@yahoo.com; jdonisi@austin.rr.com; jay@jaygohilrealty.com; chammond1@austin.rr.com; apsinc@bga.com; Pinnelli@flash.net; trabago@austin.rr.com
Cc: Joe Wheeler; Hal Meyer
Subject: C14-04-0100 SF-2 to LO - ZAP August 21, 2004 ITEM 6

Dear ZAP Commissioners

(Sherri: please see that this gets into the member's information packet in case they do not read this beforehand).

Thanks for your selfless service to our community!

LO requested is OK, but it should include an overlay restriction to only these permitted uses: Administrative and Business Offices Medical Offices not exceeding 5000 sq. ft. gross floor area Professional Office Software Development

As I understand it, this is the intention of the uses planned by the applicant, and I think this LO with overlay will be accepted by most, if not all, of the neighbors to the south, even though they will officially oppose the LO request at this hearing.

The alternative outcomes could be much worse if the property were sold to a buyer who does not live adjacent and who cares not about the aesthetics of this area.

If you look at the area, this tract on Old Lampasas Trail , a collector street to large residential neighborhoods to the west accessed by Tallyran Drive, has a cluster home development to the north, a cell tower and Pedernales Electric sub station to the East, a church to the south, and past the church is a vacant 11 acre lot and then several large acreages with one home each. To the west across Old Lampasas Trail is the east end of the NW Balcones Park greenbelt (no parking or access and unimproved).

Given the surrounding uses the possible options are for zoning are: Industrial (not desirable at this location ~ largely residential area and size of lot .78 acre) Single family (not desirable because of the cell tower and sub station adjacent) Multi Family (not desirable because of the cell tower and sub station and size of lot .78 acre) Office (a reasonable fit for small professional office ~ 8,000 sq ft incl. parking and driveway)

The cluster home developer could have acquired this tract when planning the adjacent cluster home development, but chose not to because it did not fit into their cluster design. And the developer, Ash Creek Homes Scott Morledge, told me they are not interested in acquiring this property to expand their cluster home development. He says that LO is more appropriate.

This is a tract with an applicant who lives in his own home just across Bull Creek to the east. I believe he will develop the tract tastefully with a small professional office, perhaps for his own accounting practice, and tastefully blend it in "Texas style" with this neighborhood.

Please pass and recommend to City Council LO with an overlay allowing only: Medical Offices not exceeding 5000 sq. ft. gross floor area Professional Office Software Development

Respectfully

Skip Cameron, President
Bull Creek Foundation
8711 Bluegrass Drive
Austin, TX 78759-7801
(512) 794-0531

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City Council Aides,

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A recap of the facts in this case. This is a 0.78 Acre lot (lot 20) which was created as part of the Bull Creek Ranch subdivision. The developer of this subdivision was not and is not interested in this lot for residential purposes. The lot is bounded on two sides by property owned by Pedernales Electric Cooperative which currently has an electric substation (165Kv) located upon it. In addition, the lot contains a cellular communications tower operated by Crown Communications. Representative pictures are attached for your convenience.

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Administrative and Business offices

Art Gallery

Art Workshop

Professional Offices

Software Development

Communication Service Facilities

Local Utility Services

Religious Assembly

Safety Services

Urban Farm.

My request for NO zoning with overlay restrictions listed above is less generous than that recommended by staff, it does however, fulfill my intent and is the most reasonable zoning for this property.

Please brief your council members concerning this upcoming 11/4/04 item and contact me if you have any questions or need any clarifications of items presented in this email.

Thank you for your help in this important matter.

Joseph G. Wheeler (Joe)

7901 Spicewood Springs Rd

Austin, TX 78759-7611 Voice 257-7999 FAX 250-1910