

Agenda Item #
Z-19

Walsh, Wendy

From: Larkin, John [john.larkin@amd.com]
Sent: Wednesday, November 30, 2005 6:34 PM
To: Walsh, Wendy
Subject: C14-05-0150 Postponement Request

Wendy,

We would like to request a postponement of first reading for zoning case number C14-05-0150. The case is currently scheduled for first reading December 1, 2005. The postponement request is the first we have made for this item and we are requesting that first reading be postponed until at least the January 27, 2006 City Council meeting.

We are making the request in light of the November 29, 2005 letter submitted to staff communicating the applicant's desire to redraw the area to be rezoned in a transparent attempt to invalidate our previously certified valid petition (certified by staff November 17th at 32.69% codifying local property owner opposition to the proposed development).

Given the timing of the submission for the new zoning request, the impending holidays, and our need to fully investigate and comprehend the current proposal on behalf of the local community we represent, our request is reasonable.

If you have any questions and/or concerns please contact me at (512) 970-8157.

-John

John Larkin

Info Systems Manager

Engineering Infrastructure Development

Microprocessor Solutions Sector

Advanced Micro Devices

W: (512) 602-2007

C: (512) 970-8157

Watts: 1-800-538-8450 Ext. 52007

Email: john.larkin@amd.com

SP-03-0099C

SF-2

SPC-04-0015C

UNDEVELOPED

SF-2

MF-4-CO

02-0035

SP-05-1524C

UNDEVELOPED

SF-6

03-0165

MF

RR
CO
RANCE
E

SLAUGHTER LANE WEST

NO-CO

02-0173

RR

SLAUGHTER

SP-07-0207C
PARKING
SECTION
04-0090



1"=200'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W.WALSH



PETITIONS

CASE #: C14-05-0150

ADDRESS: 3226 W SLAUGHTER LN

SUBJECT AREA (acres): 30

DATE: 05-11

INTLS: SM

CITY GRID
REFERENCE
NUMBER

D15

PETITION

Case Number:

C14-05-0150

Date:

Nov. 30, 2005

3226 W SLAUGHTER LANE

Total Area within 200' of subject tract: (sq. ft.)

576,338.43

		SHAID ORRIN SR &		
		RUBY A		
1	04-2625-0736 & 0737		23,165.24	4.02%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
21				0.00%
22				0.00%
23				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

23,165.24

Total %

4.02%



GRAVES DOUGHERTY HEARON & MOODY
A PROFESSIONAL CORPORATION

Michael J. Whellan
512.480.5734
512.480.5600 (fax)
mwhellan@gdhn.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767

November 29, 2005

Mr. Greg Guernsey
City of Austin
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

VIA HAND DELIVERY

Re: Case C14-05-0150; 3226 West Slaughter Lane; The Harmon Tract

Dear Mr. Guernsey:

Please find enclosed a copy of field notes and a survey for new zoning boundaries in the above-referenced case. We request that the zoning application be modified to reflect the new boundaries which is a 7.250-acre tract in the middle of the 30-acre tract. The Harmons request that the 7.250-acre tract be rezoned with a new CO that is the same as the current CO, except the height limitation. This will allow the applicant to build a 60' structure only in the 7.250-acre area in the center of the tract, which is approximately 640' from the neighbors to the north.

In addition, the Harmons will provide a public covenant that will impose upon the entire 30-acre tract a reduction in the zoning impervious cover from 65% to 15% and a reduction in the density from the current 12.4 dwelling units per acre to 6.2 dwelling units per acre.

If you have any questions or need further information, please feel free to call.

Very truly yours,



Michael J. Whellan

MJW/kla
Enclosures
cc: John Harmon

7.250 Acre (315,794 sq. ft.)
Theodore Bissell Survey No. 18
Travis County, Texas

FN4075R(REB)
November 23, 2005
SAM, Inc. Job No. 25335-01

DESCRIPTION OF A 7.250 ACRE (315,794 SQ. FT.) TRACT OF LAND BEING SITUATED IN THE THEODORE BISSELL SURVEY NO. 18, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO JOHN M. HARMON AND WIFE, JOYCE W. HARMON, AS RECORDED IN VOLUME 7589, PAGE 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.403 ACRE (148,224 SQ. FT.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found for the most northerly corner of said 30.00 acre tract, same being the most easterly corner of a called 8.435 acre tract of land as described in a deed to Shady Hollow Retail Partners, Ltd. as described in Document No. 2003018644 of the Official Property Records of Travis County, Texas;

THENCE with the common line of said 30.00 acre tract and said 8.435 acre tract, S 27° 52' 08" W, a distance of 922.59 feet to a calculated point;

THENCE leaving said common line and crossing through the interior of said 30.00 acre tract, S 62° 07' 52" E, a distance of 43.13 feet to a calculated point for the northwest corner and the POINT OF BEGINNING of the tract described herein,

THENCE continuing through the interior of said 30.00 acre tract the following five (5) courses and distances:

- 1) N 80° 49' 11" E, a distance of 463.00 feet to a calculated point,
- 2) S 09° 10' 49" E, a distance of 514.67 feet to a calculated point, from which a 1/2-inch iron rod found for the most easterly corner of said 30.00 acre tract bears, S 62° 08' 00" E, a distance of 137.48 feet and N 27° 52' 00" E, a distance of 712.84 feet,
- 3) S 27° 52' 00" W, a distance of 250.58 feet to a calculated point,
- 4) S 80° 49' 11" W, a distance of 312.03 feet to a calculated point, and
- 5) N 09° 10' 49" W, a distance of 714.67 feet to the POINT OF BEGINNING and containing 7.250 acres (315,794 sq. ft.) of land more or less.

BEARING BASIS: Found two (2) 1/2" iron rods on the north right of way line of West Slaughter Lane and being the south line of the called 30.00 acre Harmon property shown hereon. Held called bearing of N 62° 10' 58" W (Volume 10753, Page 1651 R.P.R.T.C.TX.) and found actual distance to be 860.25'.

THE STATE OF TEXAS

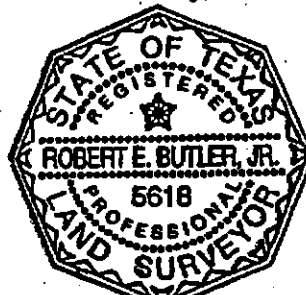
KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF TRAVIS

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 23rd day of November 2005 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735




Robert E. Butler, Jr.
Registered Professional Land Surveyor
No. 5618 - State of Texas

LEGEND

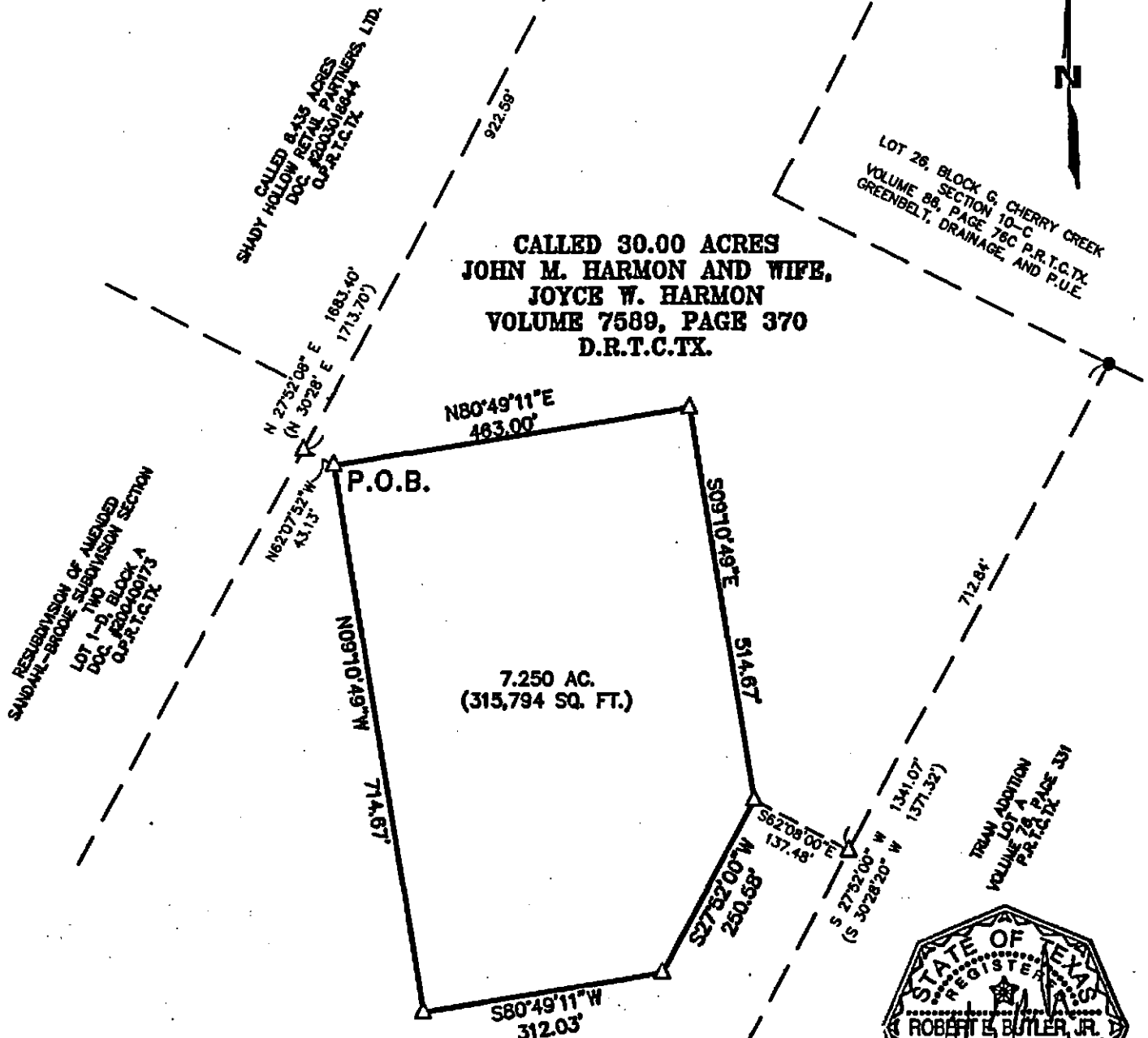
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ 4" BRASS DISC FOUND
- 1/2" IRON ROD SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SCALE: 1" = 200 FEET
NOVEMBER 2005

THEODORE BISSELL SURVEY NO. 18
TRAVIS COUNTY, TEXAS

N



BEARING BASIS:

FOUND TWO (2) 1/2" IRON RODS ON THE NORTH RIGHT OF WAY LINE OF WEST SLAUGHTER LANE AND BEING THE SOUTH LINE OF THE CALLED 30.00 ACRE HARMON PROPERTY SHOWN HEREON. HELD CALLED BEARING OF N 62°10'58" W (VOLUME 10753, PAGE 1651 R.P.R.T.C.TX.) AND FOUND ACTUAL DISTANCE TO BE 860.25'.

PROJECT	HARMON TRACT
JOB NUMBER	25333-01
DATE	NOVEMBER 23, 2005
SURVEYOR	REB
PARTY CHIEF	L. GALVAN
FIELDBOOK	4187
FIELDNOTE	FM4075R(REF)
TECHNICIAN	REB
DRAWING	25333-01.2-g
SCALE	1"=200'



5500 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78738
(512) 443-0678
FAX (512) 328-3029
EMAIL: SAM@SAMINC.COM

SKETCH TO
ACCOMPANY FIELD
NOTE No. 4075R
PAGE 2 OF 2