

ZONING CHANGE REVIEW SHEET

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CASE: C14-2014-0123
Springdale Farm

P.C. DATE: October 14, 2014
October 28, 2014

ADDRESS: 755 Springdale Road

AREA: 4.848 acres

OWNER/ AGENT: Glenn M. & Paula Foore

FROM: CS-MU-CO-NP

TO: CS-MU-CO-NP, to change a condition of zoning (as amended)

NEIGHBORHOOD PLAN AREA: Govalle Johnston Terrace **TIA:** N/A

WATERSHED: Boggy Creek

AIRPORT OVERLAY: Yes

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the amended rezoning request. Staff recommends general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would include the following:

1. Vehicular trips shall be less than 2,000 vehicles per day.
2. The following shall be removed from the list of prohibited land uses: Outdoor Entertainment.
3. The following shall be added to the list of prohibited land uses: Alternative Financial Services, Bail Bond Services, Pedicab Storage/Dispatch, and Guidance Services.
4. All other land uses prohibited by the conditional overlay established with City File # C14-99-2061 shall remain prohibited, and include: Hospital Services (General), Maintenance and Service Facilities, Art and Craft Studio (General), Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing (Of Any Type), Business or Trade School, Business Support Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Consumer Convenience Services, Consumer Repair Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Limited Warehousing & Distribution, Exterminating Services, Community Recreation (Public & Private), Financial Services, Food Sales, Funeral Services, General Retail Sales (Convenience), General Retail Sales (General), Kennels, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited, General), Service Station, Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Club or Lounge, College and University Facilities, Congregate Living, Residential Treatment, Transitional Housing, Transportation Terminal, Hotel-Motel, Indoor Entertainment, and Indoor Sports and Recreation.
5. Hours for Outdoor Entertainment land use shall be limited to the following:
 - Friday and Saturday : 10:00 AM-11:00 PM
 - Sunday through Thursday : 11:00 AM-10PM
6. No Outdoor Entertainment events shall occur within 80 feet from any property zoned or used as single family residential.
7. The maximum number of Outdoor Entertainment events per year is 30.

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2**PLANNING COMMISSION RECOMMENDATION:**

October 14, 2014: PULLED – NO ACTION TAKEN; TO BE RE-NOTICED FOR OCTOBER 28, 2014
October 28, 2014:

ISSUES:

The subject property is currently an urban farm which has been in operation since 2009. The City of Austin created the urban farm land use in 2000, permitting the use in all zoning classifications. Urban farm regulations were addressed again in 2012-2013 to add more detailed requirements, including limits on outdoor events like weddings or parties.

Urban farms in residential and office zoning classifications are required to obtain temporary use permits (TUPs) for each outdoor entertainment event, and are limited to six (6) events per year. Outdoor entertainment is a conditional land use in commercial and industrial classifications, including CS zoning. Consequently, for urban farms on commercial or industrial zoned properties, a conditional land use plan must be approved by the appropriate land use commission, and there is no limit on the number of outdoor entertainment events. The CS-MU-CO-NP zoning on the subject property, however, includes a conditional overlay that prohibits outdoor entertainment as well as most other commercial and industrial land uses. Please refer to *Exhibit A (Zoning Ordinance)*.

A restrictive covenant termination (C14-99-2061(RCT)) and a Neighborhood Plan Amendment (NPA-2014-0016.02) to the Govalle-Johnston Terrace Neighborhood Plan have been filed in conjunction with this rezoning request. All three requests are recommended for approval by Staff. The neighborhood contact team has filed a petition against approval of all three proposed applications; currently the petition does not have enough signatures to meet Valid Petition requirements. Please refer to *Exhibit B (Neighborhood Petition)*.

DEPARTMENT COMMENTS:

The subject property is located between Springdale Road and Mansell Avenue, with frontage on both streets. It is a half-block north of Gonzalez Street and a half-block south of Glissman Road. The property is currently developed with an urban farm land use. Immediately to the north are single family residences and a church zoned SF-3-NP. To the east, across Mansell Avenue, is the former Allen Elementary, which is zoned P-NP, and is currently used as an AISD storage facility. Immediately south of the subject property are single family residences zoned SF-3-NP. Across Springdale Road to the west are single family residences zoned SF-3-NP and a police substation zoned P-NP. Please refer to *Exhibits C and D (Zoning Map and Aerial Exhibit)*.

ZONING HISTORY:

The subject tract was zoned LI and SF-3 upon annexation. The properties in the annexation area were zoned based on their existing land uses. In 1998, The Planning Commission initiated rezoning most of the industrial properties in the area to SF-3 zoning, but the case was withdrawn by Commission about two months later.

In 1999, the property was rezoned from LI and SF-3 to CS-MU-CO-NP. The land use at the time was landscaping and lawn maintenance. The conditional overlay attached to the zoning was significantly more restrictive than the previous LI zoning or the base CS zoning. The rezoning granted general commercial services-mixed use (CS-MU) as the base zoning, but the conditional overlay prohibited the following land uses: Hospital Services (General), Maintenance and Service Facilities, Art and Craft Studio (General), Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing (Of Any Type), Business or Trade School, Business Support Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Consumer Convenience Services, Consumer Repair Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Limited Warehousing & Distribution, Exterminating Services, Community Recreation (Public & Private), Financial Services, Food Sales, Funeral Services, General Retail Sales (Convenience), General Retail Sales (General), Kennels, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited, General), Service Station, Theater, Vehicle Storage, Veterinary Services, Custom

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Manufacturing, Club or Lounge, College and University Facilities, Congregate Living, Residential Treatment, Transitional Housing, Transportation Terminal, Hotel-Motel, Indoor Entertainment, and Indoor Sports and Recreation. Please refer to **Exhibit A (Zoning Ordinance)**.

In addition to the CS-MU-CO-NP zoning designation, a Restrictive Covenant (RC) was filed in conjunction with the zoning case. This Restrictive Covenant requires the property to rollback to SF-3 (now SF-3-NP) The RC stated that the owner of the property would not protest a "rollback" of the zoning of the property, which would return to family residence (SF-3) and limited industrial services (LI) zoning if the property ceased for ninety (90) consecutive days to contain one of the following land uses: construction sales and services, agricultural sales and services, building maintenance services, and plant nursery. Please refer to **Exhibit E (Restrictive Covenant)**.

REZONING REQUEST:

The Applicant proposes removing Outdoor entertainment from the list of prohibited land uses, making it a conditional land use, as is permitted in the base CS zoning classification. The Applicant has amended their request since the original in response to feedback from neighborhood representatives and City Staff. Key changes include eliminating a request to allow Restaurant (Limited) as a permitted use, and several restrictions on the proposed Outdoor entertainment land use. The Applicant has proposed limiting the hours for Outdoor entertainment to 10:00 AM-11:00 PM, Friday and Saturday, and 11:00 AM-10 PM, Sunday through Thursday. The Applicant proposes 80-foot setbacks from residential properties for Outdoor entertainment events. The Applicant also proposes a limit of 30 Outdoor entertainment events per year.

Correspondence received in favor or opposition of the rezoning request is attached. Please refer to **Exhibit F (Correspondence)**.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Urban Farm
<i>North</i>	SF-3-NP, LR-MU-NP, P-NP	Residences, Religious Assembly, Police substation
<i>South</i>	SF-3-NP, CS-MU-CO-NP	Residences
<i>East</i>	P-NP	AISD facility
<i>West</i>	SF-3-NP, LO-MU-CO-NP	Residences, Undeveloped

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Mansell Ave	50'	22'	Local	No	No	Yes
Springdale Rd	64'	45'	Arterial	Yes	Yes	Yes

NEIGHBORHOOD ORGANIZATIONS:

PODER	Austin Neighborhoods Council
Del Valle Community Coalition	East Austin Conservancy
El Concilio Mexican-American Neighborhoods	United East Austin Coalition
Cristo Rey Neighborhood Association	AISD
Friends of the Emma Barrientos MACC	Preservation Austin
Govalle/Johnston Terrace Neighborhood Planning Contact Team	
African American Cultural Heritage District Business Association	
Guadalupe Neighborhood Development Corporation	

CITY COUNCIL DATE/ACTION: November 6, 2014:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
heather.chaffin@austintexas.gov

PHONE: 974-2122e-mail:

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4**STAFF RECOMMENDATION:**

Staff supports the amended rezoning request. Staff recommends general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would include the following:

1. Vehicular trips shall be less than 2,000 vehicles per day.
2. The following shall be removed from the list of prohibited land uses: Outdoor Entertainment.
3. The following shall be added to the list of prohibited land uses: Alternative Financial Services, Bail Bond Services, Pedicab Storage/Dispatch, and Guidance Services.
4. All other land uses prohibited by the conditional overlay established with City File # C14-99-2061 shall remain prohibited, and include: Hospital Services (General), Maintenance and Service Facilities, Art and Craft Studio (General), Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing (Of Any Type), Business or Trade School, Business Support Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Consumer Convenience Services, Consumer Repair Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Limited Warehousing & Distribution, Exterminating Services, Community Recreation (Public & Private), Financial Services, Food Sales, Funeral Services, General Retail Sales (Convenience), General Retail Sales (General), Kennels, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited, General), Service Station, Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Club or Lounge, College and University Facilities, Congregate Living, Residential Treatment, Transitional Housing, Transportation Terminal, Hotel-Motel, Indoor Entertainment, and Indoor Sports and Recreation.
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7. The maximum number of Outdoor Entertainment events per year is 30.

BASIS FOR RECOMMENDATION

1. *Zoning should allow for a reasonable use of the property.*

Urban farms are 1 to 5 acre properties, per City Code. At this scale, an urban farm cannot remain viable solely through agricultural production. Accessory land uses like outdoor entertainment are important for viability. The existing CS-MU-CO-NP zoning on the property has eliminated a majority of the land uses that are permitted in the base zoning category, significantly reducing development potential.

2. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

By City Code, all urban farms in non-residential and non-office based zoning classifications include Outdoor entertainment as a Conditional land use, unless similarly encumbered with a conditional overlay.

3. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

With City of Austin compatibility standards and the conditional land use site plan permitting process, Staff believes the proposed Outdoor entertainment land use can be appropriately developed on a 4.848 acre tract. The Applicant has offered additional restrictions that increase setbacks, reduce hours of

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operation, and greatly reduces the maximum number of events per year. These restrictions further encourage compatibility.

4. *The proposed zoning should be consistent with the purpose statement of the district sought.* General commercial services is intended allow Outdoor entertainment as a Conditional land use; it is only prohibited on the subject property through a conditional overlay that was created when the property was a tree nursery with a rollback zoning restrictive covenant.

SITE PLAN

SP1 Site plans will be required for any new development other than single-family or duplex residential.

SP2 Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP3 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP4 The site is subject to compatibility standards. Along the north, south, and the west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP5 This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

SP6 Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION

TR 1 A review of parking, driveway, and ADA facilities for the proposed uses will take place at time of site plan.

TR 2 A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

TR 3 According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities exist and are recommended along the Springdale Road as follows: Bike Lanes.

Existing Street Characteristics:

Name	RO W	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Mansell Avenue	50'	22'	Local	No	No	Yes
Springdale Road	64'	45'	Arterial	Yes	Bike Lane	Yes

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6ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location. However, COA GIS shows a Critical Water Quality Zone located across the property. Development is limited in the Critical Water Quality Zone per LDC 25-8-261 & 262.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

WATER UTILITY

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

LOTS 6-8, OUTLOTS 29-30, J. GODWIN JONES SUBDIVISION, FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 755 SPRINGDALE ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Section 25-2-191 of the City Code is amended to change the base district from Limited Industrial Services (LI) district and Family Residence (SF-3) district to General Commercial Services-Mixed Use-Conditional Overlay (CS-MU-CO) combining district on the property described in File C14-99-2061, as follows:

Lots 6-8, Outlots 29-30, Division A, less the west 17.88 feet, J. Godwin Jones Subdivision, Original City of Austin, Travis County, Texas, according to the map or plat on file in the General Land Office of the State of Texas, (the "Property")

locally known as 755 Springdale Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 trips per day.

2. The following uses are prohibited on the Property

Hospital Services (General)
Maintenance and Service Facilities
Art and Craft Studio (General)
Automotive Rental
Automotive Repair Services
Automotive Sales
Automotive Washing (Of Any Type)
Business or Trade School
Business Support Services
Campground
Commercial Blood Plasma Center
Commercial Off-Street Parking
Consumer Convenience Services
Consumer Repair Services
Convenience Storage
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly
Equipment Repair Services
Equipment Sales
Limited Warehousing & Distribution
Exterminating Services
Community Recreation (Public & Private)
Financial Services
Food Sales
Funeral Services
General Retail Sales (Convenience)
General Retail Sales (General)

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Kennels
Laundry Services
Monument Retail Sales
Off-Site Accessory Parking
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Research Services
Restaurant (Drive-In, Fast Food)
Restaurant (Limited, General)
Service Station
Theater
Vehicle Storage
Veterinary Services
Custom Manufacturing
Club or Lounge
College and University Facilities
Congregate Living
Residential Treatment
Transitional Housing
Transportation Terminal
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Commercial Services (CS) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 27, 1999.

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PASSED AND APPROVED

December 16, 1999

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This Note

Kirk Watson
Mayor

APPROVED:

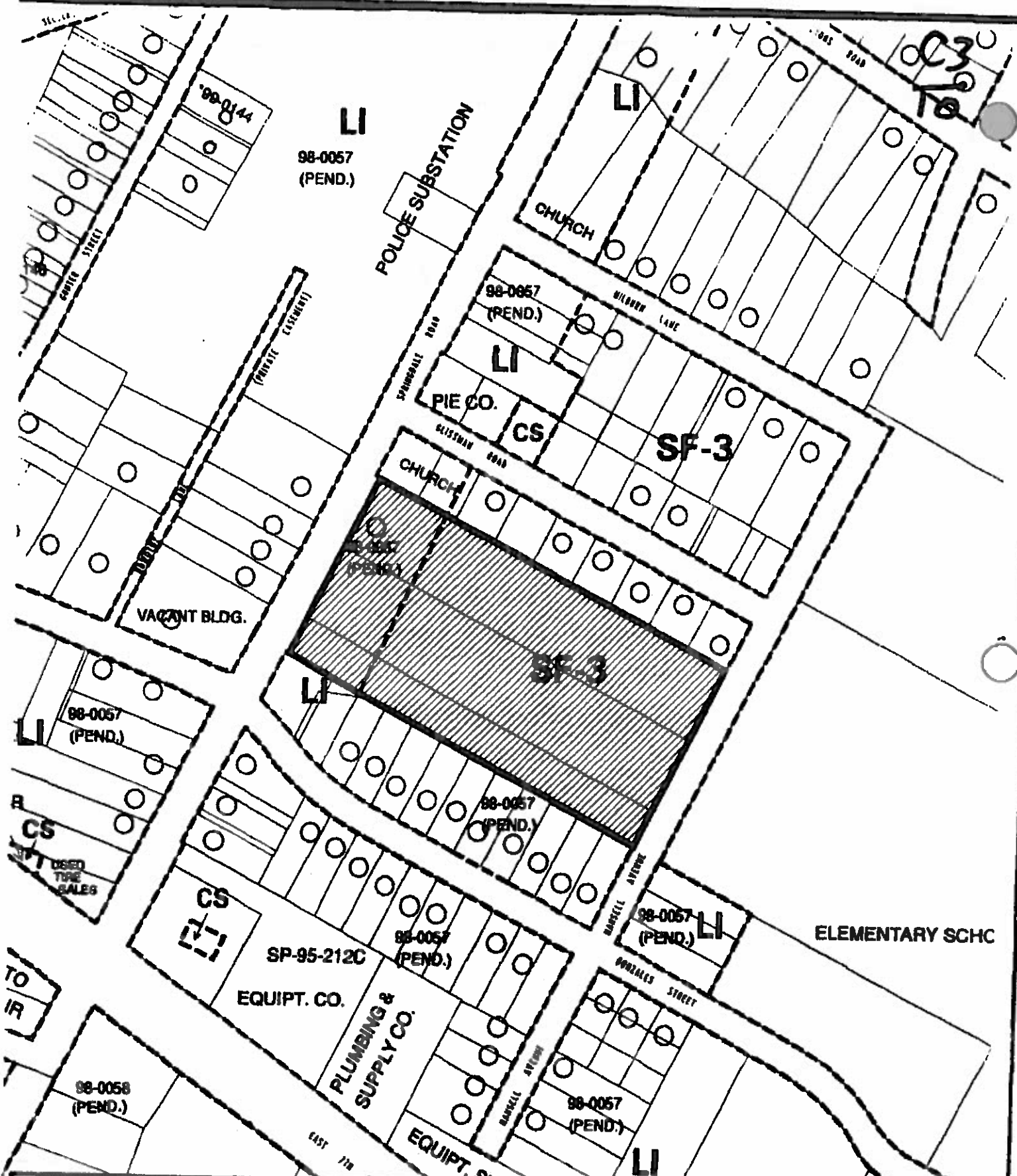
Andrew Martin





Andrew Martin
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER L21
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: ASMITH			
	CASE #: C14-99-2061			
ADDRESS: 755 SPRINGDALE RD.		DATE: 99-10		
SUBJECT AREA (acres): 4.850		INTLS: TRC		

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EXHIBIT B

Govalle/Johnston Terrace Neighborhood Contact Team
Strength Through Unity

September 10, 2014

On behalf of the Govalle/Johnston Terrace Neighborhood Contact Team, I submit this letter to express our **OPPOSITION** to the proposed changes for:

Plan Amendment Case # NPA-2014-00116.02
755 Springdale Rd. - proposed change from SF3 to Mixed Use

and

Zoning Case # C14-2014-0123
755 Springdale Rd. - proposed Conditional Use changes to include Outdoor Entertainment, Restaurant (limited)

Thank you,



Daniel Llanes, Chair
Review Committee for
Govalle/Johnston Terrace Neighborhood Contact Team
512-431-9665

Case Number:
C14-2014-0123

PETITION

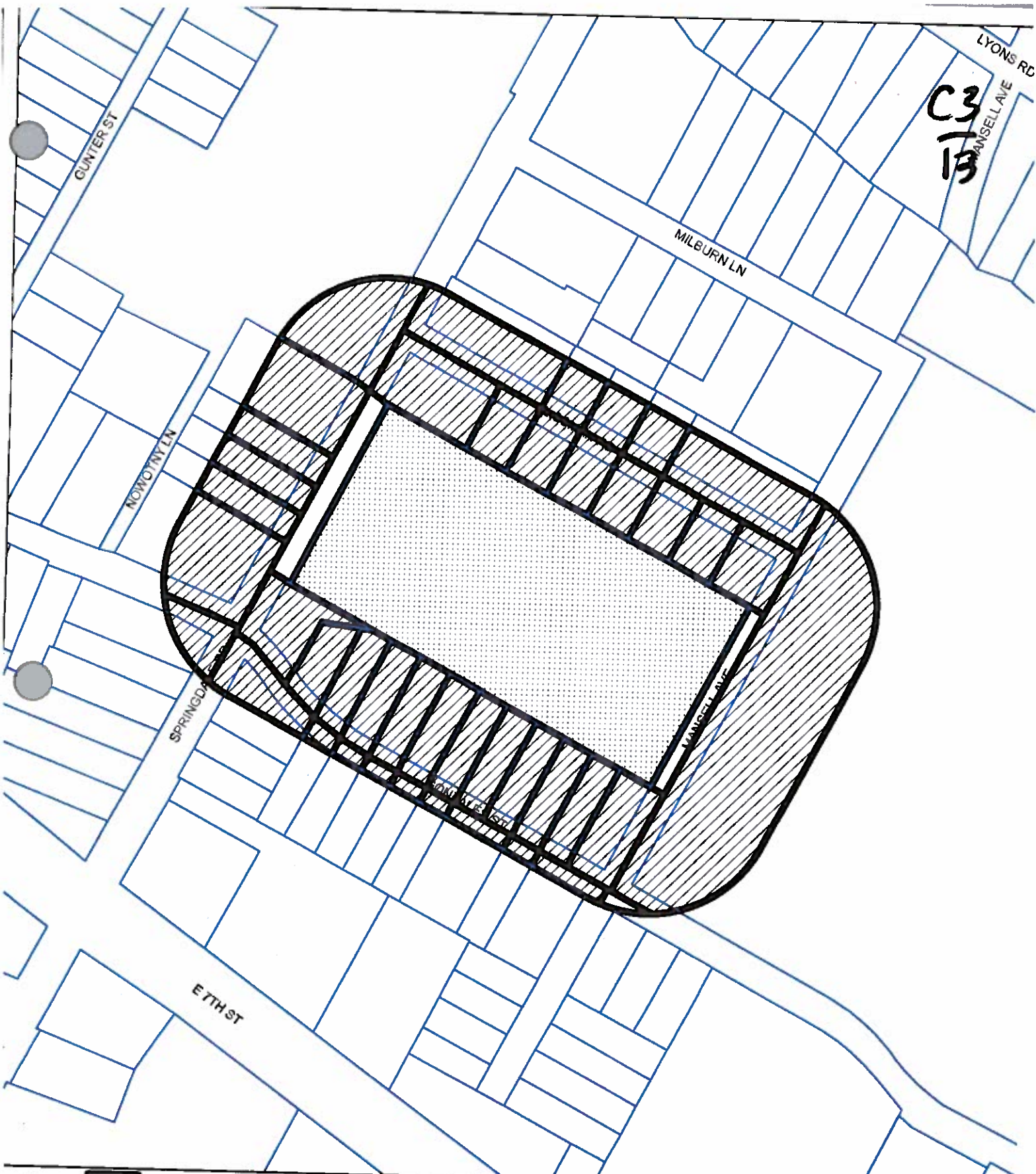
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Date:
Total Square Footage of Buffer:
Percentage of Square Footage Owned by Petitioners Within Buffer:


Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0202160220	4709 GONZALES ST 78702	ALEXANDER JAMES B	no	3298.35	0.00%
0202160113	4704 GONZALES ST 78702	ARELLANO PETRA FLORES	yes	8859.19	0.00%
0202160125	4607 GLISSMAN RD 78702	ARPERO DOROTEO & IRMA N	no	8290.37	0.00%
0202160126	4609 GLISSMAN RD 78702	ARPERO DOROTEO & IRMA N	no	8300.31	0.00%
0202160103	4900 GONZALES ST 78702	AUSTIN PUBLIC SCHOOLS	no	107842.12	0.00%
0202160115	4700 GONZALES ST 78702	BALADEZ ALEX & ROSEANN VILLANUEVA BALADEZ	yes	8895.54	1.72%
0202160119	4604 GONZALES ST 78702	BALADEZ DANIEL & ROSA	yes	8445.30	1.63%
0202160117	4608 GONZALES ST 78702	BALADEZ DANIEL JR & CYNTHIA	no	9213.58	0.00%
0202160124	4605 GLISSMAN RD 78702	BROWN CORALINE	yes	8395.88	1.62%
0202160111	4708 GONZALES ST 78702	CASTRO MARTHA LEDESMA	no	8695.03	0.00%
0204140338	842 SPRINGDALE RD	CITY OF AUSTIN	no	22977.77	0.00%
0204140309	758 SPRINGDALE RD AUSTIN 78702	CUELLAR OLGA EXECUTIVE DIRECTOR	no	20146.00	0.00%
0202160217	4703 GONZALES ST 78702	DAM-ERICKSON SHAY	no	2706.08	0.00%
0202160214	4609 GONZALES ST 78702	DAVENPORT GREG	no	1330.35	0.00%
0202160116	4610 GONZALES ST 78702	DIAZ RAYMOND M & MARY	yes	9242.87	1.79%
0202160219	4707 GONZALES ST 78702	DURANTE DAVID LEE & LINDA L	yes	1383.48	0.27%
0204140313	732 SPRINGDALE RD 78702	FIELDING TIM & JESUS HERRERA SR	no	25165.81	0.00%
0202160120	4602 GONZALES ST 78702	GARCIA FRANCISCO MARTINEZ	no	8339.08	0.00%
0202160114	4702 GONZALES ST 78702	GARCIA LOUIS C	yes	9119.24	1.76%
0204140312	742 SPRINGDALE RD 78702	JONES CHRISTINE & JARED C FAULKNER	no	8096.59	0.00%
0202160211	723 SPRINGDALE RD 78702	LOPEZ ROSIE	no	11470.46	0.00%
0202160215	4611 GONZALES ST 78702	MOJICA INEZ MARIE	no	1367.60	0.00%
0202141108	3523 GONZALES ST 78702	MUNIZ JOSE J	no	7956.70	0.00%
0202160112	4706 GONZALES ST 78702	PERALES JOE LOUIS	no	8864.08	0.00%
0202160121	731 SPRINGDALE RD 78702	PEREZ ROBERT E	no	14697.60	0.00%
0202160213	4607 GONZALES ST 78702	PIZZOLATO KATIE & RYAN P DESCHNER	yes	1434.28	0.28%
0202160110	4710 GONZALES ST 78702	PRIESMEYER JAMI	no	13884.31	0.00%
0204140310	750 SPRINGDALE RD	RAMOS TOMAS V & ANTONIA PEREZ LIFE ESTATE	no	8605.91	0.00%
0202160134	4612 GLISSMAN RD AUSTIN 78702	RODENBECK MICHELLE	no	6406.70	0.00%
0202160118	4606 GONZALES ST 78702	RODRIGUEZ DANIEL	no	9201.08	0.00%
0202160127	4611 GLISSMAN RD 78702	SANTIS ROSA	yes	8367.00	1.62%
0202160212	4605 GONZALES ST 78702	SANTIS ROSA E	yes	1726.63	0.33%
0202160123	769 SPRINGDALE RD 78702	SPRINGDALE CHURCH OF GOD IN CH GOD IN CHRIST	no	20082.71	0.00%
0202160130	4707 GLISSMAN RD 78702	VALDEZ ARNULFO B	no	11206.53	0.00%
0204140311	746 SPRINGDALE RD	VAN ZANDT JOHN T	no	8194.05	0.00%
0202160216	4701 GONZALES ST 78702	VASQUEZ DOLORES	yes	1245.20	0.00%
0202160128	4613 GLISSMAN RD 78702	VILLERIAL CARMEL & GLORIA VILL GLORIA VILLERIAL	yes	8223.97	1.59%
0202160159	801 SPRINGDALE RD 78702	WAUGHTAL JEFF	no	21474.98	0.00%
0202160136	GLISSMAN RD 78702	WAUGHTAL JEFF	no	6365.13	0.00%
0202160135	GLISSMAN RD 78702	WAUGHTAL JEFF	no	6371.01	0.00%
0202160129	4705 GLISSMAN RD 78702	ZUNIGA MARIO J & SANDRA T	yes	8319.92	1.61%
0202160133	4614 GLISSMAN RD 78702	ZUNIGA SALVADOR F & ANGELITA H ANGELITA H ZUNIGA	no	21552.07	0.00%
Total				495760.87	16.18%


16.18%



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N



- BUFFER
- PROPERTY_OWNER
- SUBJECT_TRACT

PETITION
CASE#: C14-2014-0123



= 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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VALID PETITION

We the undersigned are **OPPOSED** to the proposed changes for:

Plan Amendment Case # NPA-2014-00116.02
755 Springdale Rd. proposed change from SF3 to Mixed Use

and

Zoning Case # C14-2014-0123
755 Springdale Rd. proposed Conditional Use changes to include Outdoor Entertainment,
Restaurant (limited)

<u>Name (print)</u>	<u>Signature</u>	<u>Address</u>
Rose Baladez	<i>Rose Baladez</i>	4700 Gonzales St.
Alex Baladez	<i>Alex Baladez</i>	4700 Gonzales St.
Kate Pinolab	<i>Kate Pinolab</i>	4607 Gonzales St.
David Durante	<i>David Durante</i>	4707 Gonzales St.
Linda Durante	<i>Linda Durante</i>	4707 Gonzales St.
Julie Sahara	<i>Julie Sahara</i>	4805 Gonzales St.
Fred Sahara	<i>Fred Sahara</i>	4805 Gonzales St.
Serge Arellano	<i>Serge Arellano</i>	4704 Gonzales St.
Louis C. Garcia	<i>Louis C. Garcia</i>	4702 Gonzales St.
Rudy Vasquez	<i>Rudy Vasquez</i>	4701 Gonzales St.
Jovanna Luna	<i>Jovanna Luna</i>	4610 Gonzales St.
Michelle Diaz	<i>Michelle Diaz</i>	4610 Gonzales St.
Deborah Luna	<i>Deborah Luna</i>	4610 Gonzales St.
Mary Diaz	<i>Mary Diaz</i>	4610 Gonzales St.
Joseph Maria	<i>Joseph Maria</i>	4610 Gonzales St.
Jessica Doria	<i>Jessica Doria</i>	4610 Gonzales St.

CORALINE BROWN	Coraline Brown	4605 Glissman Rd
Choria Villeral	Choria Villeral	4613 Glissman Rd
Rosalba Baladez	Rosalba Baladez	4604 Gonzales St
Daniel Baladez	Daniel Baladez	4604 Gonzales St
REBECCA Z RODRIGUEZ	REBECCA Z RODRIGUEZ	4614 Glissman Rd
Maria Zuniga	Maria Zuniga	4705 Glissman Rd 78702
Kirsten Slade	Kirsten Slade	4710 Gonzales St 78702

C3
16


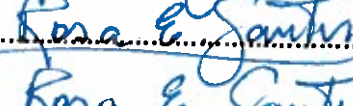
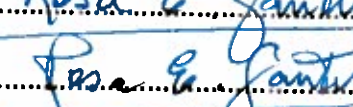

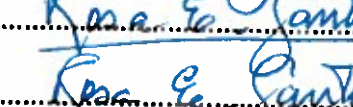


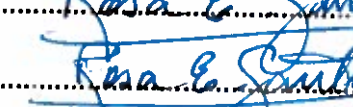
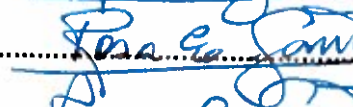
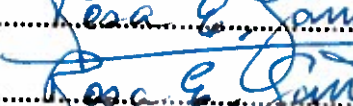
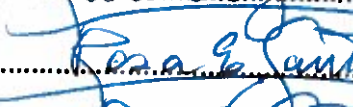

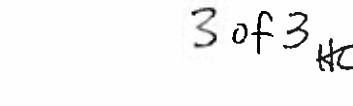

VALID PETITION

We the undersigned are **OPPOSED** to the proposed changes for:

Plan Amendment Case # NPA-2014-00116.02
755 Springdale Rd. proposed change from SF3 to Mixed Use

and





Zoning Case # C14-2014-0123
755 Springdale Rd. proposed Conditional Use changes to include Outdoor Entertainment,
Restaurant (limited)

<u>Name (print)</u>	<u>Signature</u>	<u>Address</u>
Rosa E. Santis.....		3526 E. 7 th Street
Rosa E. Santis.....		3528 E. 7 th Street
Rosa E. Santis.....		4600 E. 7 th Street
Rosa E. Santis.....		4611 Glissman.....
Rosa E. Santis.....		3512 Gonzales
Rosa E. Santis.....		4605 Gonzales.....
Rosa E. Santis.....		4605 Milburn Ln
Rosa E. Santis.....		4609 Milburn Ln.....
Rosa E. Santis.....		4607 Milburn Ln
Rosa E. Santis.....		4609 Milburn Ln.....
Rosa E. Santis.....		4610 Milburn Ln
Rosa E. Santis.....		706 Springdale Rd
Rosa E. Santis.....		758 Springdale Rd
Rosa E. Santis.....		813 Springdale Rd.....
Rosa E. Santis.....		815 Springdale Rd



ZONING

ZONING CASE#: C14-2014-0123

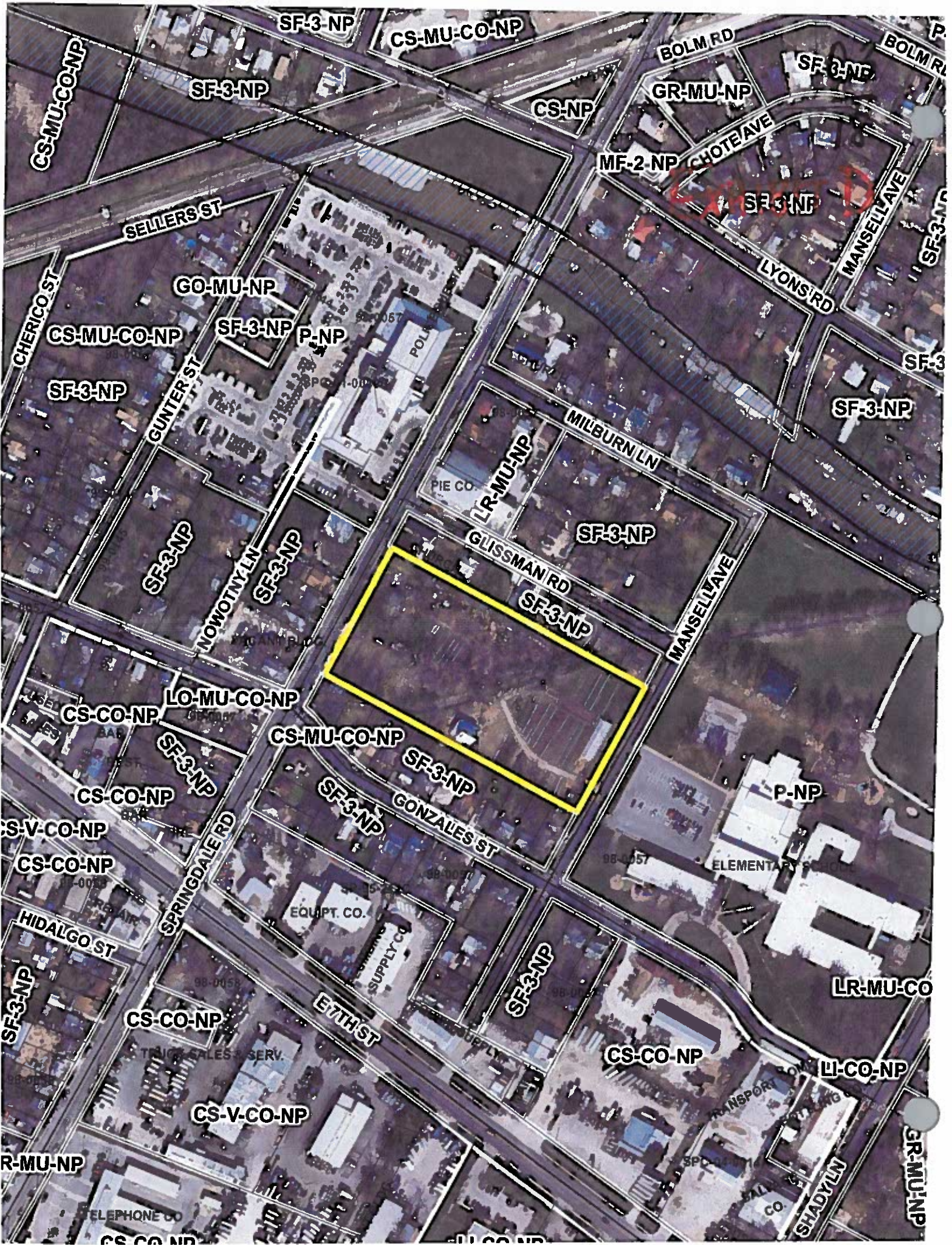
-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





C3
19
991216-100
EXHIBIT E
Zoning Case No. C14-99-2061RESTRICTIVE COVENANT

OWNER: Glenn M. and Paula Foore, dba Texas Trees and Landscape

ADDRESS: 755 Springdale Road, Austin, Texas 78702-4039

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Lots 6-8, Outlots 29-30, Division A, less the west 17.88 feet, J. Godwin Jones Subdivision, Original City of Austin, Travis County, according to the map or plat on file in the General Land Office of the State of Texas.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. If use of the Property as construction sales and services, agricultural sales and services, building maintenance services and plant nursery is discontinued for 90 consecutive days, the Owner of the Property will not object to the City of Austin rezoning the Property to Limited Industrial Services (LI) district and Family Residence (SF-3) district as defined in Chapter 25-2 of the City Code. Normal seasonal cessation of a use, or temporary discontinuance for purposes of maintenance or rebuilding of the Property after damage or destruction may not be used in calculation the period of discontinuance.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

When the context requires, singular nouns and pronouns include the plural.

C3
20

EXECUTED this the 15th day of December, 1999.

OWNER:

Glenn M. Foore, V. Pres
Glenn M. Foore
dba Texas Trees and Landscape

Paula W. Foore
Paula Foore
dba Texas Trees and Landscape

APPROVED AS TO FORM:

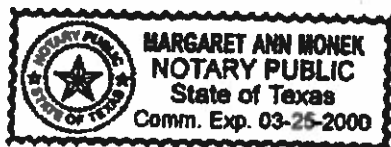
[Signature]
Assistant City Attorney
City of Austin

THE STATE OF TEXAS

COUNTY OF TRAVIS

SECTION

This instrument was acknowledged before me on this the 16th day of December, 1999, by Glenn M. Foore dba Texas Trees and Landscape.



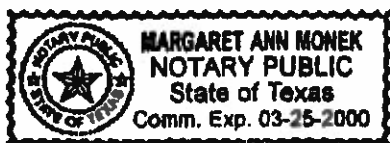
Margaret A. Monek
Notary Public, State of Texas

C3
21

THE STATE OF TEXAS
COUNTY OF TRAVIS

Continued

This instrument was acknowledged before me on this the 15th day of December, 1999, by Paula Foore dba Texas Trees and Landscape.



Margaret A Monek
Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1546
Austin, Texas 78767-1546
Attention: Diana Minter, Legal Assistant

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

12-22-1999 08:36 AM 1999158814
BAZANT \$13.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Chaffin, Heather

C3
22

From: Austin Pylant <austin@restekinc-tx.com>
Sent: Thursday, August 21, 2014 7:01 AM
To: Chaffin, Heather
Subject: Springdale Farm Zoning

EXHIBIT F

Follow Up Flag: Follow up
Flag Status: Flagged

Heather -

My name is Austin Pylant and I own and live at my house on Gonzales St. My address is 4608 Gonzales St. and Springdale Farm is my backyard.

Paula and Glenn at Springdale Farm are a critical part of our community and great neighbors. They were the first to introduce themselves when I moved in a few years back. They always promote positive, healthy living with the neighbors and care greatly about the community at large.

I full-heartedly support the amendment to the current zoning regulations, adding outdoor entertainment. Urban farms like Springdale are apart of what makes East Austin such a special place to live and a big reason why I bought my home. Event's such as weddings, restaurant (limited), etc. are a critical part of the farms success.

Please take in consideration the quality of life improvements that Springdale Farm provides to my community when making this decision.

Thank you so much for talking with me on the phone a few weeks back and feel free to call anytime. I love Springdale Farm and will do anything to help out my neighbors.

Austin Pylant | **Restek Inc.**
512.291.0602 Office | 512.762.0088 Cell
austin@restekinc-tx.com

Chaffin, Heather

C3
23

From: Sarah Siegwalt <Sarah.Siegwalt@gsdm.com>
Sent: Thursday, August 21, 2014 5:08 PM
To: Chaffin, Heather
Subject: Springdale Farm Zoning

Hi Heather,

I spoke with you on the phone a couple of weeks ago, and wanted to send you a follow-up email regarding my support of Springdale Farm's amendment to add outdoor entertainment.

I have attended multiple farmer's markets and events at the farm, and am friends with many of the neighbors on Gonzales Street (directly behind the farm). I have always heard great things from them about the farm, and I have personally met and spent time with Paula and Glenn (owners). They are huge supporters of building community within the neighborhood, and truly care about healthy living. Those are quality aspects that I would want in my neighborhood, and I would love to see them be a staple there on Springdale for a long time.

Overall, they are a positive influence in the community, and their farm is a beautiful place to have neighborhood get-togethers, weddings, farmer's markets, events, etc.

I would be happy to talk more with you about my position, and can be reached over email or on my cell phone – 512-626-7627.

Thank you,
Sarah Siegwalt

Sarah Siegwalt | Account Manager
GSD&M | 828 West 6th St. | Austin, TX 78703
phone 512 242 5950 | cell 512 626 7627
sarah.siegwalt@gsdm.com

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-----gsdm legal.disclaimer.03242011

Chaffin, Heather

C3
24

From: SUNYONG CHUNG <sunyongchung@sbcglobal.net>
Sent: Tuesday, September 09, 2014 12:11 PM
To: Chaffin, Heather
Cc: philippe
Subject: springdale farm

Follow Up Flag: Follow up
Flag Status: Flagged

hello heather,

we are residents (over 30 years) who live near the springdale, boggycreek and rainlily farms. we support urban farms. weddings, or other outdoor activities at these farms are not a problem for us. in fact, such endeavors vitalize neighborhood and we encourage it.

sincerely yours,

sunyong chung and philippe klinefelter

512/389-1920

C3
25

September 12, 2014

Maureen Meredith
Plan Amendment Planner
Planning and Review Department
505 Barton Springs Road
Austin, TX 78704

Ms. Meredith:

I was in attendance at the Zoning Review Hearing for Springdale Farms this past Wednesday, September 10. Because of the aggressive nature and combative tone of those in attendance I felt it made more sense to contact you directly with my input on the proposed zoning change so that it may be included in the hearing notes.

I have lived in East Austin for 10 years but have only recently moved into the Govalle/Johnston Terrace neighborhood. I bought my house about a year and a half ago.

This neighborhood is bright, vibrant, and eclectic and that is one of my favorite things about it. But it can also be dirty, loud, and has its share of crime.

Each morning I walk my dog 2-3 miles throughout this neighborhood. I know all of its streets and quirks. Some of them are lovely and some of them are smack dab next to auto parts distributors, millworks, propane tank dealers, and all manner of commercial properties. Others are well maintained, and still others have streets filled with garbage and furniture that people dump outside of their own homes.

Usually the last street I take is Gonzales Street from Tillery across Springdale to Allen Elementary. This is both mine and my dogs favorite part of the walk because we get to walk down Mansell between the farm and Allen Elementary. It is quiet and green and lovely. Not once have I seen bottles, cans, or garbage strewn about. Quite the contrary. Because it's a farm the land is well maintained and clean. The greenery attracts birds, butterflies, and is always serene.

I am of the opinion that Springdale Farms is the heart of my neighborhood. It is a community hub where people can stroll about, purchase produce, interact with the chickens and ducks, and get to know its owners Paul and Glenn. I am also of the opinion that allowing them to expand their business to include events and potentially a restaurant in the future would be a boon to this underserved neighborhood where our current culinary options are fast food burgers and a convenience store. I believe that should the City grant the release of the Conditional Overlay that they will work diligently with the city and its permitting departments to make sure they are being the best neighbors they can be. After all, they also live here.

I appreciate that the longtime residents of this neighborhood are hesitant to see change happen, but as a new resident and one who plans to be there for a long time to come, I think it's important to look at the future of what this neighborhood can become. And in a neighborhood penned in by all manner of commercial properties, Springdale Farms is truly an oasis and their success will be our success as a community.

Respectfully Yours,



Jen Grudza
916 Chote Avenue
Austin, TX 78702

CC: Heather Chaffin

Chaffin, Heather

C3

26

From: Elaine DiRico <elaine@austin-nutritional-therapy.com>
Sent: Monday, September 22, 2014 4:03 PM
To: Chaffin, Heather

Ms. Chaffin:

I am a lifelong resident of Austin and consider Springdale Farm an icon of the Austin food scene. Not only does it and others like it represent a move forward in sustainable food sourcing, but to ask them to cease farming would, I believe send a message to potential visitors and residents that Austin has succumbed to corporations.

Thank you,

Elaine DiRico

Chaffin, Heather

C3
27

From: Susan Anderson [redacted]
Sent: Monday, September 22, 2014 4:10 PM
To: Chaffin, Heather
Subject: urban famrs

Follow Up Flag: Follow up
Flag Status: Completed

I want to urge you to support urban farms and farm families in Austin and the range of activities they need to do (including hosting events like weddings, dinners at places like Springdale Farm) to make a living and continue to provide us with fresh, local food. Please help keep Austin special and support local business, esp. these few farms we have left.

thanks

—Susan Anderson (citizen1)

Chaffin, Heather

C3

28

From: Jessica Cottrell [mailto:jessicacottrell@gmail.com]
Sent: Monday, September 22, 2014 4:08 PM
To: Chaffin, Heather
Subject: Please Help Keep Springdale Farms in Operation

Dear Ms. Chaffin,

I am writing in support of the Springdale Farm as well as the other Urban Farms governed by the Urban Farm Ordinance. I would like to ask that you help adjust the Ordinance's terms and allow farms like Springdale to continue offering the opportunity for Austinites to have special occasions on their beautiful farmland such as weddings, dinners, and charitable events.

I attended a charitable dinner hosted by Springdale and had the great pleasure of enjoying a meal provided by East Eden--it was a night to remember. Since then, I've tried to advocate for this estate as it is one that should be enjoyed by the community around it. Not only are we blessed to enjoy its fruit and vegetables, but every city dweller like myself, should be able to come to an Urban Farm and experience being on the land where one's meals come from. Please allow them to continue operating as a commercially zoned property should—hosting events and more, in order to make ends meet.

I hope you will consider this letter of support when making your decision on how Urban Farms are governed and what allowances they will have. Visitors like myself cherish the opportunity to have our special occasions in such a special place.

Best,

Jessica Cottrell

623-261-6529

Chaffin, Heather

C3
29

From: David Barrow david.anchorhd@gmail.com
Sent: Monday, September 22, 2014 4:21 PM
To: Chaffin, Heather
Subject: Support for Springdale Farm

Heather,

As the zoning case manager dealing with Springdale Farm you have an opportunity to help this city grow sustainably, while also becoming aware of a contentious issue not only in Austin, but across the nation.

This opportunity in itself will be a defining moment for Austin, East Austin, our local food economy and all the people that build our great community.

I urge you to help Springdale Farm gain the proper permits for their commercially zoned property. Everything that Springdale Farm does is diversifying their portfolio - what other businesses do to keep them productive, successful and long lasting in this city.

Personally, I support Springdale Farm. Glenn and Paula were two of the first people I met when I moved to this great city. I am an avid weekly visitor to their farm stand and without their plying of their trade I would need to seek other, less convenient avenues for my procurement of food.

Without the refuge of their East Austin oasis, myself and others would not find a place to wander the gardens and vegetable patches to be more productive in our respective professional fields.

My college students and many other primary school students would not have the opportunity to learn where their foods comes from, how to grow food, how to compost, and what nature does with/for us.

Springdale Farm is a leader in our community, a participant in our most cherished daily ritual - food, and natural educators in our community.

As a food advocate, I also visit Eden East often where anybody can dine amongst the gardens, eat local food, and share community across the table with many of our other citizens.

Let's all work together to help Austin grow sustainably, help small business owners become foundations in this city, provide food and education for our young.

Thanks so much for your time, your energy and your effort towards this matter.

Best Regards,
David

--
David Barrow
MultiMedia Producer
www.farmcitystate.com
<http://thehomegrownrevival.weebly.com/>
(512) 501-5505

Chaffin, Heather

C8C3

From: Topaz McGarrigle <topazsax@gmail.com>
Sent: Monday, September 22, 2014 4:24 PM
To: Chaffin, Heather
Subject: Springdale Farm

30

I live near Spingdale Farms and LOVE having them around. I buy eggs and veggies from them and have attended events there as well. Please let them continue to have events this exactly what I love about this neighborhood and why I moved here.

Topaz McGarrigle
1113 Gunter St.
ATX 78702

Chaffin, Heather

C3
31

From: Carla Williams <cwilliams@escoffier.edu>
Sent: Monday, September 22, 2014 4:25 PM
To: Chaffin, Heather
Subject: Support for Springdale Farm

Heather,

I support Springdale Farm! Please grant them the proper permits to continue to host occasional events on the farm. These events help them make a living by subsidizing the small amount of money made by growing amazing food on their land, while paying their taxes within our city. Hosting weddings and supper clubs (and non-profit fund-raisers) on farms are the epitome of the culture of Austin which makes our city great. Who doesn't enjoy a fantastic prepared meal right on the land, surrounded by the ingredients themselves?!

In addition to enjoying the Fund-Raisers they also host on their farm, Springdale plays a vital role in the education of our students at the Auguste Escoffier School of Culinary Arts, where our Culinary Students work on local farms and ranches as part of their curriculum. Springdale is always open for our students living in Austin without transpiration (and with lacking public transportation) a place to go, taste, cook, and learn where their ingredients come from. They always want to go back, and they walk away with a new-found sense of how to make ethical, sustainable ingredient choices for their home, as well in the restaurants where they work.

Warm Regards,



Carla S. Williams
*Director of Career Services &
Farm To Table® Coordinator*
Direct: 512.381.7252
Fax: 512.467.9120
6020-B Dillard Circle
Austin, TX 78752
www.escoffier.edu

Chaffin, Heather

From: Victor Martinez [REDACTED]
Sent: Monday, September 22, 2014 4:28 PM
To: Chaffin, Heather
Subject: In support of Springdale Farm

C3
32

Hello.

I am writing to express my support for Springdale Farm and their ability to host various events, including weddings and supper clubs. Springdale Farm, along with the other farms in my neighborhood, are a vital part of our community and a great local resource.

Best regards.

Victor Martinez
6620 Bay City Bend
Austin, TX 78725

Chaffin, Heather

C3

From: Eric Rauser <eric@risingerhomes.com>
Sent: Monday, September 22, 2014 4:32 PM
To: Chaffin, Heather
Subject: Support for Springdale Farm

36

Hello,

Springdale Farm is exactly the kind of institution that makes Austin such an attractive place to live and work. Events that bring a community closer to it's own organically grown food source should be a source of pride for the City of Austin. Beyond merely allowing Springdale Farm to use their property for events, the City Council should be materially encouraging these kinds of creative, life-affirming, community-centered endeavors. Bear in mind that, under different ownership, this property could legally have been developed to much higher density which would cause great harm to the character of this neighborhood. Truly, adopting policy that preserves Springdale Farm's ability to host events and therefore to thrive financially is in the best interest of the community and the entire City of Austin.

Thanks,
Eric.

Eric Rauser, AIA

www.risingerhomes.com

www.mattringer.com

mobile: 512-751-5580

office: 512-535-4063

WE HAVE MOVED!

Our new address is:

5126 Burnet Road

Austin, TX 78756

Chaffin, Heather

C3

37

From: Tito Kohout <thetokohout@gmail.com>
Sent: Monday, September 22, 2014 4:38 PM
To: Chaffin, Heather
Subject: Eden East

I'm writing to you to plead for the continued operation of Eden East and Springdale Farms. They provide such a wonderful resource to our city, both as a source of food and community and as a signal of the city's desire to be completely green by 2050.

Thanks
Tito Kohout

Chaffin, Heather

C3
38

From: MGD <mattgarcia@design.com>
Sent: Monday, September 22, 2014 4:37 PM
To: Chaffin, Heather
Cc: pfoore@springdalefarm.com; pfoore@gmail.com
Subject: SPRINGDALE FARM

hello heather,

i live at 746 springdale road. directly across the street from springdale farm. i am an architect and have lived here for 4 years and have known glenn and paula as long.

i am in full support of springdale farm being allowed to continue to host events. i have never had an issue with any of the events. i understand all the limitations an urban farm faces financially. these events allow them to keep going and most importantly allows them to keep providing the neighbors with great produce. limiting or denying their rights to use their property as zoned is a HUGE MISTAKE!!!! what they do is not only important for the neighborhood but for the city as well. its part of our culture to have these small neighborhood gathering places.

thanks.

Matt

MATT GARCIA, PRINCIPAL
MATT GARCIA DESIGN
www.mattgarcia.com

Chaffin, Heather

C3

From: Jean Works [redacted]
Sent: Monday, September 22, 2014 4:54 PM
To: Chaffin, Heather
Subject: Please help

39

Support Springdale Farm! We need our local farmers and is so important , now more than ever to support them . Thank you, jean

Sent from my iPhone

Chaffin, Heather

c3
40

From: Kelty Vaquerano <kelty.vaquerano@effectiveedge.com>
Sent: Monday, September 22, 2014 4:56 PM
To: Chaffin, Heather
Subject: FYI: Support for Springdale Farm and Eden East

Dear Ms. Chaffin:

I am writing to voice my support of Springdale Farm. I applaud their efforts to operate a sustainable business through creative means such as hosting supper clubs, weddings, and other events that will generate awareness and income. I sometimes bike commute home and one of the reasons I love riding down Springdale Rd. is because I can peek at the gardens and the magical ambience they've created with Eden East. I believe Springdale Farm brings beauty, a spirit of community and entrepreneurship, and encouragement to other growing businesses in East Austin, a place I've called home since 2002. I hope city officials will grant Springdale Farm the necessary permits to enable them to thrive as a business and continue to add to Austin's vibrant and unique tapestry.

Sincerely,
Kelty Vaquerano

Kelty Vaquerano

Engagement Leader
kelty.vaquerano@effectiveedge.com
+1 (512) 474-5200 x 108 office +1 (512) 731-5292 mobile

 effectiveedge

Chaffin, Heather

C3
41

From: Carol Blanchard [blanchardc56@gmail.com]
Sent: Monday, September 22, 2014 5:01 PM
To: Chaffin, Heather
Subject: Springdale Farm Operations

Hello Heather,

I'm writing a quick message to voice my support for allowing Springdale to operate as an urban farm and continue to have gatherings to share food, libations and private and public celebrations. Please vote yes to have Springdale continue operations as they are now doing. Thanks! - Carol Blanchard

Chaffin, Heather

C3
42

From: Karenbeth Glunz <glunzkarenbeth@gmail.com>
Sent: Monday, September 22, 2014 5:06 PM
To: Chaffin, Heather
Subject: Springdale Farms.

Greetings,

Please provide the zoning necessary for Springdale Farms to "make a living".

Imagine that they are "your" family.

If you don't allow them the zoning, perhaps you want your children and grandchildren to be eating all GMO foods. Ouch.

Thank you for your cooperation instead of resistance.

Karenbeth Glunz

Chaffin, Heather

c3
43

From: Roger Duck [REDACTED]
Sent: Monday, September 22, 2014 5:06 PM
To: Chaffin, Heather
Subject: Springdale Farms

Local agriculture is environmentally responsible and critical to survival of our city. Allowing different activities that allow farms to be profitable only makes sense. I support Springdale Farms attempts to have weddings and cooking parties on site. The City needs to leave these wonderful good people alone. They are an asset to the City.

Roger Duck

Sent from my iPhone

Chaffin, Heather

C9
44

From: sunny haralson [REDACTED]
Sent: Monday, September 22, 2014 5:10 PM
To: Chaffin, Heather
Subject: Springdale Farms

Hi

Please let Springdale Farms have their permit. There is no reason not to and it's good for the neighborhood.

Thank you

Sunny Haralson

Sent from my iPhone

Chaffin, Heather

c3
45

From: Lyle and Delane Edwards dcwedwards@earthlink.net
Sent: Monday, September 22, 2014 5:50 PM
To: Chaffin, Heather
Subject: Springdale Farm

We are in fully support of Springdale Farm's continued presence in Austin.

Wm. & Delane Edwards

Chaffin, Heather

C3
46

From: Emily Schulze [mailto:emily.schulze@gmail.com]
Sent: Monday, September 22, 2014 6:00 PM
To: Chaffin, Heather

Hi Heather!

I'm writing to support Springdale Farms. What they do for the austin community is unique and irreplaceable and truly makes austin a better place. If you haven't already, I hope you get a chance to see the farm and meet the caretakers.

Emily
5127867305

Chaffin, Heather

C3
47

From: [redacted] on behalf of Ryan Granzow [redacted]
Sent: Monday, September 22, 2014 6:08 PM
To: Chaffin, Heather
Subject: I Support Urban Farms

Hi Heather,

I think we can all agree, we want Austin to prosper far into the future. In Austin, prosperity isn't just the amount of money we make. It's our culture, our quality of life, and our health.

Urban farms represent the unique values of Austinites across the city. They grow healthy local food, provide opportunities for education, support their surrounding communities. Urban farms don't accept government subsidies, which makes it difficult for them to prosper financially. By allowing our urban farmers to host weddings, classes, and supper clubs, we enable their finances to support our city's culture, quality of life, and health.

If we disallow Urban Farms to make a living, we will lose what makes Austin such a desirable place to live.

Please support Urban Farms. Please support small businesses. Please support our community, our culture, and our health.

Thank you,

Ryan Granzow

Chaffin, Heather

C3
48

From: Kareem Hajjar <khajjar@legalstrategy.com>
Sent: Monday, September 22, 2014 7:57 PM
To: Chaffin, Heather
Subject: Springdale Farms

As an Austin native, I have seen this city bloom into one of the world's greatest and most successful cities. And, at its core has been the trend to do things a little bit differently -- kicking off the national trend for organic foods with Whole Foods 25 years ago. By shunning national chains and embracing local businesses. By standing up for the right things. And, this attempt to limit urban farms is something I am shocked to see this happening. Support urban farms, and specifically Springdale Farms.

KAREEM T. HAJJAR

Partner

3144 Bee Caves Road | Austin, TX 78746

Tel: (512) 637-4956 | Fax: (512) 637-4958

khajjar@legalstrategy.com

twitter.com/RestaurantLawyr

www.legalstrategy.com



HAJJAR/PETERS

LLP

NEW ADDRESS: 3144 Bee Caves Road
Austin, Texas 78746

NEW EMAIL: khajjar@legalstrategy.com

NEW WEBSITE: www.legalstrategy.com

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Chaffin, Heather

C3
49

From: Bailey Harrington [bailey.harrington@gmail.com]
Sent: Monday, September 22, 2014 8:13 PM
To: Chaffin, Heather
Subject: Springdale Farms

Hello Heather,

My name is Bailey, I am a civil engineer here in town with BIG RED DOG, a 2008 West Point graduate, and an Afghan war vet.

I have traveled over the world and lived in many cities in the US. I have a passion for food and for unique characteristics that make these cities great.

Having said all that, I feel like Springdale Farms is a treasure here in Austin that is unmatched almost anywhere in the country. Not only does the farm produce some great produce that services the best restaurants in the city and provides a great educational tool to teach children about how they get their food, but the farms communal aspect (for weddings and PPP up dinners) are a vertebrae in the backbone of what makes Austin great.

Needless to say I support what Paula and Glenn and doing and back their case going to planning commission.

Bailey

Sent from my iPhone

Chaffin, Heather

C3
50

From: Sarah Heath [redacted]
Sent: Monday, September 22, 2014 8:12 PM
To: Chaffin, Heather
Subject: Springdale Farm

Please know that I'm extremely grateful that Springdale Farm and the activities that happen there are part of our community. Anytime someone from out of town comes to visit me I take them to the farm. I think it's so unique and fun and part of what makes Austin special.

Sincerely,
Sarah Snow
78723

Chaffin, Heather

C3

51

From: Emily Seales <emseales@yahoo.com>
Sent: Monday, September 22, 2014 8:20 PM
To: Chaffin, Heather
Subject: Support of Springdale Farms

I just want you to know that our family supports Springdale Farms and other urban farms in Austin. These farms and the restaurants like Eden East that offer farm to table options re vital to our family and to keeping us in Austin. Our children thrive on the organic healthy produce we purchase at the markets from Springdale Farms.

Thank you,
Emily Seales

Chaffin, Heather

C3
52

From: Tuxedo Mask
Sent: Monday, September 22, 2014 9:36 PM
To: Chaffin, Heather

Dear Heather Chaffin,

Urban farms are crucial to the well-being of our society. Having access to locally grown, affordable, organic food is essential to building a healthy society for Our Children, & Our Childrens Children.

Please, allow Springdale Farm to continue

Sincerely
Nathan Andrew Williams
Father, Tax-Payer, Gardener, Voter
& local citizen

Chaffin, Heather

From: From Maggie's Farm <frommaggiesfarm@gmail.com>
Sent: Monday, September 22, 2014 9:45 PM
To: Chaffin, Heather
Cc: paula@springdalefarmaustin.com
Subject: Springdale Farm

C3
53

Dear Heather,

Thank you for giving me a minute to tell you how much I've enjoyed my visits to Springdale Farm. I've had the opportunity to visit for private events both large and small. I had the opportunity to stop there during a recent Austin Funky Coops Tour. I've enjoyed several meals at Eden East. And I've enjoyed regular visits to their farmstand.

Urban farms such as the Foore's have united members of a wonderfully-diverse community--Austin-- over a common thread that runs from the past, through the present, and onto the future-- our shared agrarian roots, and our dependence upon, and joy around, sharing wholesome meals with family and friend, acquaintance and stranger, resident and visitor.

I hope you'll consider those of us who are enriched by the presence of Springdale Farm in our community. It was a large part of the decision to move back to the east side of Austin, and I'm afraid if it was no longer, that would be a large part of the decision to move back from where I came.

Best Regards,
Maggie Perkins

--

margaret christine perkins

from maggie's farm

frommaggiesfarm.yolasite.com

frommaggiesfarm.blogspot.com

frommaggiesfarm@gmail.com

[512-945-0554](tel:512-945-0554)

Chaffin, Heather

C3

54

From: Clint McCarver <clint@shepperdconstruction.com>
Sent: Monday, September 22, 2014 9:48 PM
To: Chaffin, Heather
Subject: Springdale Farms -- Full Support!

Dear Madam,

I am writing to let you know that I, everyone associated with my Austin area business, along with my Austin native family support Springdale farms in their effort to be zoned appropriately. Weddings and supper clubs are part of the incredible culture of Austin and not allowing a commercially zoned property to diversify their revenue stream is not the right thing to do. It is not right, and it is disturbing to the private and business communities of Austin alike.

I am asking you do the right thing for Austin and Springdale farms and I sincerely hope you do.

Regards,

Clint McCarver | Principal Partner

www.shepperdconstruction.com

753 Scrutchins | Kyle, TX | 78640
Mobile: 303.517.8488

Chaffin, Heather

C3
55

From: Desmond Ng <[REDACTED]>
Sent: Monday, September 22, 2014 10:23 PM
To: Chaffin, Heather
Subject: I Support Springdale Farms

Dear Ms. Chaffin,

I am writing in support of Springdale Farms, an urban on the east side that provides fresh local produce to residents and to local restaurants. Please grant Springdale Farm the proper permits to continue to host occasional events. They are already on a commercially zoned property, they should be allowed to do so. I whole-heartedly support Austin's urban farms and Springdale Farms. I do not want to see this avenue of fresh produce being shutdown, and be replaced with more grocery chains that brings in food from out of the state and out of country. After all, an urban like Springdale helps reduce pollution and our carbon footprint. If you love fresh vegetables, food, the local restaurants that source from them, and the environment, please do the right thing and support Springdale Farms.

Sincerely,

Desmond Ng
1305 E 6th St #7
Austin, TX 78702

Chaffin, Heather

C3
SF

From: Sonya Cote [mailto:sonycote27@gmail.com]
Sent: Monday, September 22, 2014 11:17 PM
To: Chaffin, Heather
Subject: Springdale Farm

Dear Heather Chaffin,

I would like to express my concern for Springdale Farms & the upcoming city council vote. I have been a resident of east austin for the past 15 years & own two businesses in the area. My first restaurant was Springdale Farms very first customer. That was 2008. I even hosted a round table with Eddie Rodriguez where the area farmers all came together to express there political woes. Back then, they were mostly concerned with getting "farm stand" signs on major street, like most other cities in the US> times have changed.

For Springdale Farm, having 5 acres & rising taxes, they quickly learned that selling organic carrots by the pound can't pay the bills. Soon people were asking if they can share the beautiful property on their special day (weddings mostly), which is natural considering that urban farming & small family farms are making a comeback & it shows that our community want to be a part of that. These events also give our neighbors jobs, I know that for a fact since I do catering for many of these events. I have a LOTS of staff members with children that would be out of jobs. These types of events are really great for young moms & dads that want to work weekends only to stay with there kids during the week.

I dont understand why this is an issue since the property is not zoned as single family & if the farmers wanted to open a half way house for recovering addicts they could do so, I don't want that in my neighborhood! but to have a working farm to help educate our children, raise awareness of organic farming, help our neighborhood to eat healthy & an event space that hosts supper clubs & fundraising is a threat to what? this makes zero sense to me. There is a huge police station, an art studio (48 studios!! to be exact) with a coffee shop & a church & a spanish language school ... I think having a beautiful space right there were our community celebrates is gold & without that we fail as a city.

We as citizens of east austin need to protect our farms & allow them to make money in other ways then just the sale of produce. It will keep food costs down, help with our east austin food dessert & be all around great for everyone.

Thank you for your time & for your service, Sonya Cote

Chaffin, Heather

C3

From: Hoover Alexander <hooverse2@gmail.com>
Sent: Tuesday, September 23, 2014 6:10 AM
To: Chaffin, Heather
Subject: Springdale Farm

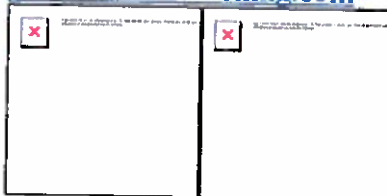
S7

I very much support & appreciate Springdale Farm, and the hard work (and produce), and the vision to make my East Austin a better & healthier place to live and work.

--

Hoover Alexander
2002 Manor Rd.
Austin, TX 78722
(512) 479-5006

www.hooverscooking.com



Chaffin, Heather

C3
58

From: M Jane Ross <jane@mianeross.com>
Sent: Tuesday, September 23, 2014 7:15 AM
To: Chaffin, Heather
Cc: Paula at Springdale Farm
Subject: Support for Springdale Farm

Dear Heather,

I am writing in support of Springdale Farm in East Austin, requesting that they be given the necessary permits to allow them to continue to hold farm feasts, supper clubs, and weddings on their property.

It is no exaggeration to say that Austin's urban farms and in particular Springdale, along with Boggy Creek Farm, have been absolutely crucial to the development of Austinites' awareness of the importance of sustainable, organic local agriculture to the health of our bodies and our cities.

As an Austinite for more than 20 years and a weekly customer at East Austin urban farms for more than 12 years, I was there at some of the very earliest supper clubs and cooking workshops held in East Austin. From these early dinners and workshops at Springdale Farm I watched as Jesse Griffiths of Dai Due grew his supper club business eventually into the restaurant that opened recently, also in East Austin. Without farms like Springdale and farmers like Glenn and Paula providing an incubator for innovative chefs, Austin would not be the food destination it has become today.

Some who oppose Springdale may complain that farms like Springdale cater only to rich diners from the west of town. Yes, diners come from across town and many of the farms offerings are not going to be affordable for low income Austinites. But would you really want to keep out a business that brings income to the neighborhood just because the customers are on average richer than the locals? That makes no sense economically and is a view that would seem to want to insist that East Austin stay poor, when instead we should see Springdale as a resource that enlivens and enriches the neighborhood.

Opponents claim the farm disrupts the long-time residents of the neighborhood and that the land would be better used for low income housing. As an attendee at Saturday evening supper clubs at Springdale, it is hard to accept that these events significantly disrupt nearby neighbors. It is not clear that these opponents really represent the views of actual neighbors who are affected but rather seem to consist of a small disgruntled faction who are flatly opposed to the changes that are happening in East Austin, as all of Austin grows.

Again I ask you to please provide the permits that will allow Springdale to remain viable as a business.

Sincerely

M Jane Ross
Austin 78756

On Sep 22, 2014, at 3:32 PM, Paula at Springdale Farm <paula@springdalefarmaustin.com> wrote:

- > Calling on Friends of the Farm
- >
- > View this email in your browser

- > Springdale Farm
- > You voice matters
- > Dear Friends,

C3
59

- >
- > I'm here with an update on Springdale Farm. We have spent almost two years working with the City of Austin staff, Planning Commission, and City Council to:
- > 1) re-define the Urban Farm Ordinance, and
- > 2) make sure we are compliant with all new codes and ordinances.
- >
- > Unfortunately, we also continue to face opposition and your help could mean the difference between Springdale Farm continuing or being closed down.
- >
- > Our goal here is simple. We want to be able to keep farming on our land.
- >
- > Diversifying our income base is what all farmers have to do. Urban Farms don't receive government subsidies, nor have we asked for any. We just want the city to grant us the proper permits to continue to host occasional events on the farm. Some places call it agri-tourism. We call it making a living, and as a commercially zoned property, we are simply asking for permission to do what other commercially zoned properties are allowed to do.
- >
- > And here's what we need from you.
- >
- > Please email our city council,
- > <http://www.austintexas.gov/mail/all-council-members>, or our zoning case manager, heather.chaffin@austintexas.gov and let them know that you support Springdale Farm. Let these public officials know that hosting weddings and supper clubs are a part of the culture of Austin that makes our city great. If you've had the opportunity to eat at Eden East at Springdale Farm, please let city council members and the case manager know that you appreciate Eden East as well.
- >
- > Your action of expressing gratitude for Springdale Farm and the activities that happen here could make the difference in whether Springdale Farm stays in existence or not.
- >
- > Please also check out www.springdalefarmaid.org to join us on the farm on September 28 for a lovely Sip and Stroll with 17 of Austin's top local chefs, local libations, farm games, and silent auction.
- >
- > Thank you, and let's keep growing together,
- >
- > Glenn and Paula
- >
- >
- >
- >
- > Copyright © 2014 Springdale Farm, All rights reserved.
- > thank you for being a supporter of Austin Urban Farms.
- >
- > Our mailing address is:
- > Springdale Farm
- > 755 Springdale Rd
- > Austin, TX 78702
- >

Chaffin, Heather

C3
60

From: Sandra Friedrich [sandy.friedrich@me.com]
Sent: Tuesday, September 23, 2014 7:42 AM
To: Chaffin, Heather
Subject: Springdale farm

I strongly support Springdale farm. I buy vegetables from them and have attended events at Springdale. It is a beautiful place, a great contribution to the neighborhood, and should be granted zoning for farming and events.

Thank you.

Sent from my iPad

Chaffin, Heather

C3
61

From: Jake Herrle <info@jakeherrle.com>
Sent: Tuesday, September 23, 2014 8:04 AM
To: Chaffin, Heather
Subject: Please support Springdale Farm and Austin's urban farms community

Dear Heather,

I am writing to you in regards to the zoning battle over Austin's urban farms in general, and Springdale Farm in particular.

Springdale Farm adds value to our city by offering exactly what Austin stands for - pride in locally-owned business, local organic produce in an area lacking such access, a gathering place for the community to celebrate life and an educational opportunity for children to learn about food and agriculture.

It is imperative in Austin's rush to grow that we be thoughtful and proactive in sustainable development so as to not diminish the very people and institutions that draw the estimated 100 people per day moving to the area. Springdale Farm is an oasis of fresh air for those of us who live nearby, host weddings there and enjoy the supper club at Eden East. These signature local events are intricate to the metropolitan fabric of what makes Austin Great. It is woven into our culture, and we ask you respect the right of the individual to sovereignty over their land and business when conducted in a lawful and respectful way, as Springdale Farm does.

I stand with Springdale Farm and their right to work the land, sell the fruits of that labor and invite the community to share in the use of that land. I hope you will join me in supporting our local family farms at Springdale and across the city.

Sincerely,

Jake A. Herrle

C: (646)484.0697

E: info@jakeherrle.com

www.jakeherrle.com

<http://vimeo.com/jakeherrle/videos>

<http://www.linkedin.com/pub/jake-herrle/a/912/517>

Chaffin, Heather

C3
62

From: Carter, Jimann [mailto:Jimann.Carter@austintexas.gov]
Sent: Tuesday, September 23, 2014 8:16 AM
To: Chaffin, Heather
Subject: Springdale Farm

We are very fortunate to call Austin home and need to preserve what makes us so special, urban farms being in that category. Our restaurant scene is exploding, with Chiefs wanting to provide farm to table and residents wanting good healthy produce where they can actually become friends with the farmers. We have access to the freshest produce, are encouraged to eat in season and there is minimal impact on food being transported long-distances. Farms also add greenery and increased shading to a city that is facing drought and water restrictions.

Springdale Farm wants to host events, why shouldn't they be allowed? What a great experience to eat fantastic food within feet of where it was grown. Please let Glenn and Paula continue to make a living off the land and share their bounty with others. I would much rather have them for neighbors (and I live close by) than a condo.

Sincerely,
Jim Ann Carter

Chaffin, Heather

C3
63

From: harrisv3@gmail.com
Sent: Tuesday, September 23, 2014 8:18 AM
To: Chaffin, Heather
Subject: Springdale farm

Dear Ms. Chaffin,

Please allow Springdale farm to host weddings and supper clubs. It would be terrible to lose this urban farm. I know Austin is the live music capital but it also has a thriving food scene too. Locally grown food, the slow food movement and local trailers and restaurants are part of what makes Austin unique. Springdale is a vital part of the food community. I'm one of many shoppers that buy locally grown food from Springdale. I'm also surprised that an exception can't be made in light of all the festivals in town and businesses such as Woodrow's on Burnet that receive special zoning.

Please save our Springdale.

Thank you,

Valerie Harris
Sent from my iPhone

Chaffin, Heather

C3
64

From: kristi@kwsolutionsgroup.com on behalf of Kristi Willis <kwillis512@gmail.com>
Sent: Tuesday, September 23, 2014 8:39 AM
To: Chaffin, Heather
Subject: Fwd: Email from austintexas.gov to All Council Members: Support Springdale Farm

Dear Ms. Chaffin,

I was disheartened to learn that Springdale Farm continues to have difficulty in the approval of their zoning despite the fact that they have complied with all requests from the City. Springdale Farm is a treasure for our city, providing locally grown produce, a place to educate citizens of all ages about farming and a beautiful venue for our celebrations.

Only in Austin could such a special place that provides so much civic benefit have difficulty receiving approval. The opposition to Springdale Farm is shortsighted and not aligned with where this city is growing. I would hope that as leaders of this community you can hold for what is best for the entire city, not a small, but vocal group, of people who do not support any progress or growth for our community.

Sincerely, Kristi Willis

--
Kristi Willis
www.kristiwillis.com
512.415.0346

Chaffin, Heather

C3
65

From: James Pricer <james@madpatterns.com>
Sent: Tuesday, September 23, 2014 8:38 AM
To: Chaffin, Heather
Subject: urban farms

I support Springdale Farm.

Chaffin, Heather

C3
66

From: Kathy Wimbish <kwimbish@ilcor.com>
Sent: Tuesday, September 23, 2014 8:59 AM
To: Chaffin, Heather
Subject: Springdale Farms

Hi Ms. Chaffin;

I would like to see the city grant Springdale Farms the proper permits to continue to host occasional events on the farm. Springdale Farms is one of the destinations that make Austin a great place to visit and all us locals love it also.

Please help and support small unique business in Austin.

Sincerely,

Kathy Wimbish
President



Commercial & Residential Contractors

Street Address: 12112 Anderson Mill Rd.
Austin, TX 78726

Mailing Address: P.O. Box 9616
Austin, TX 78768

Phone: 512.476.7568 **Fax:** 512.474.9038

www.ilcor.com

Chaffin, Heather

C3
67

From: The Roses <ontheroadwiththeroses@gmail.com>
Sent: Tuesday, September 23, 2014 9:26 AM
To: Chaffin, Heather
Subject: I Support Springdale Farm

Ms Chaffin,

I moved to Austin in 1988 and have seen a lot of change in our city, both good and bad. I'm ashamed that a small business like Springdale Farm has to navigate all this needless redtape just to survive. What would we prefer to see on that property... more condos???

I Support Springdale Farm

Sincerely,

Greg Rose

Chaffin, Heather

C3
68

From: Sabia Siddiqi
Sent: Tuesday, September 23, 2014 9:41 AM
To: Chaffin, Heather
Subject: Springdale Farm

Dear Ms. Chaffin,

I am writing to you in regards to the zoning battle over Austin's urban farms in general, and Springdale Farm in particular.

Springdale Farm adds value to our city by offering exactly what Austin stands for –pride in locally-owned business, local organic produce in an area lacking such access, a gathering place for the community to celebrate life and an educational opportunity for children to learn about food and agriculture.

It is imperative in Austin's rush to grow that we be thoughtful and proactive in **sustainable development** so as to not diminish the very people and institutions that draw the estimated 100 people per day moving to the area. **Springdale Farm is an oasis** of fresh air for those of us who live nearby, host weddings there and enjoy the supper club at Eden East. These signature local events are intricate to the metropolitan fabric of **what makes Austin Great**. It is woven into our culture, and we ask you respect the right of the individual to sovereignty over their land and business when conducted in a lawful and respectful way, as Springdale Farm does.

I stand with Springdale Farm and their right to work the land, sell the fruits of that labor and invite the community to share in the use of that land. I hope you will **join me in supporting our local family farms** at Springdale and across the city.

Sincerely,

Sabia Siddiqi
VP/Account Director
GSD&M
828 West 6th Street, Austin, TX 78703
512-466-4471

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-----gsdm.legal.disclaimer.03242011

Chaffin, Heather

C3
69

From: Breanna Rollings <breanna.rollings@gmail.com>
Sent: Tuesday, September 23, 2014 9:42 AM
To: Chaffin, Heather
Subject: RE: I Support Springdale Farm

Dear Ms. Chaffin,

As a resident of Austin, I am writing to express my strong support of urban farms. They're good for our community, both environmentally and economically. They should be allowed to thrive, and the people who dedicate their lives to producing healthy, local foods and contributing to a positive social atmosphere should be able to make a decent living doing what they do. I've been to several events at Springdale Farm specifically, and the beauty and bounty that folks like Glenn and Paula are responsible for cannot be overstated. Urban farms, like Springdale Farm, are one of the reasons I and many other citizens love living in Austin. It angers me to think of these precious resources being threatened in any way.

I urge you to do all that you can to support establishments like Springdale Farm and ensure that they continue to flourish as part of our beloved community.

Thank you for your time,
Breanna Rollings
Austin, TX

Chaffin, Heather

C3

70

From: cscrown@swbell.net
Sent: Tuesday, September 23, 2014 9:45 AM
To: Chaffin, Heather
Subject: Springdale Farm

Dear Ms. Chaffin:

I'm writing to you to express my heartfelt support for Springdale Farm. Springdale Farm (as well as our other Urban Farms) is one of the things that make Austin unique and special. Austin should pride itself in fostering an atmosphere where these farms are protected and supported. Springdale Farm is a special place where students of all ages, are welcomed to learn about organic produce and where food comes from. University students conduct studies on pollinators, and future farmers come to learn. 5 acres does not grow enough produce to sustain the family income, Commercial property taxes, and a living wage for the farm's 6 full time employees, who live in East Austin. All small farmers have to supplement their income and Springdale does so by hosting weddings and an occasional dinner on the farm. These events bring a great deal of income to Austin. Many of the wedding guests are families of the wedding party who come from all over the world, stay in hotels and eat at our restaurants. Glenn and Paula Foore have been very careful and respectful of their neighbors, keeping a close watch on parking and making sure the music isn't too loud and ends when it is supposed to. They live on their property and don't want loud music there either. Please, grant Springdale the permits required to continue to be a special place, where people gather. They should be entitled to use their own property, which is zoned Commercial, for some commercial purposes.

Kindest regards,
Carla Crownover

Chaffin, Heather

C3
71

From: Ode, Kristen
Sent: Tuesday, September 23, 2014 9:52 AM
To: Chaffin, Heather
Subject: Spingdale Farm

Ms. Chaffin,

I'm writing to you to express my support of Springdale Farm/ Eden East and my hope that they continue to have the ability to host weddings and other events on their property. Springdale Farm is a unique part of our beautiful city. As Austin grows, the community maintains its distinctiveness through activities like urban farming. These urban farms must be allowed to diversify their income base in order to serve their communities. My husband's family has been small business owners on the East side for over 50 years. Springdale Farm was such a welcome addition to the East side and they have continued to positively impact the community they serve. It's my sons favorite place to go on Saturday morning! It would be a shame to lose them.

Please consider allowing Springdale Farm the proper permitting, as a commercially zoned property, to maintain their service to Austinites.

Thank you,

Kristen Cox
512-506-1947



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C3
72

Thank you.

CLLD

Chaffin, Heather

C3

73

From: Valerie Broussard <valerie@vbroussardconsulting.com>
Sent: Tuesday, September 23, 2014 9:52 AM
To: Chaffin, Heather
Subject: Springdale Farm

Dear Ms. Chaffin,

I am writing in support of Springdale Farm. Events such as weddings, fundraisers and supper clubs are a part of the culture of Austin that makes our city great. I am a regular shopper at their farm stand. I advise my clients (who are chefs) to shop there. I have eaten at Eden East, and attended several weddings, educational cooking demos and so on. As a board member of the non-profit organization Slow Food Austin, we rely on venues such as Springdale to host our fundraisers, dinners and educational sessions. These events are all vital to our quality of life and support the farm's ability to survive. Austin would not be the same without Springdale Farm, so please allow them to do what other commercially zoned properties are allowed to do.

--

Regards,
Valerie

F & B Sourcing and Sustainability Specialist

www.vbroussardconsulting.com

[512.609.0250](tel:512.609.0250)

Chaffin, Heather

C3
74

From: Noelle Salerno [mailto:nsalerno@springdalefarm.com]
Sent: Tuesday, September 23, 2014 10:16 AM
To: Chaffin, Heather
Subject: Springdale Farm

Hello,

I just wanted to share my support of Springdale Farm, as I know they're working hard to comply with city codes for urban farming. I live in East Austin and don't think their activities are detrimental in any way. In fact, they are a positive force in the community. Having events throughout the year not only supports the farm, it allows the community to enjoy this special place. When I have family visit from out of town, the first thing I do is take them to Eden East because it was a unique, perfect way to capture Austin's essence. It would be a shame if this could not continue.

Thank you!

Noelle Salerno

Chaffin, Heather

C3
75

From: Michael Fojtasek <michael@olamaieaustin.com>
Sent: Tuesday, September 23, 2014 10:31 AM
To: Chaffin, Heather
Subject: Springdale Farm

Heather,

Please allow Springdale Farm to hold events which help them diversify their revenue stream. I work with farmers on a daily basis. It is clear that their financial struggle is great no matter where located. Springdale Farm is in the heart of this city. The vectors they face are greater than most. Springdale is a place where anyone can go and understand where their food comes from. I am there every Wednesday and Saturday morning purchasing for my restaurant. I see children on the farm marvelling at the magic of growth every time. Springdale Farm will most certainly not be able to continue the very "Austin" endeavors they are so successful at if the city takes away their ability to create revenue. Thank you for your attention to this extremely important issue.

Very best,

Michael Fojtasek
Owner/Chef



1610 San Antonio St
Austin, TX 78701
(512) 474-2796
www.olamaieaustin.com

Chaffin, Heather

C3
76

From: Chad Dolezal <chad@thehightoweraustin.com>
Sent: Tuesday, September 23, 2014 11:29 AM
To: Chaffin, Heather
Subject: Springdale Farm

Hi Heather my name is Chad Dolezal, I own a restaurant on E 7th called The Hightower. I am emailing to give my absolute support to the great people at Springdale Farm. They are what makes restaurants like mine special and I feel they are what makes this city special. They are good people that have something unique to offer restaurants and the this city alike. The supper clubs and the weddings they, host give people in this city an opportunity to come together and share what makes this city so great.

Thanks

Chad Dolezal
Cook/Owner

The Hightower
1209 E. 7th St
Austin, TX 78702
512-524-1448
www.TheHightowerAustin.com

Chaffin, Heather

C3
77

From: Mona Higgins <mona.kaye@hotmail.com>
Sent: Tuesday, September 23, 2014 11:32 AM
To: Chaffin, Heather
Subject: Springdale Farms

Please add my voice in support of Springdale Farms.

Allowing events in places such as this are one of the things that make Austin fun and unique.

Thank you,
Mona Higgins
512.757.9372

Chaffin, Heather

C3
78

From: Paula Disbrowe [redacted]
Sent: Tuesday, September 23, 2014 12:04 PM
To: Chaffin, Heather
Subject: I support Springdale Farm (and all of Austin's urban farms)

Hosting weddings and supper clubs are a part of the culture of Austin that makes our city great. In our growing city, the farm is a vital connect to our disappearing landscape. We also love Eden East.

I hope you will work to save this local treasure.

--

Paula Disbrowe
EDITOR-IN-CHIEF

TRIBEZA ARTS + CULTURE
706-A W. 34th Street
Austin, TX 78705
Cell: 205.914.9391

Chaffin, Heather

C3
79

From: Sharon Gerhardt <shardt11@gmail.com>
Sent: Tuesday, September 23, 2014 12:30 PM
To: Chaffin, Heather
Subject: Urban Farms

I am a native Austinite. There are few events I will go to regularly except any farm event be it food, art, wedding, charity fundraiser as it is important to Austin to keep this green scape in close!

Please help
Rain Lilly
Springdale
Hausbar and the others they are needed and important to our city!

I vote, pay incredibly high property taxes and think this makes Austin, Austin,
It brings taxable income, exposes children and adults to real food sources and creates a green oasis in this
burgeoning city of
asphalt.
thank you
Sharon Gerhardt

Chaffin, Heather

C3

80

From: FranklinBarbecue <franklinbbq@gmail.com>
Sent: Tuesday, September 23, 2014 12:37 PM
To: Chaffin, Heather
Subject: Springdale Farms

Hi there,

I am hearing that Springdale Farms is still facing opposition to hosting weddings and supper clubs.

Weddings and parties on the farm are a part of the culture of Austin that makes our city great.

I lived very close to the farm for 7 years, until recently, and they are definitely the best thing (and the other farms closeby) that neighborhood has going for it.

I hope you will consider this email when making future decisions that will affect east Austin farms, business and residents.

Thanks,
Stacy Franklin

Chaffin, Heather

C3
81

From: andrew macarthur <andrew.m.macarthur@gmail.com>
Sent: Tuesday, September 23, 2014 3:33 PM
To: Chaffin, Heather
Subject: Urban farms

Greetings,

As a local chef, small homestead farmer, and 15 year Austin resident I strongly urge your support of new urban farm legislation that will allow the continued growth and prosperity of both urban farmers and their surrounding community. I have lived and worked in east Austin at various points in my life, and greatly value the continued diversity of this great and historic neighborhood. I truly believe that all demographics benefit from east Austin's continued role as a integrated neighborhood that contains residents and businesses of all income groups, ethnicities and social classes in a combined urban and rural setting. This is a truly unique opportunity for Austin to maintain its historical diversity, while providing healthy foodstuffs and workplaces maintained by local residents who are financially and emotionally invested in their community.

Restricting this independent business activity will only lead to inevitable large scale development in its absence. Please keep Austin weird, and help set the national agenda for health and continued independent economic growth.

Regards,

Andrew MacArthur

Chaffin, Heather

C3
82

From: Kati Freytag [redacted]
Sent: Tuesday, September 23, 2014 3:38 PM
To: Chaffin, Heather
Subject: In Support of Springdale Farm

Dear Heather,

I love Austin for many reasons but one in particular is our community supported farms. I love venturing out to our farmers markets as do many of my friends and neighbors and teaching my two young children where "real" food comes from. We feel grateful that we have opportunities to enjoy fresh, seasonal, local foods grown in sustainable environments. Springdale farms is one of the few wonderful places that grows so much of this produce that fuels our bodies and gives Austinites the happy healthy bodies we need to thrive in this city we call home. It's also no wonder that Springdale farms is a place that many wish to frequent and celebrate their most special occasions at. This place is a gift to Austin and it's important to myself and many others that we honor the land and the people that keep it so beautiful and bountiful. A community center that requires no public funding and an urban farm that can keep growing Austin's most delicious produce thanks to multiple revenue streams is a win-win for Austin. Thanks for your time and considering my perspective on this topic as you make your decisions.

Regards,
Kati Freytag

Chaffin, Heather

C3
83

From: Britni McCotter <Britni.McCotter@demandmedia.com>
Sent: Tuesday, September 23, 2014 3:58 PM
To: Chaffin, Heather
Subject: Support Springdale Farm

Hi Heather,

Quick note to send my support for Springdale Farm and all of its awesomeness. Springdale Farm is a gem and such an asset to the city of Austin. Not only is it a wonderful physical place, but Glenn and Paula are doing some amazing things by offering a unique dining experience with Eden East, providing locals with fresh food through their farmers market, and offering Springdale Farm as a cultural events space for weddings and more. Springdale Farm epitomizes the unique idea of locally owned and operated (not to mention sourced) and it would be devastating to see it go. I just wanted to voice my support and hope that the city council sees this unique place as a true asset and gem in this growing city.

Best,

Britni McCotter



Britni McCotter
Sr. Account Manager, Content Solutions
www.demandmedia.com
Britni.McCotter@demandmedia.com
O: 512.579.5332
C: 480.363.4174

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Chaffin, Heather

C3
84

From: Donna O'Klock <donnaoklock@gmail.com>
Sent: Tuesday, September 23, 2014 6:02 PM
To: Chaffin, Heather
Subject: Springdale Farms

Dear Ms. Chaffin,

You must allow Springdale to continue to host weddings, gatherings and other food-centric events to allow them to continue to serve our community, broaden it's awareness of healthy eating, and make a living off of their commercially zoned property.

They are role models for the farming community, have been an inspiration to many, many people in the community to begin gardening, support our local growers, food shops and restaurants, and to promote the benefits of real, healthy food - as opposed to the processed food that is making everyone ill and obese.

It would be a horrible disservice to the community as a whole to do otherwise.

Donna O'Klock

donnaoklock@gmail.com

cell: [512.825.9088](tel:512.825.9088)

www.westportill.com

Chaffin, Heather

C3
85

From: Kate Nye kate.l.nye@gmail.com
Sent: Tuesday, September 23, 2014 8:25 PM
To: Chaffin, Heather
Subject: Support for Springdale Farm

As an Austin resident for just under a year, it is places like the magical Springdale Farm that make me want to stay and enjoy the city of Austin. While working at a restaurant in town, I was lucky enough to have a guided tour by Glen of the farm and continue to support them during their Saturday farmer's markets and supper clubs. THIS IS WHAT MAKES AUSTIN UNIQUE. Please continue to let people host their events, experience the farm, and make Springdale Farm an important part of their daily lives and memories.

Thank you for reading this,
Kate

K. Nye
kate.l.nye@gmail.com
(610) 905-0071

Chaffin, Heather

C3

86

From: Rhianna [redacted]
Sent: Tuesday, September 23, 2014 8:34 PM
To: Chaffin, Heather
Subject: Springdale farms

To Whom it may concern,

I cannot imagine Austin without the vibrant community center that is Springdale Farm. I've met so many friends and neighbors by frequenting their farm stand. The freshness and quality of the produce that they grow is second to none. The land is so well taken care of, and so beautiful, that it is a natural conclusion that so many people feel connected to it. It's no wonder that people want to come together for dinners and celebrations at this beautiful gathering spot. It is a win-win for Austin. A community center that requires no public funding, and a urban farm that can keep growing the city's best produce thanks to multiple revenue streams. Thank you for considering my point of view as you make your decision.

Kind considerations,

Rhianna

"Small acts, when multiplied by millions of people,
can transform the world." - Howard Zinn

Chaffin, Heather

C3
87

From: Sandy Bartel [redacted]
Sent: Tuesday, September 23, 2014 9:31 PM
To: Chaffin, Heather
Subject: I SUPPORT SPRINGDALE FARMS

Dear Heather

I support Springdale Farms and welcome continued urban farming in our community. Springdale Farms provides me and my favorite restaurants with fresh produce that I seek to maintain a healthy urban lifestyle.

Please help do your part to support them as well.

Best to you,

Sandy Bartel
5506 Delwood Dr
Austin, TX 78723
612-718-3268

Chaffin, Heather

C3
88

From: Ava [redacted]
Sent: Tuesday, September 23, 2014 11:31 PM
To: Chaffin, Heather
Subject: My family and I support Springdale farm....

Hello my name is Ava Cisneros Cox

My family has an restaurant on East 6th st. Cisco's it's been here for over 60 years and my husband has a business on East 1st st. George Cox Automotive...it to has been here for over 55 years.

Our family has been going to Springdale farms for years....PLEASE KEEP THEIR FARM ALIVE!

Theses days you can find such a beautiful place in the middle of a city.

I was born and raised in Austin and have seen it grow, it's very up setting due to Austin was a nice place and now it's so big and it just really saddens me. East Austin is out of control.

PLEASE I SUPPORT SPRINGDALE FARM.

Ava

Sent from my iPad

Chaffin, Heather

CS

89

From: Nicholas Baxter <turningxhope@gmail.com>
Sent: Wednesday, September 24, 2014 2:13 AM
To: Chaffin, Heather
Subject: Springdale farm

Hi Heather, I'm writing to express my support for my local farmers at Springdale farm. I've been supporting them since they started several years ago and have eaten one of my favorite Austin meals at their cozy outdoor restaurant Eden east last year. Their farmstand business and friendly down to earth attitude have significantly enhanced my enjoyment of life in east Austin and made me cherish the unique urban farms and small business and local agriculture (and thus, unique experiences) that east Austin has to offer. I've lived in other places that sadly lack this level of local output of energy and valuable services, and would be severely disappointed to see it stifled or eliminated. Surely there's a way to work out the logistics and make it okay for everyone. Hoping for the best and putting in my vote of support,

Nick Baxter

www.nickbaxter.com

www.nbaxter.com

"Live without dead time."

Chaffin, Heather

CB

From: Jo Jones [REDACTED]
Sent: Wednesday, September 24, 2014 8:21 AM
To: Chaffin, Heather
Subject: Springdale farm

90

Want you to know that we support Springdale farms.
Sent from my iPhone

Chaffin, Heather

C3
91

From: Chris Spears <chris.spears.lmt@gmail.com>
Sent: Wednesday, September 24, 2014 8:24 AM
To: Chaffin, Heather
Subject: Save Springdale Farm!

Heather,

I cannot imagine Austin without the vibrant community center that is Springdale Farm. I've met so many friends and neighbors by frequenting their farm stand and numerous events the Farm hosts. The freshness and quality of the produce that they grow is second to none and the owners are some of the friendliest people I've met. The land is so well taken care of, and so beautiful, that it is a natural conclusion that so many people feel connected to it. It's no wonder that people want to come together for dinners and celebrations at this beautiful gathering spot. My husband and I make it a point to attend at least two events each year at the Farm, not to mention monthly visits to their farm stand. Having Springdale Farm, is a win-win for Austin. A community center that requires no public funding, and a urban farm that can keep growing the city's best produce thanks to multiple revenue streams. Thank you for considering my point of view as you make your decision.

--
*Chris Spears, LMT #MT111724
Licensed Massage Therapist*

Hands On Therapy | Massage + Pilates
c: 210.392.1134 | www.HandsOnByChris.com
www.facebook.com/ChrisSpearslmt

Schedule Online | <http://cspearsmassage.schedulista.com/>

Voted Top 2 Best Massage Therapist
By Austin Fit Magazine 2013 "Best Of Poll"

C3
92

Chaffin, Heather

From: kathleen pixley [redacted]
Sent: Wednesday, September 24, 2014 8:48 AM
To: Chaffin, Heather
Subject: Springdale Farm

Hello there,

I'm writing you to let you know that I shop at and support Springdale Farm. Farmers don't make much money for their very important work and any other money they can make on their land and agribusiness helps to support them and keep us (the city of Austin and other towns) in some very much appreciated food. Please know I fully support all their efforts.

thank you,

kathleen pixley
141 w. oltorf st.
austin, tx 78704-5209

Chaffin, Heather

C3

93

From: Jack Waite [REDACTED]
Sent: Wednesday, September 24, 2014 10:02 AM
To: Chaffin, Heather
Subject: I support Springdale Farm

Dear Ms. Chaffin,

Please do all you can to allow farms to hold events like weddings and fundraisers. It is difficult enough to exist as a farm in Austin and these extra sources of income can mean the difference between the life and death of a farm. Please ease restrictions on events and help the urban farms!

Thank you sincerely,
John Waite

--
Founder and President
Agua Dulce Farm
Organic Vegetables and Fresh Fish
<http://aguadulceaustin.com/>
Facebook: AguaDulceAustin
Twitter: urban_organics
Instagram: aguadulceaustin

Chaffin, Heather

C3
94

From: Paul N [redacted]
Sent: Wednesday, September 24, 2014 10:06 AM
To: Chaffin, Heather
Subject: Springdale Farm

I support Springdale Farm. I have attended many events there and have bought their produce ever since they opened. Hosting weddings and supper clubs are a part of the culture of Austin that makes our city great. I have eaten at Eden East at Springdale Farm and it is excellent. Austin needs more venues of this type and those existing should be allowed to expand their services.

Paul M Norris

Objective Eyes *when you can't see the forest for the trees*

Construction Claims | Land Management Services

Land: (512) 349-7575 | Mobile: (512) 970-7979

PO Box 4620 Austin, TX 78765 | [redacted]

Chaffin, Heather

C3
95

From: Jane Ann Parker <janeannp@utexas.edu>
Sent: Wednesday, September 24, 2014 10:25 AM
To: Chaffin, Heather
Subject: Springdale Farm

Hi Heather,

Please allow Springdate Farm to continue hosting weddings and supper clubs. It would be a real shame for that beautiful farm to have to close because they can't afford to operate as they have been doing for years. They are an important part of our city's culture.

Thank you.

Jane Ann Parker

Chaffin, Heather

C3
96

From: Briana Miriani [REDACTED]
Sent: Wednesday, September 24, 2014 10:27 AM
To: Chaffin, Heather
Subject: Springdale Farm

I support Springdale Farm--for food, for events, for my neighborhood! I have lived in East Austin for 15 yrs (and Austin for many more), not a long time by some standards, but with all the things that are being built, with all the clubs and the condos and the businesses that come and go, it's nice that there are still some things on this side of town, with its rich soil and larger plots of land, that are day to day good for the people and the community. If we don't find a way to continue the existence of these farms, this community, this city, is going to lose a lot. And I just don't get why we'd want to lose this. Why something so special is not something that should be protected. So to the lawmakers of this town I say realize what you have here, and make it work!

Briana Miriani, Realtor
Triple Mint Real Estate
ph (512) 577-4710
fx (512) 233-0701
briana@triplemintrealestate.com
www.triplemintrealestate.com

Chaffin, Heather

From: [redacted] on behalf of Tony Petz [redacted]
Sent: Wednesday, September 24, 2014 10:38 AM
To: Chaffin, Heather
Subject: In support of Springdale Farms

C3
97

I'm writing today to show my support for Springdale Farms in their continued zoning kerfuffle. I understand that the city is considering restricting their ability to hold on-site events (such as weddings, supper clubs, etc.). Some refer to this kind of thing as 'agri-tourism' to try and give it a bad connotation... However, the way I see it is that offering up a farm as a venue is unique and wonderful. I count it among the dwindling number of things happening in Austin that make this city stand out, make it an interesting place to live, give it something that you can't find in every city in the country. Furthermore, as an advocate of property rights, I also see it as their right given they occupy a commercially zoned property to do with it what anyone can with commercially zoned properties. Please don't let Austin's budding 'agri-tourism' industry go the way of Red River's music scene, Austin will be diminished for it.

Chaffin, Heather

C8

98

From: Mary L Dye
Sent: Wednesday, September 24, 2014 11:06 AM
To: Chaffin, Heather
Subject: Springdale urban farm

I have attended music events at the Springdale urban farm and so appreciated the entire experience, appreciation of music & appreciation of nature's abundance!
Let's keep urban farms alive!

Thanks,
Mary

You know what music is? God's little reminder that there's something else besides us in this universe; harmonic connection between all living beings, everywhere, even the stars. *Robin Williams* fm Sara Hickman newsletter 8/14

So if you want to, sing it loud with love
With love in your heart, because you like to, because you need to
Radio City by Esperanza Spalding, jazz artist extraordinaire

Chaffin, Heather

C3

From: Julie Bryant <julie.bryant1@capstonemanagement.com>
Sent: Wednesday, September 24, 2014 11:26 AM
To: Chaffin, Heather
Subject: Springdale Farms

99

Heather,

I'm writing to express my sincere belief/conviction, that Springdale Farms should be allowed to continue to farm and host events on the land. I have eaten at Eden East, as well as attended other happenings at the farm, and feel as though it would be a big loss for these to end.

Thank you,

Julie Bryant
Business Development Coordinator

Capstone Real Estate Services, Inc. | 210 Barton Springs Road, Ste 300 | Austin, TX 78704
512-646-6700 office | 512-646-6707 direct | 512-646-6759 fax
julie.bryant1@capstonemanagement.com | www.capstonemanagement.com

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Chaffin, Heather

C3

100

From: Michele Smith <x2livewell@yahoo.com>
Sent: Wednesday, September 24, 2014 1:06 PM
To: Chaffin, Heather
Subject: Springdale Farm is a vital business in our community

Dear Ms. Chaffin,

I support Springdale Farm. The ability to have weddings and supper clubs on a gorgeous green piece of land within the city is an ASSET. The ability to eat a wonderful guaranteed organic and fresh meal on that gorgeous green piece of land within the city is also an ASSET. We citizens support our local farmers and their stewardship of the land.

Cheap food trucked in from far away is bad for all of us on so many levels! The agricultural corporations and trucking companies are supported by tax write-offs and lobbyists-directed policy development. Organic farmers are not. All we are asking is to allow Springdale to continue offering valued services to their customers.

Sincerely,
Michele Murphy-Smith, PhD, RN

Michele Murphy-Smith
Austin Texas

"We travel, initially, to lose ourselves; and we travel, next, to find ourselves. We travel to open our hearts and eyes and learn more about the world And we travel, in essence, to become young fools again -- to slow time down and get taken in, and fall in love once more." Pico Iyer

Chaffin, Heather

C3

102

From: Murphy-Smith, Michele [mms@austin.utexas.edu]
Sent: Wednesday, September 24, 2014 1:21 PM
To: Chaffin, Heather
Cc: Michele Murphy-Smith (x2livewell@yahoo.com)
Subject: Springdale Farm

Dear Ms. Chaffin,

I support Springdale Farm. The ability to have weddings and supper clubs on a gorgeous green piece of land within the city is an ASSET. The ability to eat a wonderful guaranteed organic and fresh meal on that gorgeous green piece of land within the city is also an ASSET. We citizens support our local farmers and their stewardship of the land.

Cheap food trucked in from far away is bad for all of us on so many levels! The agricultural corporations and trucking companies are supported by tax write-offs and lobbyists-directed policy development. Organic farmers are not. All we are asking is a level playing field.

Sincerely,
Michele Murphy-Smith, PhD, RN

Chaffin, Heather

C3

102

From: Dorsey and Susan hausbaraustrin@gmail.com
Sent: Wednesday, September 24, 2014 1:22 PM
To: Chaffin, Heather
Subject: Springdale Farm's zoning status

I am writing to support Springdale Farm's efforts to have the full rights of its commercial zoning status in effect, including the ability to have weddings and host supper clubs, so that it can continue to serve our community as an example of sustainable agriculture, a healthy environment, and community gathering space. We treasure them as neighbors.

--

Dorsey Barger, Co-owner
HausBar Urban Farm and GuestHaus
512-577-4731
3300 Govalle Ave.
Austin, TX
78702
VRBO www.vrbo.com/562816
Airbnb www.airbnb.com/rooms/2349236
Instagram www.instagram.com/hausbarfarmsatx
Facebook www.facebook.com/hausbarfarms
twitter www.twitter.com/HausBarFarms

Chaffin, Heather

C3

T03

From: outlook_7ea2147ad23962d5@outlook.com on behalf of Debby Oatman
<doatman@austin.rr.com>
Sent: Wednesday, September 24, 2014 1:35 PM
To: Chaffin, Heather
Subject: Springdale Farm

Good afternoon! My husband and I have lived in Austin for fifty years plus and have known the Foores for a good part of that time. They are wonderful people doing a great service to our community by consistently providing fresh local produce of the highest quality. In addition to their produce, Springdale Farms is a breath of fresh air in an increasingly metropolitan Austin. We hope that you will do what you can as zoning case manager to support Springdale Farms and places like that here in Austin.

Thank you so much,
Debby Oatman

Chaffin, Heather

C3

From: Samantha Leigh [REDACTED]
Sent: Wednesday, September 24, 2014 1:52 PM
To: Chaffin, Heather
Subject: Springdale Farm

104

Hi there,

I am a long time supporter of Glenn and Paula, Springdale Farm, and Eden East- I wanted to make it known that my family and I (who live close to the neighborhood) proudly support the farm and the restaurant, and believe they should be allowed to do as all commercially zoned properties are and host events to help support their business.

I will be attending the next city council meeting- so I'll see you soon-

All the Best,
(512) 968-5240

Chaffin, Heather

C3
105

From: Clara Serrano <claraserrano@gmail.com>
Sent: Wednesday, September 24, 2014 3:11 PM
To: Chaffin, Heather
Subject: Support for Springdale Farm events

Dear Zoning Case Manager, Heather Chaffin,

I want to register my enthusiastic support for Springdale Farm, and it's ability to host special events (weddings, supper clubs, and other similar events) at the farm. Urban farming is an important asset of our city, and each event hosted at Springdale serves to raise awareness of this wholesome treasure. Every time someone attends an event there, they are supporting the growth of our local food. Our urban farmers must be able to supplement their income base, and hosting events is a completely compatible income stream that helps our city. Please support Springdale Farm in their appeal for hosting events at their Farm.

Sincerely,
Clara Serrano
(512)-638-7035

Chaffin, Heather

C3

Top

From: Daniela Ochoa <daniela8a@gmail.com>
Sent: Wednesday, September 24, 2014 3:55 PM
To: Chaffin, Heather
Subject: We support Springdale Farm!

Hello Ms. Heather,

This awesome farm is one of the best assets east Austin has.

Hosting weddings and supper clubs are a part of the culture of Austin that makes our city a community to share, talk, be in common union!!!

Please let me keeping Austin awesome and green!

--

Daniela Ochoa González, MPA
Cell +1 (512)-906-9880

Chaffin, Heather

C3

107

From: Ellen Sweets <ellensweets@gmail.com>
Sent: Wednesday, September 24, 2014 9:08 PM
To: Chaffin, Heather
Subject: Springdale Farm

Good Morning Ms. Chaffin:

I am writing on behalf of Springdale Farm in the hope that council members will give serious attention to the dilemma in which its owners find themselves -- specifically as it addresses the importance of allowing Springdale (and Austin's other urban farms) to function and flourish as the community gathering places that they indeed are.

Much has been made of the elitist nature of urban farms, but little is made of the work they do on behalf of Austin's broader community. Excess produce is shared with nonprofits that feed the homeless. School expeditions introduce children to where their food really comes from. They are eco-tourism in microcosm. These farms become destinations for other nonprofits that raise funds for other food-related projects. And yes, they also sustain themselves by hosting weddings and other celebratory events.

I have my own problems with Austin's elitism, but I don't find the owners of urban farms to fit into this category. Urban farmers are men and women who struggle daily to keep alive a time-honored practice of sowing and harvesting, a practice that time has almost forgotten. Urban farmers might open their farms to high-dollar events, but they also provide employment for people who might not be otherwise able to find meaningful work. They made Austin's farmers markets possible.

But I'm also writing because I feel the need to speak out against bigotry wherever I find it. While I'm not at all clear on why there is such adamant resistance to the continued success of our urban farms -- Springdale in particular -- I am concerned that displeasure with the proprietors is purported to be rooted in racism. I find this reprehensible.

As a black woman I'm extremely sensitive to what has historically happened to the minority community on Austin's East Side. I live in East Austin. I shop there, vote there and have friends there. But I also accept the fact that time marches on, and if there are other objections to the gentrification of this part of the city, I would gladly support an effort to get first-rate affordable housing and sidewalks and lights included in plans. I cannot in good conscience, however, not speak out on behalf of those who are already in place, trying to make a difference. They bought land no one else had purchased and built a business.

I therefore ask that the council amend the overlay that prevents Springdale from augmenting its revenue by holding social functions.

Thank you for your attention.

Sincerely,

Ellen Sweets
5300 Summer Drive

Austin, Texas 78741

512-243-5158

Author, "Stirring It Up With Molly Ivins"

Follow me on *twitter*: <https://twitter.com/@newsmom72>

Read my intermittent blog: ellensweets.blogspot.com

C3
108

"You cannot get through a single day without having an impact on the world around you. What you do makes a difference, and you have to decide what kind of difference you want to make."

— Jane Goodall

Chaffin, Heather

From: Krissie Marty <krissiemarty@gmail.com>
Sent: Wednesday, September 24, 2014 10:20 PM
To: Chaffin, Heather
Subject: I support for Springdale Farm

C3
TJ

Dear Heather,

I'm writing to let you know about my support of Springdale Farm. My husband and I recently purchased a home on the east side of Austin. The neighborhood farms are one of the main things that contributed to our choosing this location. We have long been fans of Springdale Farm, Boggy Creek Farm and Rain Lilly Farm and are thrilled to be in the neighborhood. Having close access to the freshest, local food is something that is really important to us. I'd rather shop at the farm than the grocery store. Also, we frequent restaurants that work with local farmers and food, which is our preference over other restaurants.

We have not yet attended an Eden East event at the farm, but look forward to it and have enjoyed many other events and market days at the farm. We support Springdale's farming and commercial efforts. Having a place to dine, host and attend events, supper clubs and shop are what makes Austin more "livable" for us. It makes Austin a community we are proud to be a part of. Urban farms and the local food scene in Austin are important to us.

I urge you to grant Springdale farm the appropriate permits so they can to continue operate as a farm and host events on their property.

Thank you for your attention to my email.

Sincerely,
Krissie Marty

Chaffin, Heather

C3

170

From: Chris Browarski <chris@ecbdesigns.net>
Sent: Thursday, September 25, 2014 8:09 AM
To: Chaffin, Heather
Subject: Springdale Farm - A World of Experience

Hello Heather,

I am writing in support of Springdale Farm operating in a manner that allows them to host events. Here is how Springdale Farm has a special place in The Browarski Family hearts:

1. I bring my 5 year old and 8 year old and several of their friends on picnics on Farm Stand days to enjoy the experience of being on The Farm - seeing the flowers and vegetables grow - seeing the chickens and even holding chicks! - learning how easy and fun fresh food is for us.
2. My Husband and I had one of our most memorable Date Nights at a Dai Due event at The Farm - it was a magical night with the most amazing food. We met people we wouldn't have usually met.
3. I am the interior designer that helped Paula and Glenn design their Farmhouse - a piece of my heart lives there. I will never forget the moment when I suggested to Paula, after they sold their previous home, that they could possibly build their new home on The Farm. Paula's eyes lit up, she gasped, and she asked out loud, "We could *live* on The Farm?" In that moment, she had one of the most amazing, A-HA - goose-bump moments where she saw her whole life revolving around Farm Life. Several months later, it was a reality...

I would be more than happy to speak on The Foore's/Springdale Farms - it's the least I could do for how much they have enriched The Browarski Family's lives!

Best regards,
Chris Browarski



Chaffin, Heather

C3

III

From: Taylor Burge <taylor.mowrey@gmail.com>
Sent: Thursday, September 25, 2014 11:28 AM
To: Chaffin, Heather
Subject: I Support Springdale Farm

Hi Heather,

I'd like to take a minute and express how much value I place in Springdale Farm. I moved to Austin from Dallas 5 years ago and Springdale Farm along with other local food growers have made a HUGE impression on me. I work at Eden East now which works extremely close with the Glenn and Paula. I have had the opportunity, as I work, to educate so many people who have come into our space. I have had conversations over and over about the importance of KNOWING YOUR FARMER and supporting them! Also conversations on how to raise chickens and why its beneficial.

Growing food is not easy and it does not make one wealthy. The events hosted at Springdale Farm are incredibly meaningful and truly expand peoples perspectives. I believe it is EXTREMELY valuable for our community and I would be very personally hurt if my farmers were not able to these types of experiences possible anymore.

Please help Springdale Farm help our community! We need them!

Thank you!

Taylor Burge
Eden East
Event Coordinator
Cell: 512.230.2366

Chaffin, Heather

C3
112

From: Macy Ryan <macymchellryan@gmail.com>
Sent: Friday, September 26, 2014 11:06 AM
To: Chaffin, Heather
Subject: Fwd: We Support Springdale Farm

Hi Heather,

I'm writing to show my support for Springdale Farm. It should be allowed to operate as a venue for weddings and supper clubs, because these things are a part our culture that make this city great. As a commercially zoned property, it should be allowed to do what other commercially zoned properties do. Springdale Farm needs to be able to operate as such in order to make a living.

Please feel free to reach out if I can be of further help.

Thanks!
Macy Ryan
Resident of Austin

Chaffin, Heather

C3
113

From: Meagan Metcalf <meagan.metcalf@gmail.com>
Sent: Friday, September 26, 2014 9:11 PM
To: Chaffin, Heather
Subject: Springdale Farms

I am concerned with the proposed changes to zoning that would not allow Springdale Farms to diversify their business. Hosting supper clubs and weddings will allow this urban farm to stay afloat, and I feel we need as many sources local food as we can get. Springdale Farms has been a part of the East Austin community for many years, and it would be a shame if they went away.

Thank you.

Meagan Metcalf
Lighting Designer - Chromeo
cell: +1.214.542.0187
skype: meagan.e.metcalf
www.meaganmetcalf.com

Chaffin, Heather

C3
T14

From: Sara Smith [sara1979@gmail.com]
Sent: Saturday, September 27, 2014 1:51 PM
To: Chaffin, Heather
Subject: In support of Springdale Farm

Hello,

I am writing in support of Springdale Farm. Springdale Farm has been a member of the East Austin community before they were even a Farm. When they started as a landscape company in 1992, they hired people from the neighborhood whom they employed in their landscaping company and whom they continue to employ today. Springdale Farm supplements their income through events held on the property. Small urban farmers do not make much money, but are passionate about growing local, organic, seasonal food for the community. In order to stay alive and continue to offer healthy food to the community they need to host events. These events are professional, and end at a reasonable hour (usually 11pm, sometimes earlier) to respect the noise level in the neighborhood.

Springdale Farm is vital to the Austin community. Like I said, they employ their neighbors and they offer their neighbors a discount on produce. Not renewing the temporary use permit for events would mean the farm may not survive, the community members they employ would be out of jobs and the employees of Eden East would also lose their jobs. Please support Springdale Farm. They are good local people who care about the community, Austin, local food, and the people they serve.

Urban Farms are unique to Austin. They are part of what keeps Austin weird and makes Austin special.

Thank you for your time and support.

Sincerely,
Sara Smith

--
~ Sara ~

Chaffin, Heather

C3

From: irenegarnett@gmail.com on behalf of Irene G. Dooling <irene@dooling@gmail.com>
Sent: Saturday, September 27, 2014 3:29 PM
To: Chaffin, Heather
Subject: We love Springdale Farm

115

My husband and I were one of the first couples to get married at Springdale Farm in 2011. Paula and Glen Foore were amazing hosts and made it clear that we needed to be sensitive to the neighborhood. We worked with them to make sure that we had as little interruption to the surrounding families as possible (including 35 of us biking to and from wedding). There are not many "natural/outdoor" venues for this type of event in Central Austin. Being in Central Austin was important to us. We did not want to bring our money to the country or Dripping Springs or another place where there are lots of outdoor venues. Please allow more event spaces of this type in Central Austin or you will loose money to surrounding areas.

Irene Dooling
202-251-8635

Chaffin, Heather

From: Robyn Gardner [mailto:robyn.lilsprout@gmail.com]
Sent: Monday, September 29, 2014 8:47 AM
To: Chaffin, Heather

C3
T16

Hello. I am an East Austin resident and a local supporter and customer of Springdale Farm. I am writing you to voice my support in the amendment for the zoning overlay. Springdale Farm is a wonderful community center bringing fresh vegetables to our tables and some fantastic local events. I have been to a few events at Springdale Farm and they have been nothing but friendly and low key with a very warm environment. There are always friendly faces and good people at these events. Everyone always seems to have a respect for their community and those surrounding them, nothing ever gets out of hand. These events help to provide and keep that famous "down home" feel that Austin is known for. I hope to find myself at many other future events at Springdale in the future.

Thank you for your time,

Robyn Gardner

--

"I cannot make my days longer, so I strive to make them better."

Chaffin, Heather

From: Franklin Barbecue damnfinebbq@gmail.com
Sent: Monday, September 29, 2014 1:58 PM
To: Chaffin, Heather
Subject: Springdale Farm

C3
117

Dear Council Members,
Ms. Chaffin,

I am writing in support of Springdale Farm.

I urge you to support them as well by allowing them to continue to farm their property and also host events like supper clubs and weddings on the same property. Small farms are diversifying on a national level and there is no reason that Springdale Farm shouldn't be able to do the same. Small local farms are what America needs and what Austin needs.

Thank you for your time,
Aaron T. Franklin

Chaffin, Heather

From: Pat Culler <pculler@me.com>
Sent: Monday, September 29, 2014 5:18 PM
To: Chaffin, Heather
Subject: Springdale Farm

C3
118

I SO support Springdale Farm. It is the best inner city farm and expands "really good" local food choices and enhances the neighborhood!

Chaffin, Heather

C3
119

From: Cathy Trifiro <cathytrifiro@realtyaustin.com>
Sent: Friday, October 03, 2014 10:53 AM
To: Chaffin, Heather
Subject: Springdale Farm

Ms Chaffin,

I'm writing you to tell you what a lovely time I had at Springdale farm last weekend – I had company in from out of town and I wanted them to have a taste (pun intended) of what makes Austin such a wonderful city to call home.

I've known Paula and Glen for years (their youngest and my oldest met in the 2nd grade) and I can honestly say that I've never met two finer people – and they are people who give back beautifully to their community! I've attended events at the farm, shopped for produce and flowers there and introduced newcomers to Austin to Springdale – they love it!

It baffles my mind that a family that wants nothing more than to farm, serve their community and be a good neighbor are being met by roadblock after roadblock. I hope that you are able to help them past these hurdles which will allow them farm, serve and be!

Thanks,

Cathy Trifiro



<http://www.realtyaustin.com/t/Cathy-Trifiro/home>

TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ

FIFTY-FIRST DISTRICT

C3
120

October 3, 2014

Austin City Council
P.O. Box 1088
Austin, Texas 78767

Dear Austin City Councilmembers,

I am writing to support Springdale Farm's efforts to host community gatherings such as supper clubs, wedding ceremonies and civic fundraisers on their property. In order to proceed, they have submitted three applications/requests with the City of Austin.

First, Springdale Farm has submitted an application to modify an existing conditional overlay to remove outdoor entertainment from the list of prohibitions. This would allow the property to host community events, including weddings, civic fundraisers, supper clubs and such. Without the flexibility to offer space for these events, the farm would be forced to close its doors.

Second, Springdale Farm is seeking to terminate a restrictive covenant that was put on the property in 1999, which states that if they should ever cease to run their landscape business, the zoning would revert back to Light Industry and Single Family. The evolution of the property as an Urban Farm, a use not defined in the Code at the time of the original covenant, has extended the property beyond the limitations in the covenant.

Finally, I urge to you grant the farm's request to change to their Future Land Use Map from Single Family to Mixed Use. They are currently operating under a Commercial Services zoning of CS-MU, which does not account for their true variety of uses.

Springdale Farm is a gem that helps make our community special. I am confident that Council and city staff can find a solution that benefits all stakeholders. If you have any questions, please do not hesitate to contact my office at (512) 463-0674.

Regards,

A handwritten signature in blue ink that reads "E Rodriguez".

Eddie Rodriguez
State Representative, HD 51

Chaffin, Heather

C3

121

From: Erin Harper (CE WPC) <Erin.Harper@wholefoods.com>
Sent: Thursday, October 09, 2014 3:54 PM
To: Chaffin, Heather
Subject: Support Springdale Farm

Hi Heather

I read that you were the Case Manager for the Zoning Issues with Springdale. I just wanted to forward you the message that was sent to City Council today. Please let me know if there is anything else I can do to show my support.

Sincerely,
Erin

Dear City Council, Thank you very much for taking the time to read this message.

I am so very appreciative of the community that has been created at Springdale Farms over the past 5 years. Having access to an educational, agrarian space within our urban borders is one of the things that makes Austin so special and unique. And if you are unaware, Eden East is one of the crown jewels of our burgeoning dining scene. Please don't take away a vital part of Springdale's income by denying them zoning for events. If you do, you are not only contributing to the extinction of a dying breed of sustainable small farms, but you are also chokeholding capitalism and entrepreneurialism. This in a community that touts itself as being a bastion and a harbor for entrepreneurs. Please consider what kind of Austin we want to create in the next 20, 30, 50 years. I for one, want one where small businesses, chefs, farmers and artists are given the opportunity to thrive without the constant fear and financial struggle of overly burdensome city ordinances. That can happen if you would just loosen the administrative burden for which they are now yoked. To lose Springdale Farms would take away a vital part of what is Keeping Austin Weird. Please reconsider the restrictive zoning requirements. Thank you so much for your consideration - I sincerely look forward to the upcoming city council elections. Warmly, Erin Harper

Erin Harper
[Local Producer Loan Program](#)
Whole Foods Market
512-542-0895



Chaffin, Heather

From: Zachary Herigodt <zachary@yardfarmaustin.com>
Sent: Thursday, October 09, 2014 5:43 PM
To: Chaffin, Heather
Subject: Austin Farms

C3
122

I would like to voice my support for Austin Urban Farms!

--

Zachary
541.968.6213



Gardens you can eat.

  7204 Shelton Road, 78725

Chaffin, Heather

From: udefox@hotmail.com on behalf of Kristen Ude <dr.ude@udechiro.com>
Sent: Thursday, October 09, 2014 5:49 PM
To: Chaffin, Heather
Subject: Springdale Farm

C3
T23

Dear Ms. Chaffin,

I'm writing to express how important I feel Springdale Farm is to the Austin community. I ask that city council help to preserve the farm and allow them to host functions on their peaceful, organic grounds. This is a safe haven for people with serious health challenges that rely on locally grown, organic food to literally stay alive. Every speck of person who organically farms and shares this and educates people on food and health is of utmost importance to Austin, as we are a mecca for food-conscious, healthy people. Please do not delay taking action to help Springdale Farm host functions like weddings and provide much needed real food to the community.

Thank you for your service.

Sincerely,

Kristen Ude

Kristen Ude, DC, CCN [you-dee]

Integrated Chiropractic Wellness

1600 W. 38th St. Suite 412

Austin, TX 78731

www.udechiro.com

Phone: 512-970-8883

Chaffin, Heather

From: austinslowburn@austin.tx.com
Sent: Friday, October 10, 2014 6:27 AM
To: Chaffin, Heather
Subject: Support Springdale Farm

C3
124

Howdy Heather, Kevin from Austin Slow Burn here. It was pretty evident to me a couple weekends ago that the community loves and supports Springdale Farms. Any thing you can do to speed up the process to allow the farm to hold special functions will be greatly appreciated by all. It is time to back up your talk about what we claim Austin to be. Thanks.

Peace Love & Chiles, Kevin

Kevin Lewis, chef/owner

Austin Slow Burn

www.austinslowburn.com

Chaffin, Heather

From: Laura Cassanova-Wells <lauracassanovawells@gmail.com>
Sent: Friday, October 10, 2014 7:45 AM
To: Chaffin, Heather
Subject: Support Springdale Farm

C3
PES

Springdale farm is an area of interest that continues to make Austin original. It is very important to the people of the city to preserve this community and our human links to nature. Please do not restrict the activities that occur in this area. They are as important to Austin and its people as the Farmers Markets.
Thank you.

Laura Cassanova-Wells MSN RN CCRN

"Although the problems of the world are increasingly complex, the solutions remain embarrassingly simple."
— Bill Mollison (a founder of the permaculture design movement)

Chaffin, Heather

From: tom.thornton@gmail.com on behalf of Tom Thornton <tom@culturemap.com>
Sent: Friday, October 10, 2014 11:20 AM
To: Chaffin, Heather
Subject: Fwd: Email from austintexas.gov to All Council Members: The Importance Of Springdale Farm

Good morning.

This note is intended to express support for Springdale Farm, and for all urban farms in Austin.

As both a food writer and a non-profit board member at the Austin Food & Wine Alliance, I see weekly that Springdale is a valuable resource to our city, especially in a time of great growth and change. The ability to take a small child to a farm to see vegetables grow or to have them sample those foods grown on the farm during dinners and special events helps connect the source to the plate, and helps all visitors better understand why not all food is equal.

The events like supper clubs at Springdale are also important - their thoughtful chefs work hard to procure local food - not just from Springdale, but from local ranchers, citrus farmers, and small business owners both in Austin and around Texas. They contribute positively to the neighborhood and the city's culture. When Michelin-starred chef Marcus Samuelsson hosted a food event in Austin, he went to Springdale to host it due to their outstanding reputation.

These folks are positive and benevolent influences on our town, and we need them to help keep Austin the great place that it is. Please help them find a way forward to continue their needed and important operations without imposing burdensome restrictions that endanger their ability to earn a reasonable living. Thank you.

Best,
Tom Thornton
Food & Drink Editor, CultureMap Austin
Board Member, Austin Food & Wine Alliance
512.636.0672

Chaffin, Heather

From: Alain Braux alainob@gmail.com
Sent: Friday, October 10, 2014 2:21 PM
To: Chaffin, Heather
Subject: Support Springdale Farm

C3
127

Hello Heather

Please ask Austin city council to allow us to continue to host functions on the farm and NOT to delay taking action on this important community farm.

Sincerely,

Alain Braux

Executive Chef - Culinary Nutritionist

A Votre Sante - To Your Health Nutritional Services

Award-winning Health Author of:

"GMO 101 - A Practical Guide"

"Paleo French Cuisine"

"Healthy French Cuisine for Less Than \$10/Day"

"Living Gluten and Dairy-Free with French Gourmet Food"

"How to Lower your Cholesterol with French Gourmet Food"

Alain [Website, Books and Blog](#)

Co-host of the [Low Carb Paleo Show](#)

Alain [Facebook Page](#)

Alain [LinkedIn Profile](#)

Alain [Twitter](#)

Note: To unsubscribe at any time, reply to this email with UNSUBSCRIBE in the subject line. Thank you.
Alain

Chaffin, Heather

C3

From: Desmond Ng <deslist@me.com>
Sent: Friday, October 10, 2014 10:13 PM
To: Chaffin, Heather
Subject: Support Springdale Farm

128

Hello,

I am writing in support of Springdale Farm in East Austin. As Austin grows, urban farms such as Springdale Farm becomes more and more important the source of fresh of vegetables for the community, city and its population. I live on the east side on east 6th and as a neighbor and part of the east community I stand in support of Springdale Farm. Please help preserve the farm by allowing them to continue to host functions on the farm. This is of utmost importance and time sensitive, so please do NOT to delay taking action.

- desmond

Chaffin, Heather

C3
129

From: Yvonne Hansen [REDACTED]
Sent: Saturday, October 11, 2014 10:03 AM
To: Chaffin, Heather
Subject: Support Springdale Farm

Heather,

Below is the comment I sent to our City Council on behalf of Springdale Farm, and I fwd to you FYI:

Many sites conduct fundraisers including private homes for political purposes, noteworthy homes and apartments in support of green building and solar energy, planting organic gardens to raise food and give it away. These efforts increase the spectrum of diversity, and diversity, among other attributes, is Austin. I urge you to include Springdale Farm as a site that both grows food and conducts fundraisers and EDUCATES. Just being on a farm, like Springdale or Boggy Creek, educates and inspires visitors. Support Springdale Farm and its many diverse activities. Thank you.

I included reference to green building and solar (TXSES) because I have been involved in the Cool House Tour since its inception about 16 years ago and remain the last of the originals so involved.

Yvonne Hansen
[REDACTED]

Chaffin, Heather

C3

130

From: Katy Retherford <kretherford@allianceabroad.com>
Sent: Tuesday, October 14, 2014 7:43 PM
To: Chaffin, Heather
Subject: Support Springdale Farm

Importance: High

Hello Ms. Chaffin,

Please do not further delay action with regards to the Planning Commission discussion about urban farms and their right to host events on their property.

Austin's farms produce food, but also serve as a tremendously important link in our overall community structure. It is vital they can host events on their farms in order to keep their doors open--as small family farming is not, nor has it ever been, a financially lucrative business.

Please take action to preserve the rights of these farm owners' to use their properties not only to nourish our bellies, but also to nourish our souls with opportunities for community.

Thank you!

Warmly,

[Katy Retherford](#) | Support Services Associate | [Alliance Abroad Group](#)

1221 S. Mopac Expressway

Austin, TX - 78746 United States

T: 1-512-904-1136 | Toll-Free: 1-866-6ABROAD





C3
131

October 16, 2014

Attn: Austin City Council and Case Manager Ms. Heather Chaffin
Re: Support for Springdale Farm

Dear Councilmen and women,

The purpose of this letter is to express full support in allowing farmers Glenn and Paula Foore of Springdale Farm to continue what they've been doing for our area – providing healthy, real, accessible food (available both directly to consumers via their weekly farm stand as well as indirectly by supplying many of our local restaurants); opening up their farm for educational purposes regarding food production; and inviting folks to celebrate momentous life occasions in a beautiful rural, yet urban setting.

The hurdles and challenges that they have been through in the past year are threatening to close down their farm. Apart from wanting to support them for the reasons above, besides the fact that they are just downright amazing, kind, and generous people, we hope that they remain open for purely selfish reasons, as detailed below.

First and foremost, I can think of no better example apart from the fact that my two-year old son Everett refuses to eat carrots sourced or purchased from any grocery store; yet he will eat those dug from the dirt at Springdale Farm. (Even when cooked, he rejects store-bought carrots but will still eat Springdale Farm carrots.) This may sound trivial, but what is more important than the health of our children? It is saddening that so much of our youth does not know real food when they see it. Even Everett's young palate enjoys the flavors of a fresh carrot grown in sustainable, responsible ways. Springdale Farm has opened up their farm to other children (as well as adults!) for educational endeavors and tours, showing how healthy, delicious food is grown and harvested. And our kids don't have to drive an hour out of town to witness it; the beauty is that the farm is located where it is needed most – right here within Austin. On top of that, Springdale Farm opens up their farm for people to visit. Each weekend, Everett wants to visit farmers Glenn and Paula "and their chickens and ducks." There are many benefits regarding the growth of Austin; however, one of the negative impacts is that our green spaces are disappearing. In fact, since we've started visiting the farm, we now have many friends with kids who also make the weekly trip to visit the animals. We appreciate that Springdale Farm is only a short drive away and is somewhere we can take our child to play, see animals, and learn about food.

In addition to supporting us personally, the existence of Springdale Farm has supported me professionally as well. My husband and I own a cheese shop here in Austin, and Springdale Farm supplies us with fresh harvest to complement our cheeses. Not only does this help us economically, but it's a great convenience to our customers as well. Additionally, in the Spring of 2013, our business sought to launch a new endeavor we call our Pop-Up Picnics. We announce via social media that we're at a specific location handing out free cheese plates; if folks so choose, they can make a donation. Glenn

and Paula graciously offered Springdale Farm as the first location of our Pop-Up Picnic. They did this for free. We gave out 200 cheese picnic boxes within 30 minutes and made over \$1000 which was then donated to a local non-profit, the Sustainable Food Center. The graciousness of Paula and Glenn to do this (knowing that they could use the money too) shows that they are more interested in being a part of and contributing to our community.

C3
T32

The fact is that farming is not very lucrative, but people do it because they believe it's important. To be able to farm and provide us with all the benefits of local, organic, healthy food, Springdale Farm needs the potential additional income that opening up their farm to host events allows. If they are unable to books these events, the likelihood that they will have to close the gates to their farm for good is all too high. If that happens, not only will I lose a place to celebrate good food and to play outdoors with my children, as well as a source of food for my business and a location to host community events, but we'll all lose a gem that has actively worked towards making Austin unique. More importantly, we'll have let down two farmers (and their team) who have worked tirelessly to support and give to our community. It's time for Austin to support them back. I greatly appreciate you taking this letter into consideration regarding the future of Springdale Farm.

Sincerely,

Kendall Antonelli
Antonelli's Cheese Shop
4220 Duval Street
Austin, TX 78751
(512)531-9610
www.antonellischeese.com

Chaffin, Heather

C3
T33

From: Jo Ann Santangelo <me@joannasantangelo.com>
Sent: Saturday, October 18, 2014 9:24 AM
To: Chaffin, Heather
Subject: Support Springdale Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Heather,

I am an east Austin resident since 2006 and writing to you today to allow Springdale Farm to continue to host functions on their farm. I regularly shop at their farm stand and have attended several community fund raisers at Springdale Farm. This area of the city is a food wasteland, we shouldn't be trying to shut down urban farms but help them thrive and feed our city with sustainable, local food.

Kindest Regards,
Jo Ann

[Jo Ann Santangelo](#): visual storyteller : +1 (347) 891-0194
[Falcon 5](#) : a contained artspace | 705 Gunter Street, ATX 78702

Chaffin, Heather

Subject: FW: thank you from Lagunitas Brewing Company

C3

134

----- Forwarded message -----

From: David Green <David.Green@lagunitas.com>

Date: Mon, Oct 20, 2014 at 1:24 PM

Subject: thank you from Lagunitas Brewing Company

To: "paula@springdalefarmaustin.com" <paula@springdalefarmaustin.com>

Hey Paula,

My cohort and I Jimmy recently attended a dinner out at the farm hosted by y'all, featuring Toms Of Maine as part of SXSW Eco, and I had to say thank you!! your land is gorgeous, the air smelled rich, the colors vibrant, and the food.... Holy smokes! That is what real food is supposed to taste like! I remember a quote from a documentary that mentions that people are no longer eating food, but "food like Products". Your place gives a glimmer of hope that things can be as they were, as they should. The staff was amazing, people where amazing, and I couldn't think of a more welcoming environment. It felt like home, it felt like family. Thank you so much. What y'all are doing is what is right, keep it up! I travel the country for work, and have seen many amazing places, but damn it your place sticks out! Thank you again for your hospitality, I look forward to my next trip to Austin so I can come visit again. Also, I would love to extend some courtesy back. If you are ever in need of libations for the fodder, please reach out. If we can make it happen we will. Private parties, non-profit fundraisers, etc. if our beer can help, I would love to let it!

Until next time...

Cheers!

David Green

The Lagunitas Brewing Company

Mothership: [1.707.769.4495](tel:1.707.769.4495)

Telephone of the cellular variety: [1.707.480.4773](tel:1.707.480.4773)

Mail of the "E" variety: David.green@lagunitas.com

Site of the webbed variety: www.lagunitas.com

instagram: [@bearded_mumbles](#)

Carrier Pigeon: Blue Jay and Silent Squab

incase this stuff hasn't satisfied your needs: <http://sadtrombone.com>

C3
T35

"Lagunitas; Now in Flavors!"

-David Mayfield

--

Springdale Farm

Farm stand hours every Wednesday and Saturday from 9-1:00

755 Springdale Rd.

Austin, TX 78702

512-386-8899

Springdale Farm

<https://www.facebook.com/SpringdaleFarmATX>

<http://www.pinterest.com/springdaleATX/>

C3
136

October 20, 2014

To Whom It May Concern:

I Cresencio Licea, have been working with Mr Glen and Paola Foore's company for more than 22 years. My father also worked for Mr Foore for 5 years. The Foore's family has been like a family to me. The company has been here for a very long time as well as other businesses around the area. This is very convenient for customers since they already know where the company is and has been for many years. I will try to help the Foore family with what I can to keep there business in the same place.

Thank You,

Cresencio Licea

A handwritten signature in dark ink, appearing to be 'Cresencio Licea', with a stylized, cursive script.

October 21, 2017

To whom it may concern,

I write this letter as a worker of Springdale Farm. For more than 20 years I have worked in this company with my boss Gleen and Paula Foore. I can assure you that my co-workers and I are grate grateful for them. That's because they are good people that created a source of dignified work for us as workers. The jobs they create have given us the opportunity to sustain our family.

I request to the general community in general for support for this cause, so that this cause isn't removed or canceled.

Sincerely,

x Guerrero Pina

Chaffin, Heather

From: [REDACTED]
Sent: Tuesday, October 21, 2014 9:42 AM
To: Chaffin, Heather
Cc: Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Nortey, James - BC; bc-Brian.Roarke@austintexas.gov; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: Springdale Farm

Dear Ms Chaffin:

I am writing to express my support for Springdale Farm, in its request for zoning change to lift the restrictive covenant (or overlay) prohibiting outdoor entertainment on their commercially zoned property and amend the Future Land Use Map. The weddings, supper clubs, dinners and other events benefit the community and the City of Austin as well. This request is to keep the issue on the Planning Commission Agenda for September 28, 2014.

It is my understanding that Daniel Llanes, the president of the Johnston-Govalle Terrace Contact team will ask to postpone this agenda item to give the contact team more time with this issue. I attended the first meeting with the contact team, on September 10, 2014, wherein Mr. Llanes took over the meeting and didn't even allow the Foore's attorney to present her power point presentation to explain the issues. I believe she got to page 2, of her multi-page presentation. At that meeting, Llanes presented a petition signed by some neighbors against the zoning change, and told the Foore's that none of this would be happening, had they not taken the side of HausBar Farms in November of 2013, when the Amendment to the Urban Farm Ordinance was at issue. The contact team has made its decision, and no good will come from giving them more time. I know that the Foore's have attempted to meet with the contact team again, and Llanes has declined. I believe that any request for postponement of this issue to be disingenuous and in no way an attempt to resolve the issue between the parties.

Further, the City unintentionally sent the notices of the first planning commission meeting out too late, causing this Agenda item to be moved to the next meeting. This, albeit unintentional, delay should count as the delay that the contact team surely will request.

Please do not delay consideration of this matter any further, so that it can move on to City Council.

Thank you for your time,

Sincerely,

Chaffin, Heather

From: Lili Kazmann [REDACTED]
Sent: Tuesday, October 21, 2014 11:07 AM
To: Chaffin, Heather
Subject: PLEASE Support Springdale Farm!

C3
T39

Dear Ms. Chaffin,

I am emailing you to ask that you please do whatever is within your power to see that the Planning Commission Meeting scheduled for next Tuesday, October 28 is not postponed. We need to end this nearly 2 year long process so that Springdale Farm can get back to the business of farming!

Please support Springdale Farm and our local farmers!

Best regards,
Lilea Kazmann

Chaffin, Heather

From: Roxanna Smock <pin cushion2@shccglobal.net>
Sent: Tuesday, October 21, 2014 11:35 AM
To: Chaffin, Heather
Subject: Springdale Farm

Follow Up Flag: Follow up
Flag Status: Flagged

C3
~~139~~
140

Dear Ms. Chaffin -

I am a huge fan of Springdale Farm and the work that they do there. They have a hearing scheduled for October 28th. Please do not postpone it.

Thank you very much,
Roxanna Smock

Chaffin, Heather

From: Breanna Rollings <breanna.rollings@gmail.com>
Sent: Tuesday, October 21, 2014 12:05 PM
To: Chaffin, Heather
Subject: RE: Springdale Farm Planning Commission

C3
141

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Chaffin,

I am writing again to voice my support for Springdale Farm and to ask that the Planning Commission meeting on October 28 not be postponed. Springdale Farm, and other urban farms like it, are vital to the Austin community, not only for producing local organic foods but for bringing people together at the events and gatherings they host, including supper clubs and weddings. Please proceed with the meeting on October 28 and support Springdale Farm and urban farming. Please do not allow this ruling to be delayed further.

Thank you,
Breanna Rollings
Austin, TX

Chaffin, Heather

From: Jesse Bertron <hotelliesse@yahoo.com>
Sent: Tuesday, October 21, 2014 1:02 PM
To: Chaffin, Heather
Subject: I support Springdale Farm!

C3
142

Dear Heather,

I support Springdale Farm! And I request that their hearing not be pushed back from 10/28, where it is currently scheduled.

Thanks,

Jesse Bertron
1117 Christie
Austin, TX 78721

Chaffin, Heather

C3
143

From: David Barrow
Sent: Tuesday, October 21, 2014 11:28 AM
To: Chaffin, Heather; Chimenti, Danette - BC; Alfonso.Hernandez@austintexas.gov; Jean.Stevens@austintexas.gov; Stephen.Oliver@austintexas.gov; Richard.Hatfield@austintexas.gov; Jeff.Jack@austintexas.gov; James.Nortey@austintexas.gov; Brian.Roark@austintexas.gov; Lesley.Varghese@austintexas.gov; nuria.zaragoza@austintexas.gov
Subject: Springdale Farm, Conditional Overlay

To the esteemed Planning Commission of Austin,

Thanks for all the work you do for this City, to keep us growing, to keep us forward thinking and to keep us working together.

Springdale Farm is a commercially zoned property in East Austin. Similar to how all farms should grow diverse sets of crops, businesses need to have diverse business interests and income aspects.

The conditional overlay that Springdale Farm has currently forbids the farm from divesting its income aspects. As a long time East Side resident, employer, and business - they should and need to continue so that this community can continue to grow sustainably. Allowing them to host weddings (which brings in income for many companies), supper clubs (which helps feed many, many people from all over Austin) and other events that even support non-profits - will all increase the ability to stay in business.

Farms notoriously do not make enough money - on average nationally, small to medium sized farms made a profit of only \$1,400 a year! That is way below the poverty line. They do this, because they love to farm, love to feed people and have a passion that no one will understand - unless they farm themselves. These other events, Springdale helps to host, allow them to continue farming. It brings community, economic viability, food education, happy times, and family together on the East Side.

Please take off the conditional overlay, so they can continue what they love.

Best Regards and thanks for your time, effort and attention to this matter.

David Barrow

--

David Barrow
MultiMedia Producer
www.farmcitystate.com
<http://thehomegrownrevival.weebly.com/>
(510) 501-5505

Chaffin, Heather

From: Charles Barrow <charlesb@naturalepicurean.com>
Sent: Tuesday, October 21, 2014 1:21 PM
To: Chaffin, Heather; Chimenti, Danette - BC; Alfonso.Hernandez@austintexas.gov; Jean.Stevens@austintexas.gov; Stephen.Oliver@austintexas.gov; Richard.Hatfield@austintexas.gov; Jeff.Jack@austintexas.gov; James.Nortey@austintexas.gov; Brian.Roark@austintexas.gov; Lesley.Varghese@austintexas.gov; nuria.zaragoza@austintexas.gov
Subject: Springdale Farm, Conditional Overlay

C3
144

Planning Commission of Austin,

I'm wrtling to you today to show support for Springdale Farm. As a small, local business ourselves, we help support the local economy by purchasing produce from our local farms as much as possible for use in our health-supportive culinary classes.

Springdale Farm is a commercially zoned property in East Austin. Similar to how all farms should grow diverse sets of crops, businesses need to have diverse business interests and income aspects.

The conditional overlay that Springdale Farm has currently forbids the farm from divesting its income aspects. As a long time East Side resident, employer, and business, they should and need to continue so that this community can continue to grow sustainably. Allowing them to host weddings (which brings in income for many companies), supper clubs (which helps feed many, many people from all over Austin) and other events, which often support non-profits - will all increase the ability to stay in business.

Farms notoriously do not make enough money - on average nationally, small to medium sized farms made a profit of only \$1,400 a year! That is way below the poverty line. They do this, because they love to farm, love to feed people and have a passion that noone will understand - unless they farm themselves. These other events, Springdale helps to host, allow them to continue farming. It brings community, economic viability, food education, happy times, and family together on the East Side.

Please take off the conditional overlay, so they can continue to grow food.

Best Regards and thanks for your time, effort and attention to this matter.

Sincerely
- Charles

--
Charles Barrow
Director, The Natural Epicurean
512.381.6482
charlesb@naturalepicurean.com
www.naturalepicurean.com

Chaffin, Heather

From: Meagan Metcalf <meagan.metcalf@gmail.com>
Sent: Tuesday, October 21, 2014 6:02 PM
To: Chaffin, Heather
Subject: Support Springdale Farms

C3
T45

Please support Springdales Farms in their ongoing battle to amend the prohibition of Outdoor Entertainment on their property. I urge you not to postpone the meeting scheduled for next week. Thank you.

Meagan Metcalf
Lighting Designer - Chromeo
cell: +1.214.542.0187
skype: meagan.e.metcalf
www.meaganmetcalf.com

Chaffin, Heather

C3
T46

From: Desmond Ng <desmond.ng@me.com>
Sent: Tuesday, October 21, 2014 6:59 PM
To: Chaffin, Heather; Hernandez, Alfonso - BC; Jack, Jeff - BC; Oliver, Stephen - BC; Roark, Brian - BC; Stevens, Jean - BC; Zaragoza, Nuria - BC; Varghese, Lesley - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Nortey, James - BC
Subject: Springdale Farm

Hello,

I am writing to request that your meeting with Springdale Farm on October 28, 2014, not be postponed any longer. Please do not fall into the tactics of those who unreasonably oppose urban farms that brings great benefits, such as fresh local and accessible vegetables to Austin, providing jobs and economic benefits to the community. Running a small farm is no small feat and requires great effort. We should be supporting these farmers who do what they love to provide the community and city with fresh vegetables. As such, I urge you to amend Springdale's zoning to allow them to host supper clubs, fundraisers and other private orderly events. By allowing to do so provides them with financial support, but it also benefits for those that attends the events. Those that attends the event will see how their food is grown. We have so many people, children and adults alike that doesn't know where their food come from or where even what their food look like in native.

I respectfully ask that you consider the great benefits of urban farms like Springdale Farm provides to the community but also to the city of Austin. I don't forward to a Austin future where urban farms are not allowed to exist sustainably and we get all our food from far away places where nutrition is compromised and no near by farms to educate the community what it takes to grow food.

Best,

Desmond Ng
1305 E 6th St #7
Austin, TX 78702

Chaffin, Heather

C3

From: Karen OGrady [REDACTED]
Sent: Wednesday, October 22, 2014 10:23 AM
To: Chaffin, Heather
Subject: Springdale Farm

747

Dear Ms. Chaffin,

I am writing to ask you to pass the zoning, Neighborhood Plan Amendment and Restrictive Covenant applications submitted by Springdale Farm, and to not delay the vote.

My family and I appreciate what Springdale Farm provides our community and our city, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,
Karen O'Grady
512-738-0197

Chaffin, Heather

C3

148

From: Kathy [REDACTED]
Sent: Wednesday, October 22, 2014 10:34 PM
To: Chaffin, Heather
Subject: Springdale farm

Follow Up Flag: Follow up
Flag Status: Flagged

Hello! I am a supporter do all urban farms. I am asking that you do not postpone this hearing on the 28th of Oct.
Springdale needs our help now!

Thanks,

Kathy Vidal

Sent from my iPad

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0123

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Oct 28, 2014, Planning Commission

Nov 6, 2014, City Council

Frank Plumley
Your Name (please print)

☒ I am in favor
☐ I object

4705 MILBURN LN
Your address(es) affected by this application

Frank Plumley 10/21/14
Signature Date

Daytime Telephone: (512) 385-2688

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

received

10-22-2014

149

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: <http://www.austintexas.gov/development>.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-99-2061(RCT)

Persona designada: Heather Chaffin, 512-974-2122

Audiencia Publica: Oct 28, 2014, Planning Commission

Nov 6, 2014, City Council

Frank Plumley

Su nombre (en letra de molde)

4705 Milbuen Ln

Su domicilio(s) afectado(s) por esta solicitud

Frank Plumley

Firma

10/24/14

Fecha

Daytime Telephone: (512) 385-2688

Comments: _____

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

received

10-22-2014

C3

13

Chaffin, Heather

C3
151

From: Jessie Wright [redacted]
Sent: Thursday, October 23, 2014 8:51 AM
To: Chaffin, Heather
Subject: Springdale Farm

My name is Jessie Wright and I want to voice my strong support for Springdale Farm. Providing fresh, healthy food to the Austin community is one of the things that makes this farm so wonderful but their contribution doesn't stop there. It is a place to bring people together through weddings, fundraisers, dinners, etc. It is part of what makes the Austin culture so special and I am asking you to support Springdale Farm and to NOT postpone upcoming meeting. Thank you for your time.

Jessie Wright

Chaffin, Heather

C3

TS2

From: Michelle Hernandez [mailto:mhernandez@cityofaustin.com]
Sent: Thursday, October 23, 2014 9:19 AM
To: Chaffin, Heather
Subject: No delay for 10/28 Springdale Farm meeting

Ms. Chaffin,

I encourage your assistance however possible to insure there is no postponement of the 10/28 Planning Commission agenda item on Springdale Farm. Springdale Farm supports Imagine Austin's goals in numerous ways, as more fully outlined below this message. The time for review and a decision is now so that Austin's urban farmers, the backbone of our local food production system, can get back to what they do best - farming and providing our community, with fresh, local, organic produce, education, and community.

Thank you for your consideration,
Michelle Hernandez

SOME WAYS SPRINGDALE FARM SUPPORTS IMAGINE AUSTIN'S GOALS:

1. Production - the growth and production of the basic food groups that come into the city including meat, poultry, fish, and produce.

Imagine Austin says:

E P18. Develop a sustainable local food system by encouraging all sectors of the local food economy, including production, processing, distribution, consumption, and waste recovery.

S A10 Facilitate a strong and sustainable local food system by linking farmers, distributors, and markets and create programs and partnerships to ensure profitable local food enterprises throughout all five food sectors—production, processing, distribution, consumption, and waste recovery.

2. Access and Consumption - diverse and equitable access to healthy food, and education to make healthy choices.

Imagine Austin says:

S P6. Promote the availability of and educate the community about healthy food choices, including "slow food" (local food traditions, small-scale food processing, and organic agriculture) and nutritional education programs.

S P7. Provide broad access to fresh foods, local farmers markets, co-ops, grocery stores, community gardens, and healthy restaurants in neighborhoods.

S A12 Reduce obesity and other diet-related diseases by establishing local fresh food initiatives in institutions such as schools, colleges, universities, hospitals, nursing homes, city and county departments and facilities and by implementing and encouraging purchasing policies that support local and sustainable foods.

3. Preserving Land for Growing Food

Imagine Austin says:

LUT P23. Integrate citywide and regional green infrastructure to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands, and the trail system into the urban environment and the transportation network.

CE P1. Permanently preserve areas of the greatest environmental and agricultural value CE P3. Expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P5. Expand regional programs and planning for the purchase of conservation easements and open space for aquifer protection, stream and water quality protection, and wildlife habitat conservation, as well as sustainable agriculture.

LUT A36. Incentivize appropriately-scaled and located green infrastructure and public spaces, such as parks, plazas, greenways, trails, urban agriculture and/or open space in new development and redevelopment projects.

CE A11. Develop regulations and incentives to protect prime farmland such as transferable development rights, farmland trusts, farmland mitigation, and conservation easements.

CE A12. Support local farmers by creating incentives and removing regulatory barriers, offering tailored small business support, and creating public information campaigns to promote local food.

CFS A38. Develop incentives and coordinate regulations to promote innovative water and grey water re-use options for building and site design, landscape maintenance, and agricultural irrigation.

Chaffin, Heather

From: Alice Timberlake <alicerit@sbcglobal.net>
Sent: Thursday, October 23, 2014 9:50 AM
To: Chaffin, Heather
Subject: Springdale Farms

C3
154

I am contacting you asking that you please support Springdale Farms!!! They add so much to our community.

Chaffin, Heather

From: Kathryn Hutchison <austingastronomist@gmail.com>
Sent: Thursday, October 23, 2014 5:21 PM
To: Chaffin, Heather
Subject: Springdale Farm

C3
155

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Chaffin,

My name is Kathryn Hutchison. I am writing today to voice my support for Springdale Farm in the zoning matter on which you are working. The events held on the farm are meaningful and important to the Austin food community, and to me personally. They are also imperative to the financial health of the farm. I am asking you to pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm. Please do not delay the vote. I am grateful to have Springdale Farm as part of my community, and I would like to see this resolved without delay.

Sincerely,

Kathryn Hutchison

--

Kathryn Hutchison
512-695-2242
President, [Austin Food Blogger Alliance](#)
Co-founder, [Austin Bakes](#)
Blogger, [The Austin Gastronomist](#)

Chaffin, Heather

From: Elissa Sexton <esexton@hcastv@gmail.com>
Sent: Thursday, October 23, 2014 8:11 PM
To: Chaffin, Heather
Subject: Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm

C3
156

Dear Heather

I am writing to ask you to pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm. Please do not delay the vote. We appreciate that Springdale Farms is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

*Elissa Sexton
512-799-4437*

elissa sexton

REALTOR

Sky Realty

512-799-4437

<esexton@hcastv@gmail.com>
esexton@hcastv.com

Oh, by the way, if you know anyone who might be interested in buying, selling, or investing in real estate, please call or email me with their name and number and I will contact them directly. Rest assured they will receive the high quality customer service you expect from me!

I'm licensed to do business in the state of Texas by the Texas Real Estate Commission #540249
[Information About Brokerage Services](#)

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Chaffin, Heather

From: Swelker@harriswelkerarchitects.com
Sent: Thursday, October 23, 2014 9:28 PM
To: Chaffin, Heather
Subject: Pass Springdale farm application

C3
TS7

Dear Ms. Chaffin,

I am writing to ask you to pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm. Please do not delay the vote. We appreciate that Springdale Farms is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

Susan Harris Welker, AIA

Harris Welker Architects

www.harriswelkerarchitects.com

512.329.5998

Chaffin, Heather

From: Jason Carrion <jcarrion1976@gmail.com>
Sent: Friday, October 24, 2014 9:43 AM
To: Chaffin, Heather
Subject: Support Springdale Farms

C3
T58

Dear Heather Chaffin,

Please help pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm. Springdale Farms helps make a better Austin by bringing healthy alternatives to our town and we need you to support them. Please support them by voting for this ordinance.

Sincerely,

Jason Carrion
312-285-0534