

From: Greenberg, Betsy - BC
Sent: Tuesday, September 20, 2016 1:59 PM
To: Rivera, Andrew
Subject: Fw: 9-20-16 ZAP Mtg. - RE: Marbridge Farms - Project Consent Agreement - Case #0440251210

Andrew,

Can you forward this to the rest of ZAP?

Betsy

From: Larry J. Werner
Sent: Tuesday, September 20, 2016 1:45 PM
To: Greenberg, Betsy - BC
Cc: Lauren Ice; Bill Bunch; Pat Brodnax
Subject: 9-20-16 ZAP Mtg. - RE: Marbridge Farms - Project Consent Agreement - Case #0440251210

Good Day Ms. Greenberg,

This message comes as an apology for not being able to attend this evenings Zoning & Platting Commission meeting. I need to attend to a family matter prior to our departure tomorrow on a vacation. I was looking forward to the possibility of addressing the Commission regarding the referenced "Project Consent Agreement" but more importantly I would ask that the Commission honor my request for the additional postponement of any action on this item until not sooner than Tuesday, 11 October 2016. The neighboring property owners and concerned citizens deserve no less.

The greatest impact of the Project Consent Agreement will be to reduce the Critical Water Quality Zone (CWQZ) area on the 12501 Hewitt Lane tract from 8.6 acres to 1.7 acres (>81% reduction) allowing an additional 6.9 acres of development on the property. The CWQZ is there to prevent additional geographical/ecological damage to the tributary and environment. Whenever land is taken from its natural growth of tall grasses, trees & bushes to "developed landscape" smoother lawn grass, trees & shrubs the overland flow of rainwater is increased by almost a factor of 5 and adding to the cumulative effect of burden to the tributary or main downstream flow.

Even with stormwater retention or detention on this property, it does not eliminate the additional burden of flow to Little Bear Creek from this property and the additional impervious cover flow from Frate Barker Road improvements. The downstream residents of Bear Creek Park subdivision, Arroyo Doble subdivision, Golden Lake Estates subdivision, River Plantation Dr., The Crossing at Onion Creek and beyond do not deserve to be flooded out, lose property and structures due to erosion & flooding and continue to be victims of upstream development.

If the Zoning & Platting Commission really wants to be very effective at safeguarding the protection of incorporated or unincorporated residents, wildlife & the environment then challenge the City of Austin Planning & Zoning Department, Development Services Department & Watershed Protection Department to guarantee that future development will not ADD to the burden of existing tributaries, streams and waterways, OR that developers will be required to cover all costs of improving the flow characteristics of downstream tributaries, streams or waterways to protect all existing downstream development.

I will be curious to see if anyone or any commission has the veracity and conviction to do what is right and present such a challenge to the City of Austin or that the City of Austin will codify such a requirement. I won't hold my breath. Please feel free to pass this e-mail along to your commission members. Thank you.

Respectfully,

Larry J. Werner
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Betsy Greenberg
Boards and Commissions