

#65

3-2-06

From: Laine K Jastram [mailto:laine@catmountainhoa.com]
Sent: Tuesday, February 28, 2006 7:59 PM
To: Wynn, Will; Thomas, Danny; Alvarez, Raul; Dunkerley, Betty; Kim, Jennifer; Leffingwell, Lee; McCracken, Brewster
Cc: Hoelter, Nikki; Zapalac, George; Esquivel, Joan
Subject: Rancho La Valencia

Dear Council Members:

I represent Cat Mountain Homeowners Association, approximately 350 homes, and ask you to ***DENY*** the site plan extensions for the Rancho La Valencia development (Agenda Item #65 for SP-01-0356D) on both the 1 year and 3 year request.

We are happy to welcome a development that conforms to the established development requirements for this corridor and unfortunately, this development does not. In a nutshell, there was a site plan approved February 14, 2002, which proposed 55 condominiums, at which time the site was only in the ETJ (Austin zoning n/a). The site was annexed into Full Purpose Jurisdiction September 26, 2002 with a designation of Interim Rural Residential. The owner has never requested the zoning be changed to a designation that would allow condos. The site plan that was approved February 14, 2002 expired on February 14, 2005.

On February 14, 2005 they requested a one year administrative extension of the site plan, and they were denied it (admin approvals are not allowed for property in the Hill Country Roadway Corridor). In conjunction with an appeal of the decision to deny a 1yr admin extension, they are now, also, requesting that the site plan be extended for 3 years.

There have been several infractions already with development activity on this property (including construction activity on adjacent BCCP land). There would be many variances required to accommodate their development plans (construction on slopes, building height, location of on-site utilities, impervious cover, native trees, roadway vegetative buffer, restoring roadway vegetative buffer, natural area, parking lot medians, visual screening). Please see the background information that City Staff prepared to find out how they plan to cram 89 condos into the 9.74acre tract...

Thank you,
Laine K. Jastram

Laine K Jastram
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3-2-06

From: Chesney Szaniszlo

Sent: Wednesday, March 01, 2006 2:27 PM

To: Wynn, Will; Thomas, Danny; Alvarez, Raul; Dunkerley, Betty; Kim, Jennifer; Leffingwell, Lee; McCracken, Brewster

Cc: Hoelter, Nikki; Zapalac, George; Esquivel, Joan

Subject: Please deny site plan extensions - Rancho La Valencia, Agenda Item 65, March 2, 2006

Honorable Mayor and Councilmembers,

Please deny the site plan extensions (both 1 year and 3 year) requested for the Rancho La Valencia development (Case number SP-01-0356D). This is Agenda Item Number 65 at the March 2, 2006 City Council meeting.

This development does not conform to the established development requirements for this corridor. Other developments in this area are conforming and this development should conform also.

A prime example is the Colina Vista development which is adjacent to the Rancho la Valencia development. Both of these developments were originally planned for use other than residential. However, the Colina Vista development now is following the current development requirements while Rancho La Valencia is not. There is no compelling reason why this developer should be given special, preferential treatment.

Thank you,
Chris and Chesney Szaniszlo
8100 Long Canyon Drive