

December 13, 2018

Mr. Anaiah Johnson
City of Austin – Development Services Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704

Re: **Letter of Opposition**
SPC-05-0012A(EXT3), Champion Tract 4

Dear Mr. Johnson:

Please accept this as a letter of **opposition** for the above-referenced site plan extension for the Part A site plan for the Champion Tract 4. The Westminster Glen Estates neighborhood represents more than 200 households in District 10.

The applicant is requesting an extension on a site plan that has already been active for 13 years. Applicant delays and city granted extensions have allowed the applicant to carry forward entitlements from 1993. The most concerning of which relate to watershed regulations which have been updated more than once over that timeframe to reflect lessons-learned and climate change. The impact is even more acute, as the property is directly adjacent to Bull Creek where it feeds into Lake Austin.

Denying the extension will cause the site plan to expire. The developer will still be able to build on this land but will do so according to current code, ensuring that best practices are followed. We ask that you help protect our community and water supply by voting against the extension.

Sincerely,



Linda Salomon
Westminster Glen Estates HOA – President and Board Member



Jester Homeowners Association
Austin, Texas

December 13, 2018

To the Zoning and Platting Commission, Board Members and City Staff

Re: Champions Tract 4 Site Plan Extension (Case # SPC-05-0012A(EXT3))

Please accept this Letter of Opposition for the above referenced case that is otherwise known as "Champions Tract 4". Jester Estates represents 900 homes located in northwest Austin. By filing the partial site plan, the applicant was granted entitlements provided by the 1996 Settlement Agreement between the City and applicant. These entitlements represent building standards that were considered inferior in 1996 and have deviated even further from current code through applicant delays and city approved extensions.

It is our position that the applicant has had ample opportunity to build with their entitlements. The 1996 Settlement Agreement granted the applicant 10 years to claim their entitlements. Applicant delays and city granted extensions currently have us 22 years removed from the Settlement Agreement and the applicant is now asking for an additional 3-year extension. Lengthy repeated extensions result in both severe deviation from current code as well as uncertainty by staff, applicants and neighbors on how to find and interpret codes and ordinances pertinent to the case.

Repeated extension cases are required to come before the Land Use Commission because they should be rare. Extensions should be granted based on extenuating hardship on the applicant and not a gratuitous action to avoid code enhancements. Jester HOA requests that you deny the extension. By denying the extension, Case# SPC-05-0012A will no longer be active in accordance with the Determination of

Regulations dated 8/1/2017. Any new project filings for this property will therefore be subject to current code.

Sincerely,

DocuSigned by:

Diana Miller

Diana Miller

President

Jester Home Owner's Association