

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-24
AGENDA DATE: Thu 04/28/2005
PAGE: 1 of 1**

SUBJECT: C814-88-0001(RCA) - Gables at Westlake - Conduct a public hearing and approve a restrictive covenant amendment for the property locally known as 3100-3320 Capital of Texas Highway (Lake Austin Watershed). Zoning and Platting Commission Recommendation: To approve the restrictive covenant amendment. Applicant: Protestant Episcopal School Council (Brad Powell). Agent: Drenner Stuart Metcalfe von Kreisler (Steve Drenner). City Staff: Glenn Rhoades, 974-2775.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET

CASE: C814-88-0001(RCA)

Z.A.P. DATE: January 4, 2005
January 18, 2005

C.C. DATE: February 17, 2005
March 24, 2005
April 21, 2005

ADDRESS: 3100-3320 N. Capitol of Texas Hwy.

OWNER/APPLICANT: Protestant Episcopal Church
(Brad Powell)

AGENT: Drenner Stuart Wolff
Metcalf von Kriesler (Michele
Haussmann)

APPLICANT'S REQUEST:

To amend an existing Restrictive Covenant to allow for multifamily residential use.

AREA: 31.844 acres

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 4, 2005 – Approved the restrictive covenant amendment to allow for townhouse and condominium (SF-6) district zoning regulations (Vote: 5-4, Baker, Martinez, Pinneli and Hammond – nay).

January 18, 2005 – Brought back to rescind and reconsider. However, it failed to garner the required two Commissioners to sponsor rescinding and reconsideration.

ISSUES:

The applicant in this case is proposing to amend an existing restrictive covenant that was approved in January of 1989. The restrictive covenant as it stands today, designates the property for this case as office and retail (see exhibit A) and the owner is proposing to amend the restrictive covenant in order to allow for multifamily residential. The applicant is proposing 328 dwelling units.

In addition to the application to amend the restrictive covenant, the applicant has also filed an application to amend an associated Planned Unit Development (PUD). The PUD also designates the property for office/retail uses. This also needs to be amended in order to allow for multifamily residential (see exhibit B). The restrictive covenant amendment is to be heard at the same hearing as the PUD amendment. As part of the application to amend the PUD to allow for multifamily, the applicant is requesting two variances from the Land Development Code for construction on slopes and to the cut and fill requirements. The variance requests were considered by the Environmental Board on October 6, 2004 and were recommended with conditions (see exhibit C).

There has been substantial neighborhood opposition to the proposed change and at the November 16, 2004 Zoning and Platting Commission hearing a subcommittee was formed to see if there could be any compromise between the neighborhood and the property owners. The first meeting was held on November 22, 2004 and several representatives from both sides were in attendance. At the meeting it was agreed that Mr. Steve Drenner, representative for the property owner, would forward a proposal to the neighborhood for review and the subcommittee would reconvene on December 13, 2004. The

purpose of the second meeting was to find out if an agreement had been reached or if there was any room for compromise. At the end of the meeting it was determined that a compromise could not be reached at that time, but that dialogue between the neighborhood and the applicant would continue. Please see attached signatures in opposition to the proposed change.

BASIS FOR RECOMMENDATION:

Staff believes the proposed multifamily use is appropriate at this location. Generally, land uses transition from more intense uses to lower intensive uses between single-family neighborhoods and arterial roadways. The subject tract is adjacent to Capitol of Texas Highway to the east and a single-family neighborhood to the west. Presently, the property is proposed for an office/retail park and staff believes that a multifamily project would be more compatible with the single-family neighborhood to the west.

In addition, when the PUD was originally approved there was a Traffic Impact Analysis (TIA) that was conducted. The TIA allows 6,720 vehicle trips per day for the approved office retail complex. However, if the site were developed with 328 multifamily units, the trip generation would be significantly reduced to 2,70 vehicle trips per day (see transportation comments).

As previously stated, the applicant has requested two environmental variances from the Land Development Code, from cut and fill and building on slopes. The City's environmental staff recommended the variances to the Environmental Board and the Board has recommended their approval to City Council. The Board believes that the current proposal will "...provide for greater environmental protection than the approved PUD..." Please see the attached recommendation from environmental staff and the motion from the Environmental Board (see exhibit D).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	Commercial
<i>South</i>	PUD	Undeveloped
<i>East</i>	SF-1	Single Family
<i>West</i>	PUD	Single Family

AREA STUDY: N/A

TIA: N/A

WATERSHED: Lake Austin

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

#153 – Rob Roy Homeowners Association
 #303 – Bridgehill Homeowners Association
 #331 – Bunny Run Homeowners Association
 #434 – Lake Austin Business Owners
 #511 – Austin Neighborhoods Council
 #605 – City of Rollingwood
 #920 – The Island on Westlake Homeowners Association

#965 – Old Spicewood Springs Neighborhood Association

CASE HISTORIES:

There have been no recent zoning cases in the immediate vicinity.

RELATED CASES:

There is an associated PUD amendment (C814-88-0001.08) that is to be heard concurrently with this application.

CITY COUNCIL DATE AND ACTION:

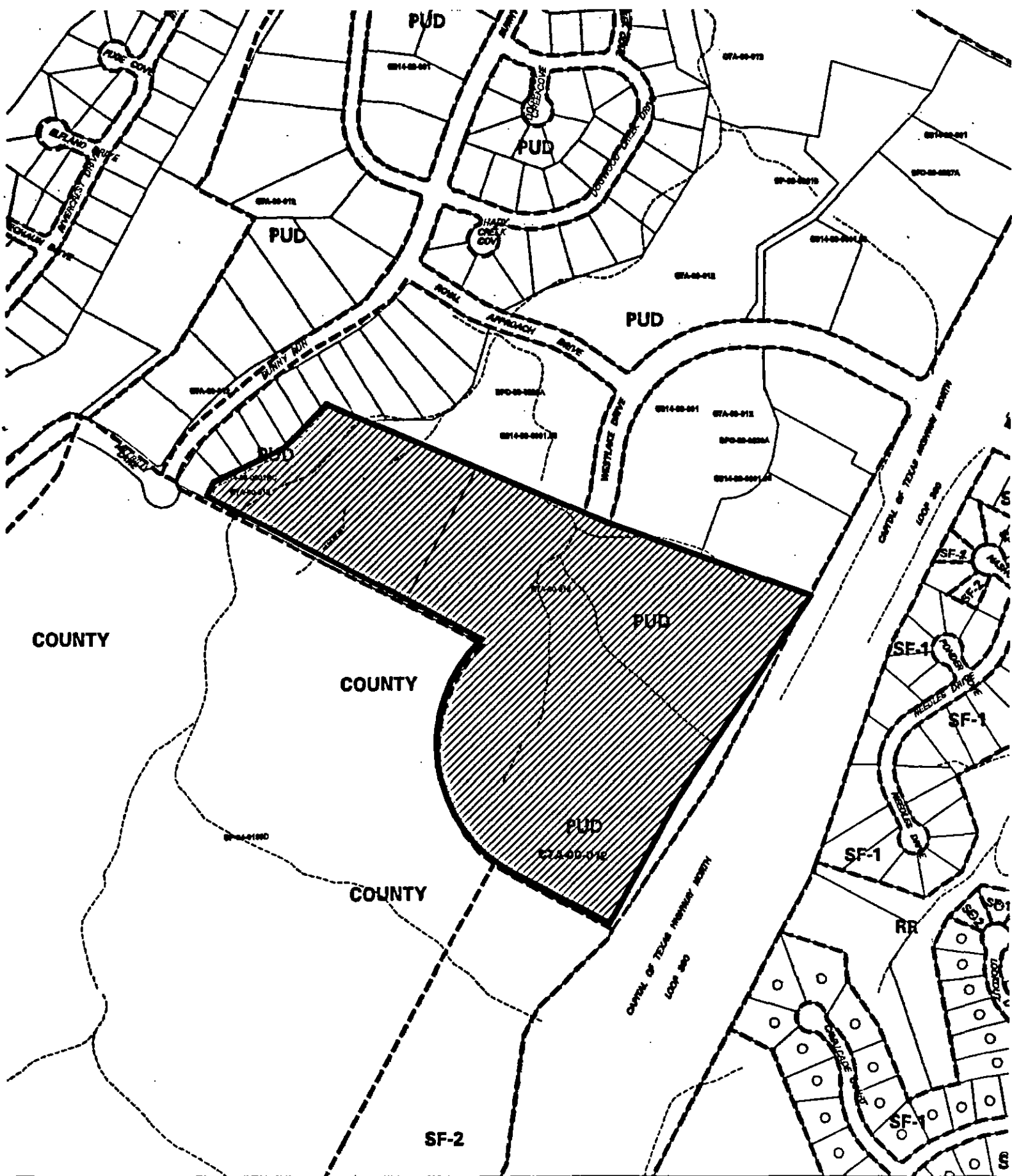
February 17, 2005 – Postponed at the request of the applicant to March 24, 2005 (Vote: 7-0).





March 24, 2005 – Postponed at the request of the neighborhood until April 21, 2005 (Vote: 7-0).

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

E-MAIL: glenn.rhoades@ci.austin.tx.us



 1" = 400'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: G. RHOADES</p>	<p align="center">PLANNED UNIT DEVELOPMENT</p> <p>CASE #: C814-88-0001(RCA)</p> <p>ADDRESS: N CAPITAL OF TEXAS HWY</p> <p>SUBJECT AREA (acres): 31.844</p>	<p>CITY GRID REFERENCE NUMBER</p> <p align="center">F27</p>
		<p>DATE: 04-10</p> <p>INTLS: SM</p>	

STAFF RECOMMENDATION

CS14-88-0001(RCA)

Staff recommends amending the restrictive covenant to allow for multifamily residential.

BASIS FOR RECOMMENDATION

Staff believes the proposed multifamily use is appropriate at this location. Generally, land uses transition from more intense uses to lower intensive uses between single-family neighborhoods and arterial roadways. The subject tract is adjacent to Capitol of Texas Highway to the east and a single-family neighborhood to the west. Presently, the property is proposed for an office/retail park and staff believes that a multifamily project would be more compatible with the single-family neighborhood to the west.

In addition, when the PUD was originally approved there was a Traffic Impact Analysis (TIA) that was conducted. The TIA allows 6,720 vehicle trips per day for the approved office retail complex. However, if the site were developed with 328 multifamily units, the trip generation would be significantly reduced to 2,70 vehicle trips per day (see transportation comments).

As previously stated, the applicant has requested two environmental variances from the Land Development Code, from cut and fill and building on slopes. The City's environmental staff recommended the variances to the Environmental Board and the Board has recommended their approval to City Council. The Board believes that the current proposal will "...provide for greater environmental protection than the approved PUD..." Please see the attached recommendation from environmental staff and the motion from the Environmental Board.

Transportation

The proposed site generates significantly less trips than the originally approved use for this tract (office/retail). The TIA was waived for this revision because of the significantly reduced trips from the earlier application. The applicant is proposing to develop a multi family site with approximately 328 dwelling units which will generate approximately 2,070 trips per day. This is a difference of 4,650 vehicles per day less than what was approved with the original TIA. This site is still subject to all of the conditions assumed in the original TIA and will be required to post the appropriate pro rata share based on peak hour trips established with the TIA and as stated in the restrictive covenants and subsequent amendments.

Design and construction of the proposed Westlake Drive will be reviewed at the time of subdivision. At that time approval from TXDOT will be required and may modify the ultimate connection location between the proposed Westlake Drive and Capital of Texas Highway.

As stated in the summary letter no direct access to Capital of Texas Highway is proposed.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped.

EX. A

developed according to City standards as if it were within the limited purpose jurisdiction of the City, as and to the extent expressly set forth in this Restriction. Declarant agrees that the Property may remain in the status of being within the jurisdiction of the City for limited purposes for forty (40) years from the effective date of this Restriction, and expressly waives the right to request and require annexation for full purposes within three (3) years of the annexation for limited purposes. The City may from time to time annex all or a portion of the Property for full purposes at any time provided that such annexations shall be in accordance with this Restriction and all statutory requirements of the State of Texas regarding annexation of territory for full purposes.

1.10 Commercial use within the Property shall be limited to the commercial portions of the Property (as identified on the Concept Plans). The remainder of the Property shall be developed for single family residential uses.

1.11 The uses of the Property shall not be more intensive than the uses, and shall be subject to the restrictions, set forth on Exhibit B attached hereto and made a part hereof for all purposes. As to portions of the Property within the city limits of the City, uses shall be in accordance with the permanent zoning classifications fixed in the above referenced City of Austin Zoning Case. Development intensities as set forth on the Concept Plans and on Exhibit B may be subject to reduction on a lot by lot basis upon submittal to and review by the City of final site development permit plans containing full vegetative and tree survey information and grading plans, based on such information and plans.

1.12 (a) The total developed area of the commercial portions of each Tract within the Property shall not exceed the floor-to-area ratio ("FAR") and the impervious cover ("Impervious Cover") as set forth on the Concept Plans.

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ORDERING INFORMATION

NOTES ON COVER, SUMMARY

FAIR & FORTUNE QUALITY

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EXHIBIT "H"

CONCEPTUAL SITE PLAN

PROJECT OWNED BY WESTVIEW DEVELOPMENT INC.

Adenport Ranch

[illegible]

Customer Against City Standard

DAVID M. LARSON, JR., PRES.
REVIEWS: JIMMY L. TOLSON

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DAVENPORT W. P.U.D.


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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING September 15, 2004
DATE REQUESTED:

NAME/NUMBER Davenport PUD (Gables Westlake)/C814-88-0001.08
OF PROJECT:

NAME OF APPLICANT Gables Residential
OR ORGANIZATION: Jim Knight (Agent), 328-0011

LOCATION: 3100-3320 North Capital of Texas Highway

PROJECT FILING DATE: June 9, 2004

WATERSHED PROTECTION Chris Dolan 974-1881
STAFF: chris.dolan@ci.austin.tx.us

CASE MANAGER: Glenn Rhoades 974-2775
glenn.rhoades@ci.austin.tx.us

WATERSHED: Lake Austin (Water Supply Rural)

ORDINANCE: West Davenport PUD (Ordinance # 890202-B)

REQUEST: Amendment to PUD Ordinance that includes exceptions (variances) from Lake Austin Ordinance Sections 9-10-383 (Construction on Slopes), and 9-10-409 (Cut/Fill).

STAFF RECOMMENDATION: RECOMMENDED WITH CONDITIONS.



MEMORANDUM

TO: Betty Baker
Chairman, City of Austin Zoning and Platting Commission

FROM: J. Patrick Murphy, Environmental Services Officer
Watershed Protection and Development Review Department

DATE: October 5, 2004

SUBJECT: Gables Westlake C814-88-0001.08

Description of Project Area

The proposed Gables residential project is located on Lot 1 of Block D and Lot 16 of Block E, within the Davenport West Planned Unit Development (PUD). The site is located within the full purpose jurisdiction of the City of Austin, on the west side of the Capital of Texas highway (Loop 360), just south of Westlake Drive. The referenced lots are currently zoned for office and retail development per the approved PUD Land Use Plan. The two lots have a combined acreage of 28.98 acres, and were allocated a total of 9.49 acres of impervious cover when the PUD Ordinance (89-02-02-B) was approved by City Council in 1989. The site is bordered by Loop 360 to the east, commercial development and undeveloped property to the north and west, and St Stephens School to the south. The site is within the Lake Austin Watershed, which is classified as a Water Supply Rural Watershed by the City's Land Development Code (LDC).

The lots in question (Lot 1, Block D; and Lot 16, Block E) are subject to the Lake Austin Ordinance (Ordinance Number 840301-F), as modified by the PUD Ordinance. Impervious cover limitations are dictated on an individual slope category basis for development subject to the Lake Austin Ordinance. Per the PUD Ordinance, allowable impervious cover is 5.13 acres for Lot 1, Block D, and 4.36 acres for Lot 16, Block E. In order to achieve the level of impervious cover allocated by the PUD Ordinance, exceptions (variances for cut/fill and construction on slopes) to the Ordinance requirements are being requested. The requested exceptions are typical for development sites in and adjacent to the Planned Unit Development. There is floodplain adjacent to St. Stephens Creek located at the west end of the site. No development is proposed within the floodplain.

Existing Topography and Soil Characteristics

The topography of the site generally slopes to the west/northwest, away from Loop 360, and toward St. Stephens Creek. The majority of the steep slopes on the site are located between Loop 360 and the proposed development on Lot 1. The site includes some relatively small areas with slopes (most of which are in the 15-25% category) upon which some development must occur in order to achieve the impervious cover limit allocated by the PUD Land Use Plan. Elevations range from approximately 774 feet above mean sea level (MSL) at the east end of Lot 1, to approximately 634 feet above MSL at the north end of Lot 16.

The soils on the site are classified as Brackett and Volente series soils. The Brackett soils are shallow and well drained, and the Volente soils consist of deep, well drained, calcareous soils occupying long and narrow valleys.

Vegetation

The majority of the site is dominated by Ashe juniper/oak woodlands, with multi-trunked Ashe juniper (cedar) intermixed with spots of Live oak and Texas oak. The project was designed to preserve the mature oaks to the maximum extent that was feasible. A majority of the protected size oaks are located in the floodplain, and will not be disturbed by the proposed development. Shrubs on the site include persimmon, agarita, flaming sumac, greenbriar and Mexican buckeye.

Tree replacements will be installed on the site to the maximum extent that is practical. As a condition of staff support, all replacement trees will be container grown from native seed.

The Hill Country Roadway Corridor Ordinance (HCRC), as modified by the PUD Ordinance, requires that 7.44 acres of Lot 1, and 4.32 acres of Lot 16 (for a total of 11.76 acres) be set aside as HCRC Natural Area. This project proposes to set aside 12.7 acres of Natural Area. As a condition of staff support, all revegetation within disturbed Natural Areas (which will be limited to vegetative filter strip areas) will be specified to be with a native grass/wildflower mix.

Critical Environmental Features/Endangered Species

Based on an Environmental Assessment, as well as a site visits by Watershed Protection Staff, there are no critical environmental features located on, or within 150 feet of the limits of construction. The issue of endangered species was addressed during the PUD approval process, and on June 7, 1990 a letter from the United States Fish and Wildlife Service was provided, indicating that the property did not contain endangered species habitat.

Requested Exceptions to the PUD Ordinance Requirements

The exceptions to the PUD Ordinance that are being requested by this project are to Environmental Sections 9-10-383 (Construction on Slopes) and 9-10-409 (Cut/Fill) of the Lake Austin Watershed Ordinance (Ordinance Number 840301-F). As previously noted, the

site is part of an approved PUD Land Use Plan for which impervious cover was allocated on an individual lot basis during the PUD Ordinance approval process. During the PUD approval process, a conceptual, zoning site plan for office/retail was approved for this site. In order to achieve the level of impervious cover allocated by the PUD Ordinance, the same exceptions (variances for cut/fill and construction on slopes) to the Ordinance requirements that would have been required for the approved conceptual office/retail plan are being requested for this PUD Amendment. While both the approved office/retail plan, and the proposed multi-family plan, would require the same cut/fill variance, the multi-family project will require less than one third of the cut, and just over half of the fill required by the approved office/retail plan. The majority of the proposed cut and fill would be from four to eight feet. There are small areas of cut (approximately 9,855 square feet) exceeding 8 feet, to a maximum of 16 feet. There are also a couple small areas of fill (4,995 square feet) exceeding 8 feet, to a maximum of 10 feet. All proposed cut/fill will be structurally contained.

Due to the topography of the site, as well as the proposed design that includes an improved WQ Plan, impervious cover for the 15-25% slope category exceeds what is allowable under the Lake Austin Ordinance (LAO). Allowable impervious cover for this slope category is .65 acres, and approximately .77 acres is proposed by the multi-family project. The applicant worked diligently with Staff to reduce impervious cover on the 15-25% slopes, and the resulting .12 acres (approximately 6100 square feet) that exceeds what is allowable under the LAO is still less than would have been requested with the office/retail plan. The applicant has worked closely with COA Water Quality Review Staff to provide a WQ Plan for the site that exceeds the Lake Austin Ordinance requirements. The proposed capture volume depth will be approximately double the requirement of the LAO. Treatment of ROW runoff was not required with the approved, conceptual office/retail plan. Water Quality for the multi-family plan will treat and remove pollutants for approximately 4.42 acres of TXDOT ROW, and 4.2 acres of the Westlake Drive extension ROW. The proposed multi-family plan will provide overland flow and grass lined channels over most of the site allowing the use of vegetative filter strips which, along with the standard WQ ponds, will result in an overall WQ Plan that meets current code requirements (as opposed to the less stringent requirements of the LAO). The vegetative filter strip areas will be restored with native vegetation, and an IPM Plan will be provided. In addition, the office/retail plan was approved with on-site wastewater treatment (septic), and the proposed multi-family project will convey wastewater to a COA wastewater treatment facility.

Lake Austin Watershed Ordinance, Section 9-10-383, Construction on Slopes

Section 9-10-383 of the Lake Austin Watershed Ordinance limits impervious based on individual slope category. Forty (40) percent impervious cover is allowed on slopes under 15%; ten (10) percent impervious cover is allowed on slopes between 15 and 25%; five (5) percent impervious cover is allowed on slopes between 25 and 35%.

Lake Austin Watershed Ordinance, Section 9-10-409, Cut and Fill Requirements

Section 9-10-409 of the Lake Austin Watershed Ordinance limits cut and fill, with the exception of what is required for structural excavation (defined as excavation required for

building foundations), to 4 feet. The Ordinance also states that all slopes exceeding a 3 to 1 ratio, that were generated by the cut and fill, shall be stabilized by a permanent structural means.

The proposed PUD Amendment, including exceptions to the standards of the PUD Ordinance, is recommended by Staff with conditions.

Conditions

1. All cut/fill to be structurally contained.
2. All restoration of disturbed natural areas (including vegetative filter strips) to be with native grass/wildflower mix.
3. All replacement trees to be Class 1 trees, container grown from native seed.
4. Provide Water Quality measures that meet all current code requirements (as opposed to the less stringent requirements of the LAO). Provide an IPM Plan.
5. Provide a minimum of 12.7 acres of Hill Country Natural Area (per the PUD Ordinance, only 11.76 acres are required).

If you have any questions or require further assistance, please contact Chris Dolan at 974-1881.



Patrick Murphy, Environmental Officer
Watershed Protection and Development Review Department



ENVIRONMENTAL BOARD MOTION 100604-B1

Date: October 6, 2004

Subject: Amendments to the Davenport PUD Ordinance # 890202-B

Motioned By: Tim Riley

Seconded By: Dave Anderson

Recommendation

The Environmental Board recommends conditional approval of the amendment to the Davenport PUD (Ordinance # 890202-B) including the exceptions to the Lake Austin Ordinance Sections 1) 9-10-383 – to allow construction on slopes and 2) 9-10-409 – to allow cut and fill in excess of 4' with the following conditions:

Staff Conditions

1. All cut/fill to be structurally contained;
2. All restoration of disturbed natural areas (including vegetative filter strips to be with native grass/wildflower mix;
3. All replacement trees to be Class I trees, container grown from native seed;
4. Provide water quality measures that meet all current code requirements (as opposed to the less stringent requirements of the LAO);
5. Provide an IPM Plan;
6. Provide a minimum of 12.7 acres of Hill Country Natural Area (per the PUD Ordinance, only 11.76 acres required).

Additional Board Conditions

7. The construction of the level spreaders and berms associated with the vegetative filter strips will be performed by non-mechanical equipment.
8. The project will comply with City of Austin Green Builder Program at a one star level.

Continued on back

9. Require 194-3 inch container grown Class 1 trees. Trees will be selected to provide overall species diversity and shall have a 2-year fiscal posting (this Board condition supersedes Staff condition 3).
10. Reduction of impervious cover for Westlake Drive by reducing the roadway lanes from four lanes to two lanes (with appropriate turn bays).
11. Capture and treatment of 4.42 acres of right-of-way for Capital of Texas Highway (Loop 360).
12. Coal-tar based sealants shall not be used.

Rationale

The proposed amendments, on balance, provide for greater environmental protection than the approved PUD Ordinance. The proposed amendments and conceptual design provide for greater protection of the existing tree canopy than the approved PUD Ordinance. The proposed multi-family plan provides for greater water quality protection through the use of sedimentation/filtration ponds and vegetative filter strips. Additionally, the applicant agrees with the staff condition that the development will meet current code requirements relative to water quality measures. The multi-family plan significantly reduces the required cut and fill needed as compared to the original approved office/retail plan. Also, the multi-family plan reduces impervious cover on slopes 15-25% and slopes greater than 35%. The applicant guarantees that 194 3" container grown Class 1 trees will be planted and that there will be a diversity of species incorporated into the site design. The applicant states that the multi-family plan will reduce traffic by 60%, thereby reducing associated non-point source pollution. The multi-family plan also reduces impervious cover by downsizing the Westlake Drive extension from 4-lanes to 2-lanes. The multi-family plan will also incorporate an Integrated Pest Management Program and will voluntarily comply with the City of Austin's Green Builder Program at the one star level.

Vote 7-0-0-1.

For: Ascot, Anderson, Holder, Leffingwell, Maxwell, Moncada, Riley

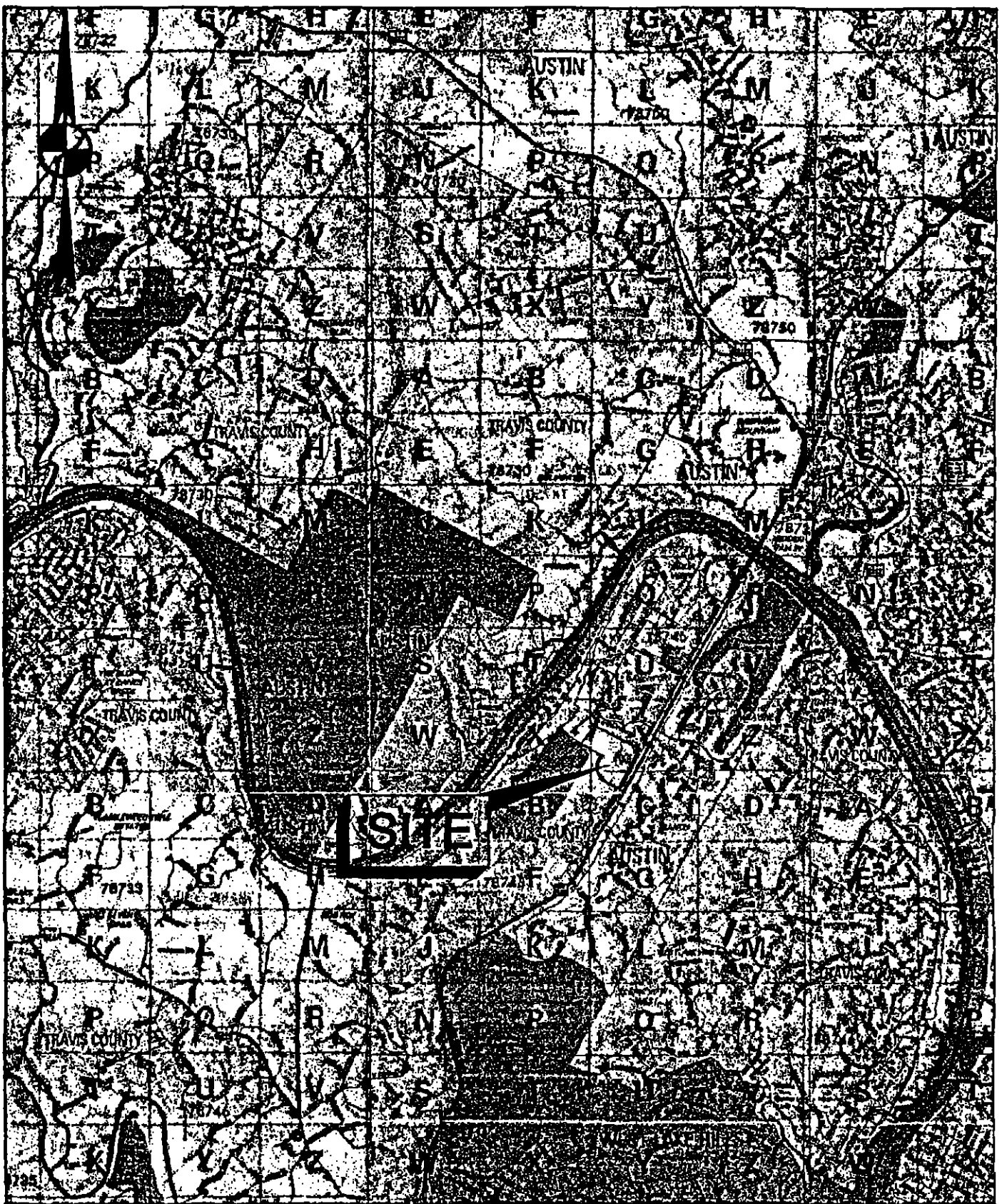
Against: None

Abstain: None

Absent: Curra

Approved By:

Lee Leffingwell, Chair



b Bury+Partners
 Consulting Engineers and Surveyors
 Austin, Texas Tel 512/325-0811 Fax 512/325-0325
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**GABLES WESTLAKE
 LOOP 860 AND WESTLAKE DRIVE**

GABLES RESIDENTIAL

SITE LOCATION

DATE: 03/05/04

SCALE: N.T.S.

DRAWN BY: RWM

FILE: G:\659\15\EXHIBITS\65915EXH12

PROJECT No.: 659-15.56

Davenport Ranch West PUD
Tract F, Block D, Lot 1 and Tract F, Block E, Lot 16

Land Use:	Original Approved Office/Retail Plan	Proposed Multi-family Plan	Comparison
Office Retail Parking Garage Multi-Family	281,450 sf 40,000 sf 162,500 sf 0	0 sf 0 sf 0 sf 323 units	-
Water Quality Standards: Onsite: Methodology Capture Volume Offsite: Treating Loop 360 Treating Westlake Dr. Extension	60" French drain pipe 0.5" No No	Vegetative filter strips Sedimentation/filtration ponds 0.8"/1.0"	Multi-family plan provides approximately 23,300 cubic feet of additional water quality volume
Wastewater:	Onsite septic	Connecting to City of Austin enclosed system	-
Cut/Fill: Max. Cut Max. Fill	24 ft 16 ft	16 ft 10 ft - -	Office/Retail plan provides 3 1/2 times more total cut area than the proposed MF plan* Office/Retail plan provides 1 1/2 times more total fill area than the proposed MF plan* *See summary table
Impervious Cover on Slopes: 0 - 15% 15% - 25% 25 - 35% >35%	8.31 Ac 0.85 Ac.* 0.05 Ac. 0.02 Ac.* *Would require Env. Variances No guarantee of tree replacement	8.41 Ac. 0.77 Ac.* 0.05 Ac. 0.00 Ac. *Requested variances (cover by 20,185 SF) 194-3" container grown trees guaranteed	Multi-family plan reduces impervious cover on slopes 15-25% and slopes >35%
Tree Replacements:			Multi-family plan guarantees 194-3" container grown trees.
Traffic:	4-lane Westlake Dr. Extension cross-section 8,720 trips per day	2-lane Westlake Dr. Extension cross-section 2,070 trips per day	Multi-family plan will reduce traffic (69%) and related pollutants. Reduces impervious cover for Westlake Drive Extension.
Integrated Pest Management Program:	No	Yes	
Green Builder Program:	No	Yes	

**GABLES-WESTLAKE
DAVENPORT RANCH PALNNED UNIT DEVELOPMENT
CUT/FILL AREA COMPARISON**

MULTI FAMILY PLAN

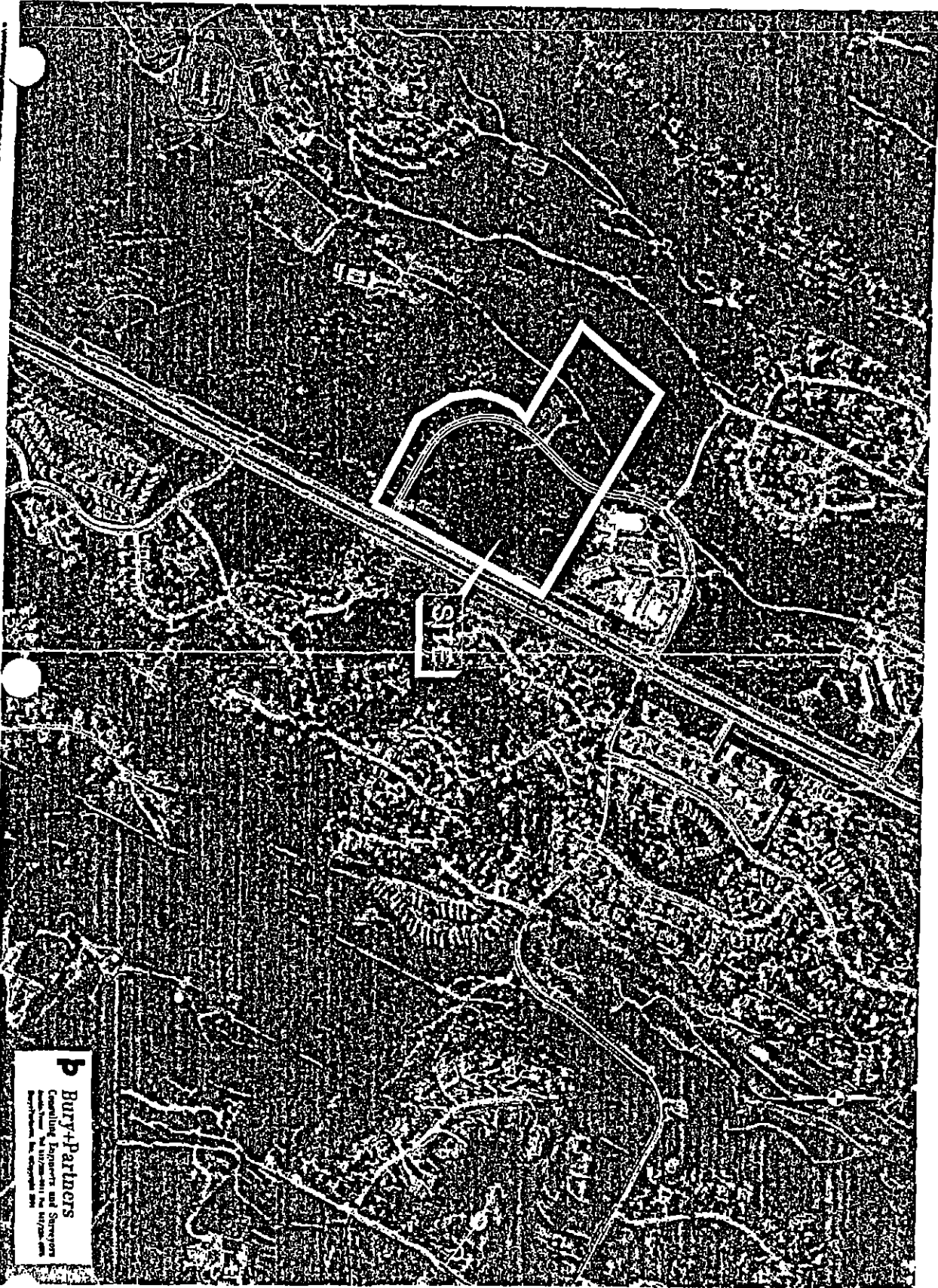
<u>CUT (feet)</u>	<u>AREA (SF)</u>
4 - 6	31,050
6 - 8	10,650
8 - 10	5,025
10 - 12	2,025
12 - 14	1,395
14 - 16	<u>1,410</u>
	51,555 SF

<u>FILL (feet)</u>	<u>AREA (SF)</u>
4 - 6	67,950
6 - 8	11,470
8 - 10	<u>4,995</u>
	84,415 SF

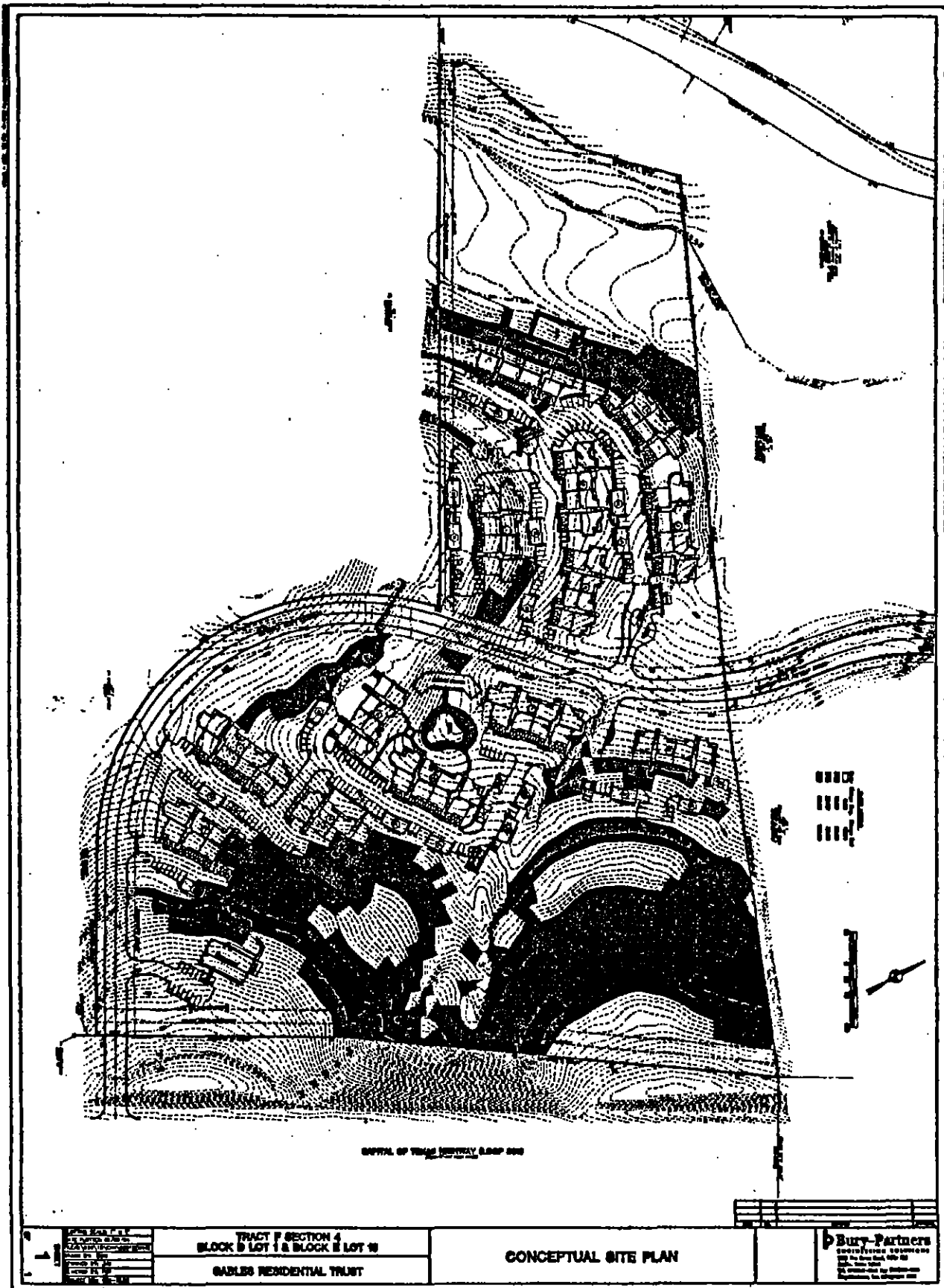
OFFICE PLAN

<u>CUT (feet)</u>	<u>AREA (SF)</u>
4 - 8	85,700
8 - 12	52,600
12 - 16	23,550
16 - 20	14,400
20 - 24	<u>11,400</u>
	187,650 SF

<u>FILL (feet)</u>	<u>AREA (SF)</u>
4 - 8	100,000
8 - 12	55,200
12 - 16	<u>1,100</u>
	156,300 SF



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CONSTRUCTION SOLUTIONS
1000 N. Loop East, Suite 100
Houston, Texas 77028
Tel: 713.866.1000
Fax: 713.866.1001
www.bury-partners.com

**HAND DELIVERED,
(COPY BY EMAIL)**

**Scott R. Crawley
3702 Rivercrest Drive
Austin, TX 78746**

December 27, 2004

**Mr. Glenn Rhoades
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Rd
Mail room 475
Austin, TX 78704**

Re. Gables Westlake-Case Number C814-88-0001.08

Mr. Rhoades:

My fellow residents on Rivercrest Drive (approximately 75 homes), in the absence of an official HOA, have asked me to write to you to voice and register our overwhelming opposition to the Gables Westlake's proposed zoning change in case number C814-88-0001.08.

After meetings with officials from Gables, discussions with city officials and careful review of the proposal and potential implications and impact on our neighborhood, the residents of Rivercrest Drive have concluded that the proposed development is not in the best interests of the neighborhood.

Our list of concerns is considerable and includes the certainty that the neighborhood will be adversely affected by issues related to safety, impervious land usage and adverse traffic patterns. In addition, we are yet to experience the full effect of several recently completed, currently under-occupied, high density housing developments in the area (at least one by Gables). Further to these concerns, I would ask you to make careful note of the following points:

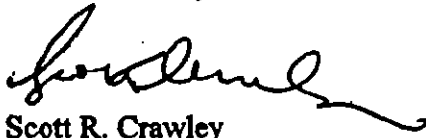
- The original 1988 agreement between St Stephens School, the Bunnyrun Neighborhood Association and the Owners/Developers of the land in question, granted specific consideration to each party in carefully planning and ultimately agreeing on equitable usage of the land. The consideration granted to the neighborhood was an agreement that the land would not be used for multi-family or high density housing. Any moves to discard this agreement or its intent would amount to a serious breach of contract.
- The increase in general residential development in the Davenport area and usage of the 360 corridor over the past few years has put an enormous strain on traffic in the neighborhood. What the neighborhood requires more than anything is more local commercial development to service the local community. Commercial development would have the added advantage of creating captive traffic within the neighborhood that would not require use of 360. I understand that minimizing or reducing traffic flow on 360 is one of the city's major concerns.

Consequently, the Residents of Rivercrest Drive have concluded that the original retail/office land use, as presently permitted is preferable to the proposed multi-family land use.

Please note the Rivercrest Drive residents' opposition to this development and notify us of any deadlines, hearing dates or other calendar items pertaining to this application.

Thank you for your assistance with this matter.

Yours Sincerely,



Scott R. Crawley

cc: Beverly Dorland
Hank Coleman
Steve Wagh

TERRENCE L. IRION
ATTORNEY AT LAW
3660 STONE RIDGE ROAD, STE. E-102
AUSTIN, TEXAS 78746

TELEPHONE: (512) 347-4977

FAX (512) 347-7085

September 23, 2004

tleftingwell@austin.rr.com**AND U.S. MAIL**

Mr. S. Lee Leftingwell
4001 Bradwood Road
Austin, Texas 78722

Re: St. Stephen's School Property - Tract F, Block D, Lot 1 and Block E, Lot 16; C814-88-0001.08; Davenport PUD/Gables

Dear Mr. Leftingwell:

I represent the Creek at Riverbend Homeowners Association, Hunterwood Homeowners Association and an association of property owners living in the Bunny Run Peninsula, Rivercrest and Bridgehill neighborhoods.

Reference is made to my letter to Joe Pantallon, et al., dated September 15, 2004, a copy of which is attached for your reference.

While I never received any response to this letter, item no. 2 from the September 15, 2004 Environmental Board Agenda entitled "Davenport PUD (Gables Westlake)" was pulled from that agenda. It has come to the attention of my clients that this item may be working its way back on to the Environmental Board Agenda of October 6, 2004.

The purpose of this letter is to request that you, as Chairman, direct that this matter be permanently removed from the agenda because it seeks an advisory opinion and recommendation regarding a re-zoning request which is outside the jurisdiction of the Environmental Board to consider.

By copy of this letter to David Smith, Austin City Attorney, I am requesting that he advise you on this matter.

The enclosed copy of my September 15, 2004 letter lays out the legal basis for this request; namely that i) the request requires a re-zoning from "non-residential PUD" to "residential PUD" before any site plan can be considered; ii) the Order or Process in Section 25-1-61 requires that approvals be obtained in the proper order; iii) no re-zoning application has ever been filed; iv) no site plan has been submitted to Watershed Protection Development Review and Inspection Department for a determination if the revised site plan and land use constitutes the same project with respect to the portion of the PUD which is being re-zoned.

The purpose of this letter is to give you a very brief background on the extensive stakeholder process that resulted in the original PUD zoning and why my clients feel so passionate about the maintenance of all land use designations in the PUD unless the re-zoning of the PUD is approved by the City Council after a public hearing process in which all the stakeholders in the original PUD

Mr. Leffingwell
September 23, 2004
Page 2

zoning case have had an opportunity to fully address their concerns with any proposed amendments to Zoning Ordinance No. 890202B.

The subject Tract F (Block D, Lot 1 and Block E, Lot 16) was zoned "non-residential" as a result of a land swap which involved St. Stephen's School, Davenport, Ltd. and the City of Austin. It included the following components:

1. Davenport Ltd., would sell 150 acres of land abutting Wild Basin, which was destined for commercial development, and donate an additional 60 acres for the proposed Wild Basin Preserve. This would remove almost all the commercial development from the Rob Roy neighborhood entrance.
2. Davenport Ltd. would swap 100 acres which abutted St. Stephen's School campus and which St. Stephen's School desired to protect as a view corridor in return for 75% of Tract F owned by St. Stephen's School at the extension of Westlake Drive west of Loop 360.
3. The Davenport Ltd. Wild Basin sale was conditioned on the City's approval of the Davenport West PUD, which would allow St. Stephen's and Davenport Ltd. to obtain commercial zoning on Tract F, including the subject Properties.
4. Each participant received something through the Agreement:
 - a) Davenport Ltd., by working with the City of Austin on the 200-acre Wild Basin set aside, could secure the right to develop the balance of the Davenport Ranch without U.S. Fish and Wildlife intervention.
 - b) The City of Austin, by purchasing 150 acres from Davenport Ltd. for \$2,000,000.00 and obtaining an additional 60-acre dedication from Davenport Ltd., could preserve the largest breeding colony of Black Capped Vireos in the world.
 - c) St. Stephen's School would benefit by being able to protect their view corridor along Loop 360 just north of the entrance to the Rob Roy neighborhood on Pascal Lane.

The original Concept Plan for the swapped land included multi-family high density residential along Bunny Run, multi-family where the Creek at Riverbend now exists, a hotel on Cedar Street, and other multi-family residential. These plans were opposed by the neighborhoods and the final approved PUD Zoning Ordinance resulted in agreements between the neighborhoods and Davenport Ltd. and St. Stephen's School which are reflected in the approved PUD. The land use designation on the PUD for Tract F was very intentionally designated "non-residential". It was not designated "commercial" because it was the intent of all parties participating in the original PUD hearings that Tract F would never be developed with "multi-family" and all parties wanted to make it clear that whether multi-family was considered "commercial" or not, it would not be developed with multi-family housing.

Mr. Leffingwell
September 23, 2004
Page 3

My clients feel like a deal was made; a deal in which St. Stephen's School and Davenport Ltd. participated and benefitted. The deal can not and should not now be undone by an administrative review process that looks only at environmental plan modifications to the existing PUD concept site plan; a PUD site plan that is not governed by the new Division V, Chapter 25-2, Section 25-2-391 et sequitur, as adopted by Ordinance No. 031211-11, because it was subject to the PUD requirements adopted before December 15, 1988.

The neighborhoods believe they are entitled to a full debate on the merits and equities of a wholesale change to the land use, which was approved through the consensus building process that resulted in PUD Zoning Ordinance No. 890202-B.

Finally, my clients believe that if the project changes from commercial to residential, the administrative process for determining whether the project retains its vested rights pursuant to H.B. 1704 should be followed. While zoning regulations are generally exempt from H.B. 1704 consideration, where they affect lot size, lot dimensions, lot coverage, building size, or development rights controlled by restrictive covenant, H.B. 1704 rights may be affected. It is our understanding from the limited review my clients have had of the multi-building apartment plan proposed by Gables, that it would require the use of the entire 40% impervious cover entitlements of the existing approved PUD. The irony is that my clients have hired their own experts to determine the economic feasibility of developing a residential project on the site that complies with current environmental ordinance requirements, and has found that such a plan is feasible.

The Gables Plan appears to be neither the most environmentally appropriate alternative to the existing approved project, nor anything close to resembling the agreed upon PUD land uses approved by all stakeholders in the 1989 PUD Ordinance.

Accordingly, we ask that you support our request that any change to the approved project as proposed by Gables go through the orderly process mandated by the Land Development Code and require a debate on the propriety of changing the land use through a re-zoning case before any site plan review is made to any Board or Commission.

Sincerely,



Terrence L. Irion

Attorney for Creek at Riverbend HOA, Hunterwood
HOA and the Bunny Run Peninsula, Rivercrest and
Bridgehill Neighborhoods

TLI:lm:Enclosure

cc: The Honorable Betty Baker
Chair, Zoning and Platting Commission

**TERRENCE L. IRION
ATTORNEY AT LAW****3660 STONE RIDGE ROAD, STE. B-102
AUSTIN, TEXAS 78746****COPY**

TELEPHONE (512) 347-8977

FAX (512) 347-7085

September 15, 2004

VIA FACSIMILE

Mr. Joe Pantalion, Director
Mr. Glen Rhodes, Case Manager
Mr. Roderick Burns
Watershed Protection
Development Review and Inspection
Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: St. Stephens School Property Tract F C814-88-0001.08 Davenport PUD Gables

Gentlemen:

I represent The Creek at Riverbend Home Owners Association, Hunterwood Home Owners Association, and an association of property owners living in the Bunny Run Peninsula, Rivercrest and Bridgehill neighborhoods.

My clients object to the posting of an agenda item on the Environmental Board for this evening to consider an informal advisory opinion on a proposed re-development of the above referenced project for the following reasons:

1. My clients have not yet seen the full set of re-development plans and are not prepared for a public hearing on the proposed PUD changes without a full understanding of all of the proposed land use changes, height, setback, building footprint relocations, access and traffic, screening and other issues involved in changing a project from a commercial project to a multi-family residential project. The applicant wants to present a very narrow, telescopic issue to the environmental board which is neither fair to the Board, nor to my clients and is meaningless in the overall scope of the project changes which must be considered before the Council can re-zone the PUD to accomplish this new project.
2. Presentation of a narrow environmental issue to the Environmental Board for a theoretical project which cannot be built without a zoning change and a new site plan application after a 1704 determination has been made on the development rules, regulations, requirements and ordinances which will be applicable to the changed project constitutes an inappropriate request for an advisory opinion and misuse of the Environmental Board.

City of Austin
September 15, 2004
Page 2

It is not the prerogative of the Environmental Board to recommend zoning change amendments to the City Council. This is the exclusive, statutory prerogative of the Zoning and Platting Commission.

It is the 1704 Committee which determines whether the scope of project changes constitutes a new project that is subject to current rules. The applicant is attempting to skirt the submittal of this project through the appropriate committee in the Watershed Protection Development Review and Inspection Department ("WPDRID") for a determination of vested rights, and seeks an advisory opinion from the Environmental Board on its vested rights. The Environmental Board does not have the authority to determine vested rights and should not be used in this manner by the applicant.

- 3. The appropriate Order of Process pursuant to the Land Development Code, Section 25-1-61 is to seek appropriate zoning for the project first. Once zoning is secured, the next determination is whether or not any amendments to the subdivision will be required. If not, the third step is site plan. In conjunction with the submittal of the site plan, a determination of vested rights will be made by the appropriate committee of WPDRID. The applicant has gotten outside the appropriate order of process pursuant to the Land Development Code with his request to the Environmental Board. The hearing before the Environmental this evening is premature and inappropriate.**

For all the foregoing reasons, my clients, who constitute more than 300 families in the Bunny Run area that will be affected by this project, request this matter be removed from the Environmental Board Agenda and that the applicant be directed to comply with the Order of Process designated by the City of Austin Land Development Code and seek first a zoning change prior to proceeding with any site plan review matters.

Very truly yours,


Terrence L. Eron

TLL:lm

Cc: David Smith
Marty Terry
Pat Murphy

CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Lylea Bemis	4508 Agua Verde	343-6116	Lylea Bemis	8-26-04
Charles Smith	4504 Agua Verde	322-1757	Charles Smith	8-26-04
Lisa Poth	4500 Agua Verde	306-0824	Lisa Poth	8-26-04
Renee Dill	4402 Agua Verde	327-5634	Renee Dill	8-26-04
B. Foster	4302 Agua Verde	327-1122	B. Foster	8-26-04
D. Fisher	4204 Agua Verde	732-2733	D. Fisher	8-26-04
C. Fisher	4204 AGUA VERDE	732-2733	C. Fisher	8-26-04
C. Petri	4509 Bunny Run	347-0337	C. Petri	8-28-04
W. Nahl	4507 Bunny Run	347-7800	W. Nahl	8-28-04
Geoffrey Nahl	4509 Bunny Run	328-9980	Geoffrey Nahl	8-28-04
Grimmy Bortone	4509 - V Bunny Run	347-0454	Grimmy Bortone	9/24/04
Laura Colangelo	4507 Agua Verde	328-1878	Laura Colangelo	9/24/04

CASE # 814-88-0001.06
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Carol Winkler	4202 Aqua Verde	327-4144	<i>Carol Winkler</i>	8/30/04
DAVID REICHERT	4508 BUNNY RUN	327-2522	<i>David Reichert</i>	8/31/04
JAN BATES	4614 Bunny Run	327-5579	<i>Jan Bates</i>	8/31/04
BILL WILHE	4615 Bunny Run	327-2666	<i>Bill Wilhe</i>	8/31/04
<i>Donna G. Wilhe</i>	" "	"	<i>Donna G. Wilhe</i>	8/31/04

Deposited

3:11 PM

3:11 PM

CASE # 814-88-0001.06
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Cathy Romano	3006 Rivercrest Dr.	cityofjacksonville	Cathy Romano	8-5-04
Robert Romano	3006 Rivercrest Dr.	romano@att.net	Robert Romano	8-5-04
Dyler Bohn	3201 Rivercrest	327 1616	Dyler Bohn	8-7-04
Carol Bohn	3201 Rivercrest	327 1616	Carol Bohn	8-7-04
MIL RHODES	6708 Leprereaven	MILRHODES@MILRHODES.COM	MIL RHODES	8-7-4
Dwaine Rhodes	6708 Leprereaven	"	Dwaine Rhodes	8-7-4
John Ripley	3003 Rivercrest Drive	jrip@jacksonville.com	John Ripley	8-7-4
Paul BEAMAN	3001 Rivercrest Dr.	PEBEA@MADISON.COM	Paul Beaman	8-7-4
Marilyn Beaman	3001 Rivercrest Dr.	PEBEA@MADISON.COM	Marilyn Beaman	8-7-4
JOHN ALMAN	3005 Rivercrest Dr.	john.alman@att.net	John Alman	8-7-4
Susie Bruce	3004 Rivercrest	jbruce@att.net	Susie Bruce	8-7-04
James Bruce	3004 Rivercrest	306-1557	James Bruce	8-7-04

CASE # 814-88-0001.03
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Madeline Hardy	4210 Aqua Verde Dr.	a.bridg@earthlink.net	Madeline Hardy	8/26/04
Dora T. Carson	4512 Aqua Verde Dr.	306-8700	Dora Carson	8-26-04
Rosalee Chavis Lisa Marie Pinner	4505 Aqua Verde Dr.	329-8289	Lisa Marie Pinner	8/26/04
Jane Huang	4509 Aqua Verde Dr.	330-9594	Jane Huang	8/26/04
Becky McKinn	4502 AQUA VERDE	329-6780	Becky McKinn	8/26/04
Joseph Kalmowitz	" "	" "	Joseph Kalmowitz	8-26-04
Catherine Budiman	4305 Aqua Verde	306-0186	Catherine Budiman	8-26-04
Jeannie Lightsey	4301 Aqua Verde Dr.	1518-222-8438 jeannie@earthlink.net	Jeannie Lightsey	8/26/04
Nassor Subair	4203 Aqua Verde	347-8577	Nassor Subair	8/26/04
Susan Norton	4102 Aqua Verde Dr.	328-3780	Susan Norton	8/26/04
Elizabeth Hunter	4105 Aqua Verde Dr.	327-5697	Elizabeth Hunter	8/26/04
Greer Kohn	4104 Aqua Verde	328-3030	Greer Kohn	8/26/04

CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
DAVID DIMSTON	4405 BUNNY RUN	306-0878 dimstone@astn.vr.ca.us	<i>David Dimston</i>	8-29-04
DON WILHELM	4509 BUNNY RUN IV	dwilhelm@astn.vr.ca.us	<i>Don Wilhelm</i>	8-29-04
GEOFF FINDLAM	4303 Agua Verde	347-1136	<i>Geoff Findlam</i>	8-29-04
Traciella L. Foster	4302 Agua Verde	327-1182	<i>Traciella L. Foster</i>	8-29-04
DANIEL BATES	4614 BUNNY RUN	327-5575	<i>Daniel Bates</i>	8/29/04
Karen Christwood	4205 Agua Verde	328 2446	<i>Karen Christwood</i>	8-29-04
Alexander Simko	4504 Bunny Run	328-2950	<i>Alexander Simko</i>	8-29-04
LILLIAN LARSEN	3806 BUNNY RUN	347-7837	<i>L. Larsen</i>	9-02-04
Erika Burneister	1821 Westlake Dr	347-2435	<i>Erika Burneister</i>	9-2-04
ZVI YANIV	4610 Agua Verde Dr	349-2043	<i>Zvi Yaniv</i>	9-2-04
MORICA YANIV	4610 Agua Verde Dr	349-2043	<i>Morica Yaniv</i>	9-2-04
DAVE SIEGEL	4440 Bunny Run	680-6340	<i>Dave Siegel</i>	9-2-04

CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Laurie Reece	4400 Bunny Run 78746	327-5523	Laurie Reece	8/29/04
CONNIE L. REECE	4400 BUNNYRUN 78746	327-5523	Connie L. Reece	8-29-04
Daniel Holmes	4603 Charles Ave. 78746	328-4741	Daniel Holmes	9-29-04
BILL HANSPON	4401 AQUA VERDE DR 78746	328-4741	Bill Hanspon	8-29-04
MARJORIE HANSPON	4401 AQUA VERDE	328-4741	Marjorie Hanspon	8-29-04
Benita Darden	4311 Bunny Run	330-0525	Benita Darden	8-29-04
Paula Vetterly	4314 Bunny Run	328-4465	Paula Vetterly	8-29-04
Tront Carter	4400 Bunny Run	324-0177	T.J. Carter	8-29-04
Teresa Carter	4600 Bunny Run	329-0177	Teresa Carter	8/29/04
Ann Gillette	3207 Arroyo Crest	328-4668	Ann Gillette	9/1/04
TERREN A. POTTS	4500 AQUA VERDE DR.	306-0821	Terren A. Potts	9/1/04

CASE # 814-88-0001.08
**PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Karen Hackett	4110-9 Bunny Run	Karen Hackett, name	<i>Karen Hackett</i>	8/29/04
Don Hackett	4110-9 Bunny Run	Don@Hackett.name	<i>Don Hackett</i>	8-29-04
Maggie Scalf	4110-10 Bunny Run	maggie@scalf.com	<i>Maggie Scalf</i>	8/30-04
Roger Gammon	4110-7 Bunny Run	Rgammon@austliu.com	<i>Roger Gammon</i>	8/30/04
Laura Gammon	4110-7 Bunny Run	lgammon2shores@keystone-media.com	<i>Laura Gammon</i>	8-30-04
Carol Call	4110-1 Bunny Run	ccall@keystone-media.com	<i>Carol Call</i>	8-30-04
Roger Gammon	4110-7 Bunny Run	Rgammon@austliu.com	<i>Roger Gammon</i>	8/30/04
Lynn Neely	4110-4 Bunny Run	lneely@neely.com	<i>Lynn Neely</i>	9/2/04
Brian Scalf	4110-10 Bunny Run	scalf@scalf.com	<i>Brian Scalf</i>	9/2/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

[illegible]

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[illegible]

CASE # 814-88-0001.03
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
HILTON PICKETT	4500 BUNNY RUN	328-5461	<i>Hil Pickett</i>	8/28/04
LEAH PETRI	4509 BUNNY RUN #1	347-8337	<i>Leah Petri</i>	8/28/04
TERRY HELLER	4401 AQUA VERDE	328-1688	<i>Terry Heller</i>	8/28/04
Rhea Copening	4401 Aqua Verde Drive	rheacopeni@earthlink.net	<i>Rhea Copening</i>	8/28/04
Rachel Sandoval	4509 Bunny Run - 2	328-5028	<i>Rachel Sandoval</i>	8/28/04
Tony Sandoval	4509 Bunny Run - 2	"	"	8/28/04
GREG BLACKBURN	4102 TRIPLE CROWN	328-8557	<i>Greg Blackburn</i>	8/28/04
Wayne Radwanski	4502 Bunny Run	327-4126	<i>Wayne Radwanski</i>	8/29/04
LINDA RADWANSKI	4502 Bunny Run	327-4126	<i>Linda Radwanski</i>	8/29/04
IRVING SEYMOUR	4501 BUNNY RUN	327-2246	<i>Irving Seymour</i>	8/29/04
DAN W STEINLE	4403 AQUA VERDE DR.	dws@csglobal.net	<i>Dan W Steinle</i>	8/29/04
CONNIE M. REESE	6607 LIVE OAK DR	327-2004	<i>Connie M. Reese</i>	8/29/04

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CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
PS Lowell	3308 Rivercrest	327-5570	<i>PS Lowell</i>	6 Aug 04
DM Smager	3307 Rivercrest Dr	327-5570	<i>DM Smager</i>	8/6/04
PA Sanger	6707 Troll Haven	329-9612	<i>PA Sanger</i>	8/6/04
G Karin	6702 Troll Haven	329-0330	<i>G Karin</i>	8/6/04
D. H. Harnier	6700 Troll Haven	327-1611	<i>D. H. Harnier</i>	8-6-04
T. Harnier	6700 Troll Haven	327-1611	<i>T. Harnier</i>	8-6-04
Jeanette G. Harnier	3300 Rivercrest Dr	327-8401	<i>Jeanette G. Harnier</i>	8-6-04
ARVA Reyna	3302 Rivercrest Dr	330-1766	<i>ARVA Reyna</i>	8-7-04
David Chamberlain	"	"	<i>David Chamberlain</i>	8-7-04
Jim Root	3304 Rivercrest	328 3624	<i>Jim Root</i>	8-7-04
Ann Root	3304 Rivercrest	328 3624	<i>Ann Root</i>	8-7-04
Misa Lowell	3308 Rivercrest	327-5570	<i>Misa Lowell</i>	8-7-04
Logan Lowell	3308 Rivercrest Dr.	327-5570	<i>Logan Lowell</i>	8/2/04

CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Jennifer Findlay	4303 Agua Verde	347-1136	<i>Jennifer Findlay</i>	9/18/04
Dan Gardner	4201 Agua Verde Dr	327-1548	<i>Dan Gardner</i>	9/19/04
PAM GARONER	4201 AGUA VERDE DR	327-1548	<i>Pam Garoner</i>	9/19/04
LYNN KEE	4503 CHARLES AVE.	327-7375	<i>Lynn Kee</i>	9/20/04
MARK FLORIAN	4503 AGUA VERDE DR	327-9607	<i>Mark Florian</i>	9/20/04
JAMES C. RAMIREZ	4104 RIVERCREST DR	306-1302	<i>James C. Ramirez</i>	9/21/04
Ryann Picarella	"	"	<i>Ryann Picarella</i>	9/21/04
SARA DINSTON	4405 BUNNY RUN	306-0878	<i>Sara Dinston</i>	9/21/04
MARJORIE HANISMAN	4101 AGUA VERDE DR.	320-4741	<i>Marjorie Hanisman</i>	9/24/04

CASE # 814-88-0001.08
**PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

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 2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Lynn Perry	3106 Rivercrest Dr.	Lynn-M-Perry @dphoo.com	<i>Lynn Perry</i>	9-13-04
Leslie Brown	4312 Bunny Run	1 Brown 34 @ austin.rr.com	<i>Leslie Brown</i>	9-13-04
Greg Crouch	3206 Rivercrest Dr.	greg@ crouchingawake.com	<i>Greg Crouch</i>	9-14-04
Eileen F. Steiner	4403 Aqua Verde Dr	efs@sbce globe.net	<i>Eileen F. Steiner</i>	9-15-04
MADEAN PHILIPS	4306 AQUA VERDE DR	327-3715	<i>Maureen Philips</i>	9-15-04
RALPH PHILIPS	4306 AQUA VERDE DR	327-3715	<i>Ralph Philips</i>	9-15-04
Sally Perry	3106 Rivercrest Dr.	---	<i>Sally Perry</i>	9-15-04
Jeffrey C. Blum	4312 Bunny Run	327-0755	<i>Jeffrey C. Blum</i>	9/17/04
ANITA SMOGUR	3307 Rivercrest	347 7926	<i>Anita Smogur</i>	9/17/04
STEPHEN A. WACH	3500 Upper Rivercrest Dr.	347-1812	<i>Stephen A. Wach</i>	9/18/04
VICKIE WACH	3500 Upper Rivercrest Dr.	347-1812	<i>Vickie Wach</i>	9-18-04
Bill Hanshaw	4101 Aqua Verde Dr.	328-4741	<i>Bill Hanshaw</i>	9-18-04

CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Huagen Wen	4110 Sunny Run	680-6339	Huagen Wen	9/2/2004
Kathy Johnson	4007 Bunny Run	327-8589	Kathy Johnson	9/3/2004
Jim Johnson	4007 Bunny Run	"	Jim Johnson	9/5/2004
Dorja Lim	4207 Agua Verde Dr.	328-8438	Dorja Lim	9/6/2004
Tom Winkley	4207 Agua Verde Dr.	328-8438	Tom Winkley	9/6/2004
JENNIFER NICHOLS	4202 Agua Verde	327-4144	JENNIFER NICHOLS	9/7/04

FIW

CASE # 814-82-0001.08

**PETITION CONCERNING GABLES WESTLAKE PROPOSED FUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

I live in the neighborhood adjoining the land subject to the above-referenced proposed FUD Amendment. By my signature below I am stating my opposition to the proposed FUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the FUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
✓ JOHN + Carol WESTERMAN	3710 Hunterwood	306-9617	<i>[Signature]</i>	8/15/04
✓ Robert + Deborah Canby	3701 Hunterwood	306-9244	<i>[Signature]</i>	8/19/04
✓ Cheryl + Ro Parra	3725 Hunterwood Pt.	771-2917	<i>[Signature]</i>	8/19/04
✓ Erik + Sheri Mundel	3801 Hunterwood Pt.	309-5568	<i>[Signature]</i>	8/19/04
✓ Kim + Steve Widner	3807 Hunterwood Pt.	347-7717	<i>[Signature]</i>	8/19/04
✓ Annie + Brian Zucker	3837 Hunterwood Pt.	328-6444	<i>[Signature]</i>	8/22/04
✓ STEVE + STACEY PRICE	3845 HUNTERWOOD PT. ASTIN 78746	328-0221	<i>[Signature]</i>	8/22/04
✓ JAY WESTERMAN	3844 HUNTERWOOD	329-9973	<i>[Signature]</i>	8/22/04
✓ SHAWON + BETTY WONG	3878 Hunterwood Dr.	330-9893	<i>[Signature]</i>	8-22-04
✓ Jennie Mason	3880 Hunterwood Pt.	<i>[Signature]</i>	<i>[Signature]</i>	8/22/04
✓ Jimmy + Jarah Manson	3829 Hunterwood	328-5609	<i>[Signature]</i>	8/22/04

HW

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

- [illegible]

[illegible]

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CASE # 814-88-0001.08
 PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I wish to state my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

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2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Sandra Balarsky	2108 Real Catorce Austin TX 78746	(512) 736-5778	Sandra Balarsky	9/27/04
Brian Balarsky	2108 Real Catorce Austin TX 78746	Brian Balarsky	Brian Balarsky	9/27/04
Gary Little	2806 Rivercrest Austin TX 78746	692.220 AOL.com	[Signature]	9/27/04
Francie Little	2806 Rivercrest Dr. Austin TX 78746	Flittle@verizon.com	[Signature]	9/27/04
Al Bennett	3306 Rivercrest Dr	306 8710	[Signature]	9-27-04
John Bennett	3306 Rivercrest Dr	306 8710	[Signature]	9-27-04
Paula Mizell	3007 Rivercrest Austin TX 78746	3273373	[Signature]	10.1.04
FREDERICK KOREC	2800 Rivercrest Austin TX 78746	328-4811	[Signature]	10-2-04

X

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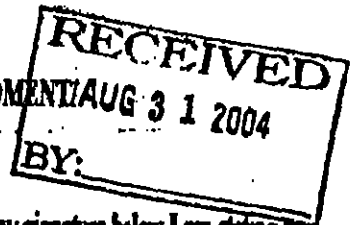
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CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY


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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
ED BUSTER	6709 BRIDGEHILL	328-1174	[Signature]	8/4/04
WITCHER	6707			
McCullough	Bridge Hill Cove	327-2044	[Signature]	8/4/04
Buster, Danna	6709 Bridge Hill	328-1174	[Signature]	8-7-04
Leblanc Levar	6700 Bridge Hill Cove	329-5005	[Signature]	8-7-04
Lisa Thomas	6701 Bridge Hill ⁷⁸⁷⁴⁶ Cv.	328-3965	[Signature]	8-7-04
Liz Blatt	6706 Bridge Hill Cv	329-8127	[Signature]	8-7-04
Jeff Blatt	6706 Bridge Hill Cv.	329-8127	[Signature]	8/7/04
PAT THOMAS	6701 Bridge Hill	328-3965	[Signature]	8/8/04
Barry McCullough	6707 Bridge Hill Cove	327-2044	[Signature]	8/8/04
Rosemarie Durbin	6708 Bridge Hill	328-8416	[Signature]	8/8/04
Stephanie Wotnick	6705 Bridge Hill	328-1600	[Signature]	8/10/04

CASE # 814-S8-0001.08

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the FUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.

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[illegible]

Creek at Riverbend

CASE # 81488-0001.08

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	PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Marcus	Janet Marcus	3800 Meandering Creek Cove	633 7006 2004	gmc	8/5/04
Wilson	Kerone Wilson	6704 DOGWOOD CREEK DR AUSTIN TX 78746	329 9974	Kerone Wilson	8/6/04
Wilson	Dagna Wilson	6704 DOGWOOD CREEK DR AUSTIN TX 78746	329 9974	Dagna Wilson	8/6/04
West	Tom West	3704 Dogwood Creek AUSTIN TX 78746	347-7756	Tom West	8/6/04
West	Jim West	3704 Dogwood Creek AUSTIN TX 78746	347-7756	Jim West	8/6/04
Magee	Don Magee	3700 Dogwood Creek Cove Austin, TX 78746	330 0522	Don H. Magee	8-6-04
Magee	Shannon Magee	3700 Dogwood Creek Cove Austin, TX 78746	330-0522	Shannon M. Magee	8/6/04
Dorland	Mark Dorland	6637 Dogwood Creek Dr. Austin, TX 78746	330-9808	Mark A Dorland	8/6/04
Woodard	Sabrina Woodard	3705 Dogwood Creek Cove Austin, TX 78746	347-9905	Sabrina Woodard	8/10/04
Holzmann	Grace Holzmann	6624 Dogwood Creek Dr. Austin, TX 78746	328-8222	Grace Holzmann	8/10/04
Holzmann	Sterea Holzmann	"	"	Sterea Holzmann	8/10/04

Creek at Riverbend

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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	PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Borland	Beverly Borland	6637 Dogwood Creek Drive	bdorland@juno.com	BADorland	8/7/04
Woodard	Shayne Woodard	3705 Dogwood Creek Cove	shayne.woodard@scg1.net	Shayne Woodard	8/4/04
Gruber	Randy Gruber	6625 Dogwood Creek Drive Austin	rgruber@excite.com	RGruber	8/4/04
Hillary	Dawn Hillary	6619 Dogwood Creek Austin	dawnh@earthlink.net	Dawn Hillary	8/5/04
Hillary	[Signature]	6619 Dogwood Creek Austin		[Signature]	8/5/04
Bordas	Mark Bordas	6609 Dogwood Creek Austin TX 78746	236-9242	M Bordas	
Bordas	DENISE BORDAS	6609 Dogwood Creek Austin, TX 78746	347-7735	[Signature]	8/5/04
Guthrie	Tamie Guthrie	6601 Dogwood Creek	306-9916	[Signature]	8/5/04
Guthrie	Kyle Guthrie	6601 Dogwood Creek 78746	306-9916	[Signature]	8/5/04
Gutierrez	A. Gutierrez	3601 Shady Creek Cr.	genaro.j.g@mail.utexas.edu	A Gutierrez	8/5/04
Gutierrez	A. Gutierrez	3601 Shady Creek Cr.	306-0143	[Signature]	8/5/04

Creek at Riverbend

CASE #814-88-000188

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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	PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Stupeck	Tom Stupeck	6616 Dogwood Creek Dr Austin, TX 78746	512-327-7369	Tom Stupeck	8/5/04
Stupeck	Jill Stupeck	6616 Dogwood Creek Austin, TX 78746	"	Jill Stupeck	8-5-04
Rose	DEAN ROSE	6628 DOGWOOD CREEK DR AUSTIN, TX 78746	PFA @ AUSTIN. TX.GOV	Dean Rose	8-5-04
Scholar	Jonathan & Marilyn Scholar	6640 Dogwood Creek Austin TX 78746	347-8833	Jonathan Scholar	8/5/04
	Chris & Stefanie March	6632 Dogwood Creek Dr Austin, TX 78746	732-2104	Stefanie March	8-5-04
Payley	Robin Payley	6631 DOGWOOD CREEK DR AUSTIN TX 78746	347-0813	Robin Payley	8/5/04
Ward	Holly Ward	3805 Meandering Creek Austin 78746	306-7919	Holly Ward	8/5/04
Pullen	Sherri i Corey Pullen	3409 Day Star Cove Austin 78746	732-2682	Sherri Pullen	8/6/04
Loeffel	Karen Loeffel	3801 Meandering Creek AUSTIN, TX 78746	347-9380	Karen Loeffel	8/6/04
Loeffel	ERIC LUEFFEL	3801 Meandering Creek Austin, TX 78746	747-9380	Eric Loeffel	8/6/04
Narcus	ANDREW NARCUS	3800 MEANDERING CREEK AUSTIN, TX 78746	330-0007	Andrew Narcus	8/6/04

**PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

*Creek at
Reverbend*

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
FRANK D. HANZLIK	3701 Dogwood Creek Core	512-347-7832	<i>Frank Hanzlik</i>	8/15/04
TINA C. HANZLIK	3709 Dogwood Creek Core	512-347-7832	<i>Tina C Hanzlik</i>	8/15/04
Sue Snyder	6615 Dogwood	512-347-7320	<i>Sue Snyder</i>	8/15/04
Alyson Perrine	6612 Dogwood Creek	512-347-8799	<i>Alyson Perrine</i>	8/15/04
Michael Perrine	6612 Dogwood Creek	512-347-8799	<i>Mike Perrine</i>	8-15-04
Peter Miller	3605 Shady Creek Cr.	572-826-3038 347-9470	<i>Pete Miller</i>	8/15/04
Linda Miller	3605 Shady Creek Cr.	347-9470	<i>Linda Miller</i>	8/15/04
SCOTT SNYDER	6615 DOGWOOD CREEK	347-7320	<i>Scott Snyder</i>	8/15/04
Luann Dunn	6605 Dogwood Cr.	329-3250	<i>Luann Dunn</i>	8/15/04
D Nick Dunn	-	-	<i>D Nick Dunn</i>	8/15/04
Paul Paglony	6631 Dogwood Creek	347-8813	<i>Paul Paglony</i>	8/15/04

CASE # 814-83-000188
**PETITION CONCERNING GARLES WESTLAKE PROPOSED FUD AMENDMENT/
 ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

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[illegible]

**PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Carol Driscoll	1604 Nashua Ct.	512-1299	[Signature]	8/21/04
Julia Lydich	3711 Westlake		[Signature]	8/21/04
Hallie Ferguson Smith	5425 Pellicoat Ln.	347-1963	[Signature]	8/20/04
Padmaja Man	3108 Crowheaven		[Signature]	8/20/04
Tracy Anderson	4505 Charles Ave	304-8752	[Signature]	8/20/04
Kayla Stone	5900 Weymacker Ct	306-0473	[Signature]	8/20/04
J. Matson	5701 Mary Anne	329-0416	[Signature]	
Lynn Jones	5616 Clarion Ave	330-0684	[Signature]	8-20-04
Kelly Sakai	4700 Manly Dr	347-8575	[Signature]	8/20/04
Obi Dickey	2912 Trailview West	732-2293	[Signature]	8/20/04
Louise Meyer	6006 Ascut CV.	347-0150	[Signature]	8/20/04

CASE # 814-88-0001.08

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[illegible]

**PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Elena Neal	4701 Pae Pipe Path		Elena Neal	8/18/04
Joy Butler	4800 Monte Dr.	patnjay@yahoo.com	Joy Butler	8/18/04
Lisa Larson	309 N Western Dr		Lisa Larson	8/18/04
Chris O'Connell	2801 Calaw Cove	694-1854	Chris O'Connell	8/18/04
Cheryl Vallar	2800-28 Waymaker	784-0791	Cheryl Vallar	8/18/04
Joyce Turner	6322 Ayres Dr	328-5901	Joyce Turner	"
Leah Liddle	9800 Vista Vista	996-9152	Leah Liddle	8/18/04
Daniela Knight	3200 Kittowa CV	327-2754	Daniela Knight	8/18/04
Staci Parker	4010 Longchamp	329-6109	Staci Parker	8/18/04
Karen Berns	3101 Riva Ridge	328-6647	Karen Berns	8/18/04
Lisa Savage	6000 Northern Dancer	327-7304	Lisa Savage	8/18/04

**PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY**

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Billy Limes	#7 Ehrlich Rd	plines@austin.rr.com	<i>[Signature]</i>	8/18/04
TANIA Schwartz	4136 WESTLAKE DR	taniaschwartz@austin.rr.com	<i>[Signature]</i>	8/18/04
CHRISTINE HALL	2011 PRIZANO RD	blanchehall@yahoo.com	<i>[Signature]</i>	8/18/04
Tracey Petersen	3501 Native Dancer	tpetersen@austin.rr.com	<i>[Signature]</i>	8/18/04
Ann Stott	4104 Shadow Oak Ln	astott@austin.rr.com	<i>[Signature]</i>	8/18/04
Holly Boyd	3987 Westlake	hollyboyd@austin-rr.com	<i>[Signature]</i>	8/18/04
Sue EnYoung	2906 Mill Reef Cove	syoung@austin.rr.com	<i>[Signature]</i>	8/18/04

Rhoades, Glenn

From: LeAnn Gillette [LGILLETTE@austin.rr.com]
Sent: Wednesday, August 04, 2004 3:59 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: bums@swsoft.com
Subject: The St Stephens/ Gables Westlake Apartment zoning

Dear Mr. Rhoades and Ms. Ramirez:

As a member of the Bunburyrun/Rivercrest Neighborhood Association my husband and I have the following objections to the shift from office to multi-family zoning on the Gables Westlake project.

Last year our family moved back to Austin after 12 years in the congested Washington DC area. We were so glad to be back in Austin in a lovely old quiet one-street neighborhood with minimal traffic. Therefore, we were surprised and dismayed at the zoning change proposal.

First, a change to multi-family zoning will create a serious traffic issue. With the possibility of 2 cars per unit, that means close to 700 more cars on Bunny Run and Royal Approach. Neither of these roads can accommodate this type of increase. Bunny Run and Royal Approach already have severe traffic congestion due to St. Stephen's morning and afternoon traffic.

Furthermore we are concerned with more cars, joggers, and bike riders going down Hillbilly Lane to Rivercrest Drive to see the lake. The increase in traffic on the narrow winding Hillbilly Lane will badly alter the original character and intended use of the street from residential access to a congested dangerous route.

We respectfully and strongly request you reconsider your proposal and keep this project zoned as office only. Please put us on the email list relating the Gables Westlake project. Thank you.

Sincerely,

Michael and LeAnn Gillette
3207 Rivercrest Drive
328-4668

8/5/2004

Rhoades, Glenn

From: Elizabeth Baskin [ebaskin@baskin.com]
Sent: Wednesday, August 04, 2004 12:20 PM
To: Rhoades, Glenn; Ramirez, Diana
Subject: Gables Westlake Project

Please be advised that there is much opposition in our neighborhood to the proposed zoning change from office/retail to multi-family on the St. Stephens tract. We are strongly opposed to this change and would like to be informed regarding any meetings or new information on this project. The increased traffic in our neighborhood would be a disaster. The traffic created by St. Stephens School is pushing the limit during peak times as it now stands. The loss of natural green space would be tragic. Thank you for registering our opinion on this matter and keeping us informed.

Very truly yours,
Elizabeth Baskin
4110-2 Bunny Run
Austin, TX 78746

8/4/2004

Rhoades, Glenn

From: CDALAMO@aol.com
Sent: Tuesday, August 03, 2004 1:40 PM
To: Rhoades, Glenn
Cc: tburns@swsoft.com
Subject: St. Stephens/Gables Apts

Dear Mr. Rhoades,

As a homeowner at 4204 Aqua Verde in the Bunny Run neighborhood, I strongly oppose the zoning change of the St. Stephens' property from retail/office to residential.

The number of single dwelling homes will be overwhelmed by the number of multi-family homes west of 360 between Lake Austin and Westlake. The multi-housing development will squeeze out the value and the feel of our neighborhood, making us a small, odds-out strip of homes between the Lake and the apartments.

The zoning change also means the change of the value, the texture, and the tone of this long established and respected neighborhood.

Please let us assimilate the new apartments just south of the Lake before making this decision that is monumental to the many families who live here.

Please let us assimilate the new threat of making 360 a toll road (without the voice of the people) before making this decision that is monumental to the many families who live here.

I am new to Austin and am constantly amazed at the number of old-time Austinites from all over town who know Bunny Run Road and its history. It is part of the legacy of Austin.

We bought our properties in good faith, under the current zoning restrictions. Please help us maintain this historical patch of Austin.

Debbie Fisher

Rhoades, Glenn

From: Cathy Romano [cathyr@austin.rr.com]

Sent: Saturday, July 31, 2004 9:12 PM

To: Rhoades, Glenn

Subject: Rivercrest opposes zoning changes

Glen,

I know you've heard from me before about issues that involve Rivercrest, but now I am asking you to hear me about another issue that also involves everyone who lives down here. We are all, and I feel confident that I speak for all 74 homeowners on our street, opposed to the proposed apartments that are supposed to be built above us for the following reasons:

1. Increased traffic problems, as apartment dwellers will be on the same schedule as those of us who live here and already deal with the huge lines of cars coming and going into St. Stephens school and leaving the elementary school and our neighborhoods.

2. More transients in our neighborhood. We are experiencing this already, as the hot weather has drawn many people to our street. Many joggers and bikers have already discovered Rivercrest and if 300 or more families rent apartments, then they, too, will add to the congestion which already exists making both Bunny Run and Rivercrest less safe.

3. Additional families adding to our already overcrowded Eanes School District, namely Bridgepoint Elementary. The numbers that we received from the developers were not accurate and I would urge you to call the school at 732-9200 and find out for yourself just how crowded the school is. Add 300 more families; plus the 250 from the other apartment complex just south of the 360 bridge, and the classrooms will be even more crowded than they are now. Teachers will get frustrated, kids won't be able to learn.

4. Environmental issues--where will the animals live? Less trees mean less oxygen. Soil erosion and land alterations lead to run-offs and who is at greatest risk here since we live at the bottom of it all? Rivercrest.

Glen, despite what you may have already heard, we are *all* opposed of the zoning change from commercial to multi-family. Please come visit the area and I think you will be shocked at the amount of growth that has occurred and the increased joggers, bikers, walkers, dogs, kids and students commuting to school presently. An increase in those numbers and a dangerous situation will exist, if it doesn't already. If you would like me to organize a neighborhood meeting so that you can come speak to the group, I'd be happy to do that and I'm sure you will be amazed at the opposition to the proposed project by all who will attend. And for this issue, you will get a tremendous turn-out from folks who want their voices heard and their safety and lifestyles considered before it is too late.

Please don't hesitate to call me if you have any questions. We have circulated a petition that should arrive in your office sometime this week.

Cathy Romano
cathyr@austin.rr.com
(512)329-5111

8/2/2004

Rhoades, Glenn

From: Brian Scaff [scaff@scaff.com]
Sent: Monday, August 02, 2004 7:49 AM
To: Rhoades, Glenn
Cc: Tom Burns
Subject: RE: Westlake Gables

Just wanted to let you know I OPPOSE the change of zoning. Please leave it as planned.

Brian Scaff
4110 Bunny Run #10

Rhoades, Glenn

From: carter@trilogy.com

Sent: Sunday, August 01, 2004 10:17 PM

To: Rhoades, Glenn; Ramirez, Diana

Subject: proposed zoning change could reduce home values by \$100,000 per home

My name is Tom Carter, and I live at 4600 Bunny Run. I am writing to voice my objection to the proposed zoning change of the St. Stephen's property because I believe such a change may reduce the local home values by as much as \$100,000 per home in as little as 5 years.

The overwhelming majority of my neighbors, perhaps even 100%, oppose the zoning change for one reason or another. I'm sure you've heard many of the reasons, from subjective analyses of traffic patterns to the lack of proper support (sidewalks, park/open area, etc.) on Bunny Run for additional families. I'm sure many of the complaints have appeared to be subjective, perhaps with a tone of whining. Please allow me a moment to make a simple economic argument against the zoning change. I believe an economic view of this is the most objective way for you to make your decision and recommendation.

My argument starts with the assertion that housing prices are largely a function of supply & demand. I hope that is a basic enough principal that you would agree with that statement. Assuming that to be true, let's individually look at what will happen to the supply and demand for housing in our neighborhood if the zoning is changed.

First, let's look at the future demand for homes in this area based on the current zoning agreement for commercial development. Assuming some number of businesses occupy the St. Stephen's land, then I believe it is a fair assumption that demand would increase because some percentage of the employees that would work in the area would also want to live in the area. When fully developed into business property, the development will easily support hundreds and possibly a thousand or more employees. These employees are likely to be well-paid professionals who could certainly afford to live in our neighborhood, and I believe many would like to live in the neighborhood. The building of businesses on the St. Stephen's land would generate a much greater demand for our houses, and in turn should raise property values by a significant amount.

By contrast, a change in the zoning from commercial development will eliminate the future employees that will want homes in our neighborhood, resulting in a reduction in the future demand for our homes. By eliminating the future commercial development, the future employees, and the future demand, our property values will decrease compared to the current expectation based on the 1988 zoning agreement.

Now let's look at the future supply for homes in the area if the zoning is changed to allow multi-family homes. That change will increase the number of residences in our neighborhood by ~350, a figure that has been provided by the potential developers. This is in fact more residences than we currently have in the neighborhood. The supply of residences in the area will increase dramatically with the building of multi-family homes, lowering the current homeowners' property values.

The net of this is that a change to the zoning of the St. Stephen's land doubly punishes our neighborhood both by denying us an increase in demand for our homes and by increasing the supply of other homes. Based on what I have seen in the neighborhood over the past several years as other housing areas have been added to Bunny Run, I believe that your decision will directly affect the value of my home by at least \$100,000 over the next 5 years. My house is one of the oldest and least expensive in the neighborhood, so I believe that this estimate may in fact be low when considering the greater number of more expensive homes in the neighborhood. A change in the current zoning could collectively inflict tens of millions of dollars of damage to the property values in this neighborhood.

While my financial estimates may be subjective and open to discussion, I believe every economist in the world would agree with the basic premise that a dramatic increase in supply and a concurrent reduction in demand will have a damaging effect on our home values. Are you really prepared to take away what could be tens of

millions of dollars from the individual homeowners? We're no longer talking about subjective opinions on traffic. We're talking about a large economic impact on the current neighborhood.

I believe the proposed zoning change would amount to the opposite of the Robin Hood principle. A zoning change will effectively steal money from individual home owners and give money to the very large businesses of St. Stephen's and Gables. If the current zoning was already stated to be multi-family, I could understand why you might resist taking action to change it, since it's always easier to leave things as they stand. However, the current neighborhood zoning plan was explicitly put in place back in 1988. That 1988 agreement involved a much broader view of the entire area and a plan for the area's future. Who is St. Stephen's and Gables to revisit just one little piece of that larger plan and agreement? Do you believe the conditions of the 1988 agreement have changed radically enough to justify revisiting that entire decision?

St. Stephen's and Gables will (of course) only present their limited view of their impact on the neighborhood, but I believe you have a responsibility to the community. St. Stephen's and Gables are putting up a smoke-screen by getting people to focus only on subjective matters like the impact on traffic, but you need to see through their smoke screen, be objective, and look at the economic impact to the area. The community spoke and made a decision back in 1988 which did consider the future of our neighborhood. The community is speaking again. We stand to lose a tremendous amount on our property values with a change that would allow multi-family homes. Please be objective and listen to the full story.

I don't know if anyone has presented this argument to you until now. I would like to give you the benefit of the doubt and believe you simply have not been fully aware of the economic consequences of your decisions and recommendations. Now that you are aware of those consequences, I ask that you strongly support the individual property owners of the area and object to the proposed zoning change. Will you support the wishes of the individual property owners in their decision in 1988 and their decision today?

I stand ready to discuss and defend my assertions. Please contact me personally if you have even the smallest inclination to go against the wishes of every individual property owner and allow the zoning change. We can get past this event without lawyers if we all try to remain objective, understand the history of the 1988 decision, and look at the true economic impact of any zoning change to the neighborhood. That is the best way to decide the proper future for our neighborhood.

Sincerely,

Thomas Carter
carter@trilogy.com
4600 Buniny Run
Austin, TX 78746
(512) 874-3140 w
(512) 329-0177 h

Rhoades, Glenn

From: Dave Kolar [davekolar@yahoo.com]
Sent: Monday, August 02, 2004 4:26 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: Tom Burns
Subject: Opposition to Gables Westlake project

Mr Rhoades and Ms. Ramirez,

I am a resident in the Sunny Run neighborhood and would like to tell you my family and I are opposed to your proposed "high density" zoning change regarding the Gables Westlake project. We would like to see you make your investment in another neighborhood. I would like to ask you to put me on the email list regarding this project.

Dave Kolar, 4405 Aqua Verde Ln

Rhoades, Glenn

From: Jim Johnstone [jjohnstone@austin.rr.com]
Sent: Saturday, July 31, 2004 7:02 PM
To: Rhoades, Glenn
Subject: Gables Westlake Project

I am a resident of Bunny Run and I am opposed to the zoning change that permits the Gables Westlake apartment Project over the Commercial office building that is already approved for this tract.

Adding apartments in an area already glutted by apartments at the corner of 2222 and 360 does not seem like a great idea. A condo project is also just being completed on 360 near the river.

I believe the apartments will lower my property value more than the commercial development that is approved.
The traffic generated by the Apartments may be less but it will be 24x7 whereas the office complex would be heaviest twice a day for 5 days a week when traffic is already heavy due to St Stephens School.

I hope you are listening to the Bunny Run Neighbors who recently met to hear about the Gables project from its developers. We had a lengthy discussion of this topic which led me to oppose this zoning change.

Regards

Jim Johnstone
4007 Bunny Run
Austin, Tx 78746

Rhoades, Glenn

From: Kateva Rossi [kateva@austln.rr.com]
Sent: Monday, August 02, 2004 6:53 AM
To: Rhoades, Glenn; Ramirez, Diana; glen.rhoades@ci.austin.tx.us
Cc: burns@swsoft.com
Subject: Zoning Change for the Bunny Run/Rivercrest Neighborhood Area

Dear Mr. Rhoades and Ms. Rameriz,

My husband and I purchased our home on Rivercrest Drive ten years ago in order to enjoy a quiet life in the city and to have a place that would hold its value so that we could eventually sell our investment and use the proceeds to retire. We were fully prepared for the growth that would come around 360 and later were aware of the area that was zoned office retail and were prepared for the impact that would have on our investment.

It is our understanding that you do not believe that the neighborhood objects to the zoning change from office to multi-family. You couldn't be more wrong. Please add me to your e mail list regarding the Gables West Lake project so I can be informed about this issue.

We are very concerned that, if you allow this zoning change to take place, that our most important investment will suffer a significant loss. We currently have a wonderful, quiet place where children can grow up in a comfortable, safe, and secure group of families who know and care about each other. Having an office building where you have people in and out of the neighborhood during the day is one thing, but adding 350 families to a quiet neighborhood as this in such a small space will change it forever, destroy our way of life, and plummet our property values.

Personally, if the value of our home is negatively impacted, retirement will be out of the question.

For every story like ours, there is another family with another similar story. Please, before you change all of our ways of life with your action, visit Rivercrest. See if you don't agree that it is a special place and look at the surrounding area to see if you really believe you can make your zoning change without damaging a lot of families.

Growth is important, but neighborhoods need to be protected. We feel it is your responsibility to help us protect ours.

Kateva Rossi
3101 Rivercrest Drive
Austin, Texas 78746
512 327-1969

Rhoades, Glenn

From: Kathy Johnstone [kjohnstone@austin.rr.com]
Sent: Monday, August 02, 2004 8:57 AM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com
Subject: St. Stephens zoning issue

To: Glenn Rhodes
Diana Ramirez

Subject: proposed St. Stephens zoning change

I am Kathy Johnstone, and I live at 4007 Bunny Run.

I know that the Bunny Run Neighborhood Association, as well as individual neighbors, have written to express opposition to the re-zoning of the St. Stephens property. I would like to add my comments as well.

In addition to the probable loss of property values that would be caused by the change of zoning from commercial to residential (see Tom Carter's email to you), this change would negatively affect the quality of life in our neighborhood.

For example, we already get very heavy traffic from St. Stephens parents dropping off their children each morning and picking them up each afternoon. For those St. Stephens families arriving from Loop 360 heading south, instead of staying on Loop 360 through the line waiting for an extra traffic light (at Westlake Dr./360) these people take a right turn (thus also avoiding the light at Cedar/360) and travel down Bunny Run. By making this turn on Cedar, the motorists also save themselves waiting at a very long line of traffic waiting to turn left from Royal Approach onto Bunny Run.

Now imagine what this traffic each day does to those of us who are trying to get out of our driveways to leave for work each morning! Then, trying to return home in the afternoon can also be difficult due to St. Stephens people exiting the Bunny Run area.

Now add the traffic caused by residents of the proposed apartment complex to the existing traffic. This would be intolerable.

Due to the major increase of residents to this area, the "rural" atmosphere of this neighborhood will be ruined if this zoning change is permitted.

After the slap in the face Austin residents received when their elected officials didn't listen to opposition to toll roads, it would be salt in the wound for the city once again to ignore the voices of the residents of the Bunny Run area in their opposition to this zoning change.

A couple of years ago my section of Bunny Run was annexed into the city. This has caused a major increase in our taxes and even in an increase of our garbage pick-up fees (for less service, I might add). One saving grace for the price we are paying for residing within the city limits of Austin could be that at least our city acts on the concerns and values of its residents.

Please do not abandon our 1988 agreement to allow this zoning change.

Kathy Johnstone
4007 Bunny Run
347-8589

17 00
7 03

Rhoades, Glenn

From: bemis [lbemis@bmlaw.com]
Sent: Monday, August 02, 2004 7:51 PM
To: Rhoades, Glenn
Subject: St Stephens/ Gables Westlake Apartment zoning case

Dear Mr. Rhoades,

I am the Vice-President of the Bunny Run Neighborhood Association and a resident of the Bunny Run neighborhood. My wife and I are both opposed to the proposed change of development of the St. Stephens' property from office-retail to multi-family. This proposal will lead to a significant decline in our neighborhood and all of the neighbors with whom I have discussed the matter share this opinion.

My concerns are heightened by the fact that the Gables Company has not demonstrated themselves to be a good steward of the lands which they have previously developed. Their development on the corner of 360 and 2222 demonstrates their disregard for both Austin's landscape and the ability of our fire and emergency services to adequately respond to a fire or other emergency at this facility.

We are also concerned that if this development is allowed it will discourage neighborhoods and owners from working together to arrive at an agreed development plan. When this site was originally allowed to be zoned as office-retail development it was the result of an agreement between the neighborhood and St. Stephens in the late 1980's. It is my understanding that the original developer also sought multi-family zoning, but it was rejected by the neighborhood and St. Stephens. St. Stephens, by its proposed development plan with Gables, is now seeking to breach its original agreement with the neighborhood. While it appears that St. Stephens now feels that its development profits will be maximized by multi-family development, this does not justify a breach of the original development agreement.

Please advise me of any hearing dates or other deadlines that I will need to calendar to pursue a protest of this proposal.

Sincerely,

Lloyd E. Bemis, III
Bemis, Roach and Reed
4100 Duval Rd., Building 1, Suite 200
Austin, Texas 78759
Phone (512) 454-4000
Facsimile (512) 453-6335

8/3/2004

Rhoades, Glenn

From: lightsey@csr.utexas.edu
Sent: Monday, August 02, 2004 11:19 AM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@awsoft.com
Subject: AGAINST proposed St. Stephens zoning change

Dear Mr. Rhoades and Ms. Ramirez,

Despite the fact that my family and I are presently out of the state on vacation, I wanted to take the time to assure you that we are strongly opposed to the proposed St. Stephens/Gables Westlake Apartments re-zoning from residential to commercial. We think this proposal, if approved, would significantly damage our quality of life, our environment, and our family values that we have grown to cherish about our neighborhood. We are much more willing to accept the currently zoned office/commercial development of the property. The differences have to do with the density of population and housing, land and water quality, the impacts on our schools and other community services, and additional traffic that a residential project of this size would bring to the area. As I am sure that you know, the Loop 360 area within a mile of the proposed site has already added several new apartment and single home complexes, and the additional residential growth would not be helpful to the neighborhood.

The president of our Bunny Run Neighborhood Association, Mr. Tom Burns, has told us that you stated you heard little from our neighborhood about this proposal. I would like to witness that I was present at one of the largest meetings of the BRNA that I have ever seen (more than 100 households present), and everyone there was unanimously opposed to the re-zoning proposal. We are all united in our belief that the proposed re-zoning is not in the best long term interests of the neighborhood and the community at large. I hope that you will take this into consideration when you make your decision.

Sincerely,

Glenn and Jeannie Lightsey
4301 Aqua Verde Dr.

Rhoades, Glenn

From: Matthew O'Hayer [matthew@ohayer.com]

Sent: Monday, August 02, 2004 10:00 PM

To: Rhoades, Glenn; Ramirez, Diana

Subject: proposed zoning change for St. Stephens

My name is Matthew O'Hayer and I live at 4100 Rivercrest Drive in the Bunny Run neighborhood. I am writing to voice my objection to the proposed zoning change of the St. Stephen's property. This is a travesty. If you like to hear my litany of reasons, feel free to reply. But, I am sure that you have heard them from my neighbors. We appear to be 100% against it. I am sure we will all be asking for reductions in our property taxes if this goes through, since it will kill the value of our homes.

8/3/2004

Rhoades, Glenn

From: Paula Mizell [pmizell@austin.rr.com]
Sent: Saturday, July 31, 2004 1:02 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com
Subject: Proposed St. Stephen's/Gables apartments

As a Rivercrest subdivision resident, I strongly oppose the apartments/zoning change proposed on the former St. Stephen's land. This feels as though it is being swept through the process without outside opinion solicitation. There will be increased traffic issues, increased resource depletion, property value decreases, etc. We all oppose this change. Please let me know what we can do to stop this.

Thank you-
Paula Mizell 3007 Rivercrest Drive

Rhoades, Glenn

From: pcbeaman@juno.com
Sent: Saturday, July 31, 2004 9:59 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com; cathyr@austin.tx.com
Subject: St Stephens/Gables Apt Zoning

Dear Mr Rhoades,

I live in the Rivercrest subdivision and want to let you know I think a serious mistake will be made if the St Stephens track is rezoned for Apts.

There are many reasons that are frequently discussed, however there is one that may be overlooked. That is the fact that Austin needs to work to balance the traffic flow so that everyone will not be headed to and from downtown at the same period. That can be accomplished if offices are built miles from downtown. Then some of the traffic flow will be in the reverse from normal and some will never have to jam the streets going downtown or other neighborhoods to go to work.

The constraint of the amount of traffic that can be accommodated by the loop 360 bridge and the number of cars that can travel down 2222 and 2244 make this site ideal for an office where people living west of 360 and north and south of Westlake Dr can avoid adding to the congestion on those roads and Mopac.

Building apartments in this area is a very bad idea and will not add to the liveability of Austin.

I am interested in this project so please let me know when this case will be coming up.

Paul Beaman
3001 Rivercrest Dr. 78746

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Rhoades, Glenn

From: Ramirez, Diana
Sent: Tuesday, August 03, 2004 7:22 AM
To: Rhoades, Glenn
Subject: FW: St Stephens/ Gables Westlake Apartment zoning case

-----Original Message-----

From: lbemis [mailto:lbemis@brrlaw.com]
Sent: Monday, August 02, 2004 7:52 PM
To: Ramirez, Diana
Subject: St Stephens/ Gables Westlake Apartment zoning case

Dear Ms. Ramirez,

I am the Vice-President of the Bunny Run Neighborhood Association and a resident of the Bunny Run neighborhood. My wife and I are both opposed to the proposed change of development of the St. Stephens' property from office-retail to multi-family. This proposal will lead to a significant decline in our neighborhood and all of the neighbors with whom I have discussed the matter share this opinion.

My concerns are heightened by the fact that the Gables Company has not demonstrated themselves to be a good steward of the lands which they have previously developed. Their development on the corner of 360 and 2222 demonstrates their disregard for both Austin's landscape and the ability of our fire and emergency services to adequately respond to a fire or other emergency at this facility.

We are also concerned that if this development is allowed it will discourage neighborhoods and owners from working together to arrive at an agreed development plan. When this site was originally allowed to be zoned as office-retail development it was the result of an agreement between the neighborhood and St. Stephens in the late 1980's. It is my understanding that the original developer also sought multi-family zoning, but it was rejected by the neighborhood and St. Stephens. St. Stephens, by its proposed development plan with Gables, is now seeking to breach its original agreement with the neighborhood. While it appears that St. Stephens now feels that its development profits will be maximized by multi-family development, this does not justify a breach of the original development agreement.

Please advise me of any hearing dates or other deadlines that I will need to calendar to pursue a protest of this proposal.

Sincerely,

Lloyd E. Bemis, III
Bemis, Roach and Reed
4100 Duval Rd., Building 1, Suite 200
Austin, Texas 78759
Phone (512) 454-4000
Facsimile (512) 453-6335

8/3/2004

Rhoades, Glenn

From: Rich Witek [rich_witek@mac.com]
Sent: Saturday, July 31, 2004 8:10 PM
To: Rhoades, Glenn; Ramirez, Diana
Subject: St. Stephens / Gables zoning

I live a 4110-6 Bunny run. I was not able to make the open meeting on this but am opposed and want you to know this. I would much rather have an office building then the planned appts. I have expressed this at the meetings at st. Stephens on with the developers. they tried to make an office building sound bad. I use to work on plaza on the lake and biked to work.
I would love to see more office/home mixes in the area.

Please do not change the zoning.

Rich Witek
4110-6 Bunny Run

Rhoades, Glenn

From: Sybil Raney [sybllraney@hotmail.com]
Sent: Sunday, August 01, 2004 2:55 PM
To: Rhoades, Glenn; diana.ramierz@ci.austin.tx.us
Cc: tturns@swsoft.com; cathy@austin.rr.com
Subject: Opposition to Westlake Gables

Dear Mr. Rhoades and Ms. Ramierz,

We are distressed upon hearing of the proposed zoning change from office/retail to multifamily of the area between Royal Approach and Bunny Run to accomodate the Westlake Gables project. This area by no means can handle the amount of people and traffic that are part and parcel of an apartment complex of this size. Surely both of you, who have served us well in the past, have overlooked the impact this will have on our tiny neighborhood. Please reconsider the effects of changing the zoning to accomodate this behemoth! We are very concerned as are all our neighbors!

Sincerely,

Sybil and Jim Raney
3704 Rivercrest Dr.
Austin, Tx. 78746

8/3/2004

Rhoades, Glenn

From: Sybil Raney [sybilraney@hotmail.com]
Sent: Sunday, August 01, 2004 3:01 PM
To: Rhoades, Glenn
Cc: thurns@swsoft.com; cathy@austin.rr.com
Subject: Opposition to Westlake Gables

Dear Mr. Rhoades and Ms. Ramierz,

We are distressed upon hearing of the proposed zoning change from office/retail to multifamily of the area between Royal Approach and Bunny Run to accomodate the Westlake Gables project. This area by no means can handle the amount of people and traffic that are part and parcel of an apartment complex of this size. Surely both of you, who have served us well in the past, have overlooked the impact this will have on our tiny neighborhood. Please reconsider the effects of changing the zoning to accomodate this behemoth! We are very concerned as are all our neighbors!

Sincerely,

Sybil and Jim Raney
3704 Rivercrest Dr.
Austin, Tx. 78746

Rhoades, Glenn

From: Lyra [LyraB3@hotmail.com]

Sent: Wednesday, August 04, 2004 11:31 PM

To: Rhoades, Glenn

Subject: St Stephens/ Gables Westlake Apartment zoning case +***+

Hi Glenn,

I don't know if you remember me when I worked at the City of Austin Law Department, its been quite a while since I worked there. However, I just wanted to let you know that I live in the Bunny Run Neighborhood on Aqua Verde.

When the developer made its presentation at our last neighborhood meeting, it was represented that there plans for the St. Stephen's property was not before your Department. At the same meeting and after the presentation ALL in attendance voted against supporting the development plan for apartments on the property.

I find myself wondering why we were not given notice of the requested change in zoning before your department's recommendation to change it.

I also find myself wondering why the City would consider such a dense development which would put hundreds of more vehicles on 360, when 360 is unable to support the traffic on it now. Currently our neighborhood includes Riverbend Church, Hill Elementary school and St. Stephens. Look at the road map, just three streets accomodate all of the current traffic through the neighborhood. No traffic engineer can tell me that vehicles from these apartments will not use Cedar and Bunny Run to beat traffic or traffic lights to go north. Our neighborhood is saturated with traffic. Adding 350 apartments, and realistically 600 more vehicles on our neighborhood streets is more than this little area can withstand and still be a neighborhood.

Thanks Lyra Bemis

8/5/2004