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September 24, 2008

Mr. Greg Guernsey
Director
Neighborhood Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, TX 78767

RE: West Park PUD – CD-2008-0007

Dear Mr. Guernsey:

Please consider this the formal response of the Owner/Applicant to comment number ZN10 submitted by you and the Watershed Protection Development Review (WPDR) staff assigned to this case.

Zoning – ZN10

Section 2.3.1.C - Open Space – Applicant has already provided the City of Austin with the open space amount. 60% of the site will be open space and 80% of the open space will be contiguous.

Section 2.3.1.D - Green Building – It is Applicant's intention to meet the two star PUD Green Building requirements. Applicant has met with Austin Energy and will continue to coordinate with Austin Energy throughout the PUD process.

Section 2.3.1.F - Environmental Preservation and Protection:

Water quality – Water quality requirements will be met by detention and reirrigation. The water quality volume, which is captured in a retention pond, is irrigated onto open space by pumping the water through an irrigation piping system and out to spray heads located in open space areas.

Applicant also intends to provide water quality measures (e.g., vegetative filter strips) for existing development to the west of the property and the Windmill Run Park. A block of single family homes, which currently have no water quality treatment, drain toward and into the property. Vegetative filter strips on the property will be used and maintained by the applicant to provide water quality treatment where none currently exists.

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The Haskel Subdivision plat was recorded on October 22, 1984 (Book 85, Page 28A). Based on this recording date, the impervious cover allowed on Lots 1 and 2 of Haskel Subdivision pre-dates the Comprehensive Watershed Ordinance. These two lots are, however, subject to the Williamson Creek Ordinance, which allows 65% impervious cover. Applicant intends to provide the amount of irrigation land that would be required under SOS, even though these lots are not required to provide any irrigation land, thus making the proposed PUD environmentally superior from a water quality standpoint.

Green belt – Applicant will provide 52 acres of contiguous open space, which creates a large green belt.

Air quality – Applicant will allow for a transit component and provide 4.7 miles of internal pedestrian, hike/bike trails to minimize vehicular use.

Topography – Applicant will not alter steep slopes on northwest portion of the site.

Section 2.3.1.H – Landscaping – This issue should be determined at the site plan stage, however, the proposed PUD will exceed the minimum landscaping requirement.

Section 2.3.2.A – Design Standards – This issue should be determined at the site plan stage, however, Applicant intends that the proposed PUD will meet the design standards set forth in Chapter 25-2, Subchapter of the Land Development Code.

Please let me know if you should have any questions.

Sincerely,



John M. Joseph

cc: Jerry Rusthoven, City of Austin
Wendy Rhoades, City of Austin
Paul Linehan, Land Strategies
Rudy Belton, Buffalo Equities, Ltd.