




MEMORANDUM

TO: Mayor and Council

FROM: Greg Guernsey, Director 
Planning and Development Review Department

DATE: May 29, 2013

SUBJECT: C14-2013-0021 Tomlinson's Feed & Pets Rezoning
NPA-2013-0011.02 4919 Bennett Avenue

The applicant is requesting an indefinite postponement of these cases.

Greg Guernsey, Director
Planning and Development Review Department

x: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager

Thrower Design

P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

May 22, 2013

Mr. Dave Anderson, Chair
Ms. Danette Chimenti, Vice Chair
Mr. Alfonso Hernandez, Parliamentarian
Ms. Jean Stevens, Secretary
Mr. Richard Hatfield
Mr. James Nortey
Mr. Steve Oliver
Mr. Brian Roark
Ms. Myron Smith
Mr. Jeff Jack

RE: Tomlinson's Feed & Pets
Rezoning & Plan Amendment (C14-2013-0021 & NPA-2013-0011.02)
4914 Bennett Avenue

Commissioners,

On behalf of my client, we are respectfully requesting a postponement of approximately 6 months, to November 26th, for a public hearing related to the two above referenced cases.

Why? It is apparent that some of the immediate residents in the neighborhood will not support this rezoning endeavor regardless of the support of the North Loop Neighborhood Plan Contact Team and the full understanding that this project was to be directly aligned with the Draft Airport Corridor Regulating Plan. This creates the perfect opportunity for all of Austin to be educated with a real-time, Form-Based project. My client will explore the site plan process from this point forward and await approval until after the Airport Corridor Plan is adopted.

The outcome would be the same either way. We could move the current zoning forward and after approval, file for a site plan with the zoning being assured. OR, we could table these

cases, file a site plan now and await approval of the Form-Based Code. The timeframe is a little longer provided that the Airport Plan can be adopted in early 2014 as indicated by staff. This latter approach will show all of Austin that Form-Based Code can and will provide for a higher level of assurance and understanding for all parties for the development of properties, while dispelling the current practice of Euclidian and oft fear-based zoning. The outcome will provide for a model in the understanding of what Form-Based Code is expected to achieve and that transitions are deeply important to not only Form-Based Codes, but inherently essential to corridor redevelopments.

Therefore, we respectfully request a postponement to November 26th for these two cases to allow a filing of a site plan now and working it under the premise of the Airport Corridor Plan. This is the logical methodology to provide for an educational tool for the reasoning behind transitions and a "test-fit" of a real development in full compliance with a Form-Based Code as it moves forward to fruition.

I am available if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower