

## **ZONING CHANGE REVIEW SHEET**

**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.

**PLANNING COMMISSION RECOMMENDATION:**

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

October 28, 2014: TO GRANT CS-MU-CO-NP, TO CHANGE A CONDITION OF ZONING, AS RECOMMENDED BY STAFF, WITH THE FOLLOWING CHANGES: THE MAXIMUM NUMBER OF OUTDOOR ENTERTAINMENT EVENTS PER YEAR SHALL NOT BE A CONDITION OF ZONING, AND MAY BE ADDRESSED AT TIME OF CONDITIONAL USE PERMIT; OUTDOOR ENTERTAINMENT EVENTS, INCLUDING SET-UP, SHALL NOT BEGIN BEFORE 3:00 P.M. ON SCHOOL DAYS; AND THE DECIBEL LIMIT AT THE PROPERTY LINE SHALL BE 75 db MAXIMUM. (8-0) [J. Nortey- 1<sup>st</sup>, A. Hernandez- 2<sup>nd</sup>]

**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 Valid Petition against the rezoning request; at time of the preparation of this report, 20.08% of applicable signatures have been obtained. Please refer to *Exhibit B (Valid 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 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>
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: This item was postponed on consent to November 20, 2014 at the neighborhood's request on Council Member Morrison's motion, Council Member Martinez' second on a 6-0 vote. Council Member Spelman was absent.

November 20, 2014:

**ORDINANCE READINGS:** 1<sup>st</sup>    2<sup>nd</sup>    3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

**PHONE:** 974-2122

**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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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.

**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

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

## ENVIRONMENTAL

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)	Kennels
Maintenance and Service Facilities	Laundry Services
Art and Craft Studio (General)	Monument Retail Sales
Automotive Rental	Off-Site Accessory Parking
Automotive Repair Services	Outdoor Entertainment
Automotive Sales	Outdoor Sports and Recreation
Automotive Washing (Of Any Type)	Pawn Shop Services
Business or Trade School	Personal Improvement Services
Business Support Services	Personal Services
Campground	Pet Services
Commercial Blood Plasma Center	Research Services
Commercial Off-Street Parking	Restaurant (Drive-In, Fast Food)
Consumer Convenience Services	Restaurant (Limited, General)
Consumer Repair Services	Service Station
Convenience Storage	Theater
Drop-Off Recycling Collection Facility	Vehicle Storage
Electronic Prototype Assembly	Veterinary Services
Equipment Repair Services	Custom Manufacturing
Equipment Sales	Club or Lounge
Limited Warehousing & Distribution	College and University Facilities
Exterminating Services	Congregate Living
Community Recreation (Public & Private)	Residential Treatment
Financial Services	Transitional Housing
Food Sales	Transportation Terminal
Funeral Services	Hotel-Motel
General Retail Sales (Convenience)	Indoor Entertainment
General Retail Sales (General)	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.

**PASSED AND APPROVED**

December 16, 1999

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Andrew Martin*

Andrew Martin  
City Attorney

ATTEST:

*Shirley A. Brown*

Shirley A. Brown  
City Clerk



# Austin American-Statesman

PO#: 991216100  
Ad ID#: 1AM401000  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Debi J Delk

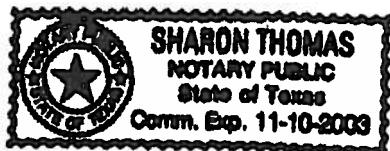
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	1/13/00	Last Published:	1/13/00
Times Published:	1	Classification:	9980
Lines:	17	Cost:	\$50.32

and that the attached is a true copy of said advertisement.

Debi J Delk

SWORN AND SUBSCRIBED TO BEFORE ME, this the 13th day of Jan 2000



Sharon Thomas  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO. 991216-100  
AN ORDINANCE REZONING AND  
CHANGING THE ZONING MAP AC-  
COMPANYING CHAPTER 253 OF  
THE CITY CODE AS FOLLOWS:  
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**Govalle/Johnston Terrace Neighborhood Contact Team**  
***Strength Through Unity***

**EXHIBIT B**

September 10, 2014

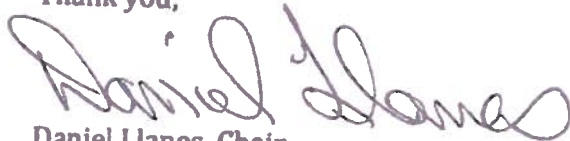
On behalf of the Govalle/Johnston Terrace Neighborhood Contact Team, I submit this letter to express our **OPPOSITION** to the proposed changes for:

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**

Date: 10/29/2014

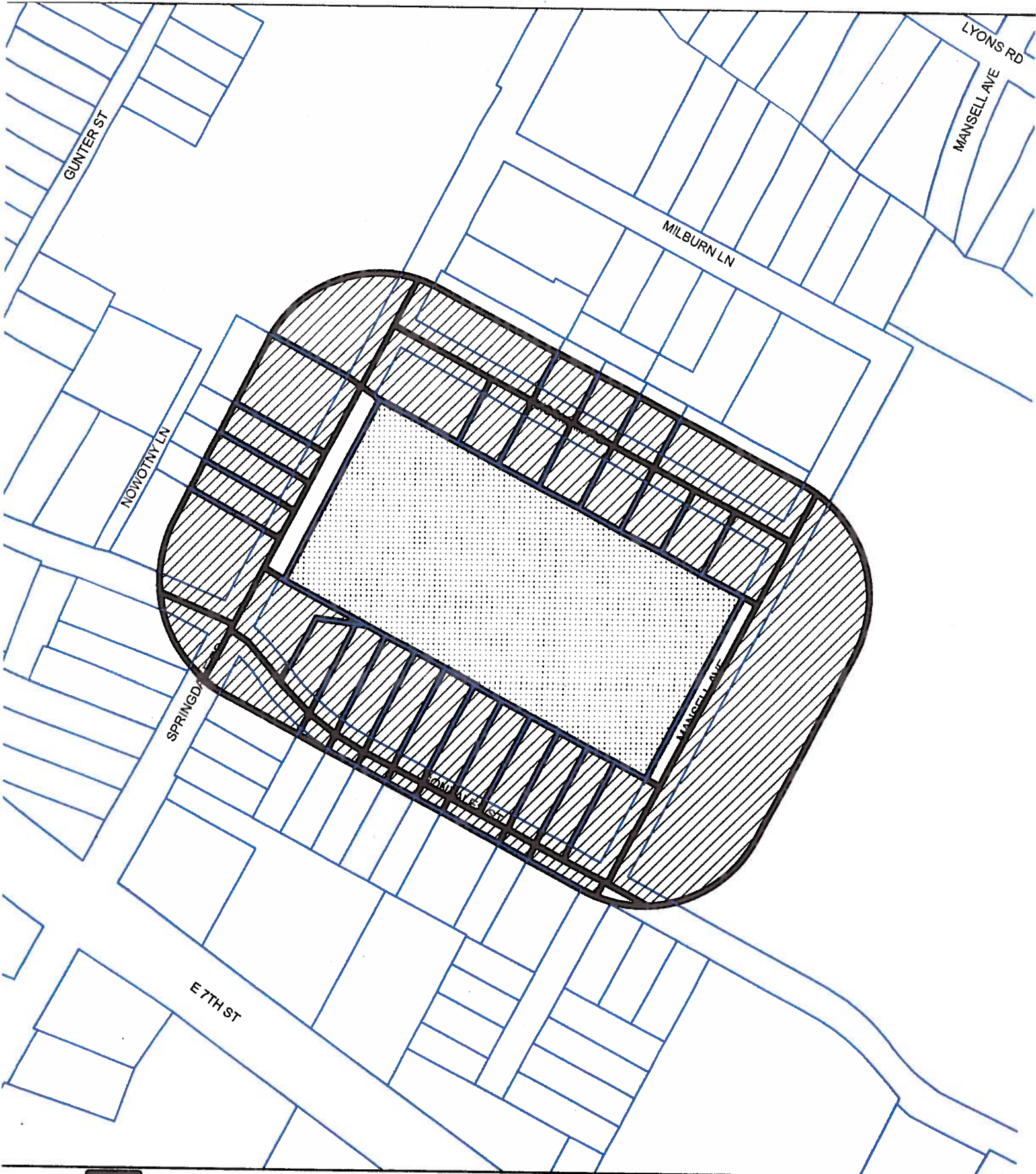
Total Square Footage of Buffer: 516916.341


Percentage of Square Footage Owned by Petitioners Within Buffer: 20.08%

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	1.71%
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	yes	20146.00	3.90%
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	0.24%
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%
<b>Total</b>				<b>495760.87</b>	<b>20.08%</b>







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.



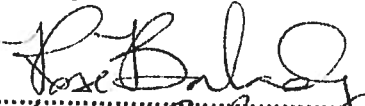

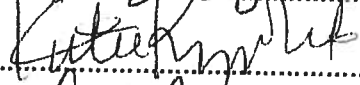
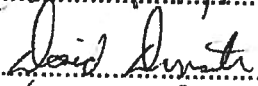
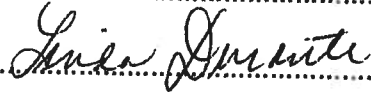
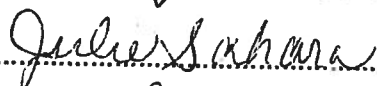

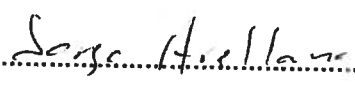

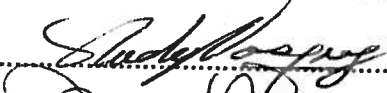
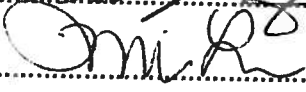
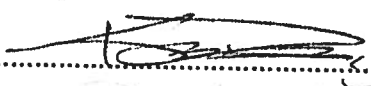
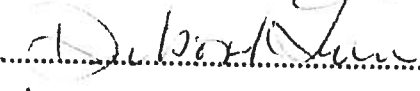
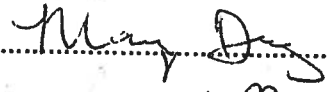
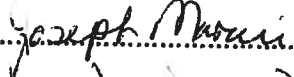

# VALID PETITION

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		4700 Gonzales St.
Alex Baladez		4700 Gonzales St.
Kate Probst		4607 Gonzales St.
David Durante		4707 Gonzales St.
Linda Durante		4707 Gonzales St.
Julie Sahara		4805 Gonzales St.
Fred Sahara		4805 Gonzales St.
Serge Arellano		4704 Gonzales St.
LOUIS C. GARCIA		4701 Gonzales St.
Rudy Vasquez		4701 Gonzales St.
Jovanna Luna		4610 Gonzales St.
Michelle Diaz		4610 Gonzales St.
Deborah Luna		4610 Gonzales St.
Mary Diaz		4610 Gonzales St.
Joseph Mami		4610 Gonzales St.
Jessica Doria		4610 Gonzales St.



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






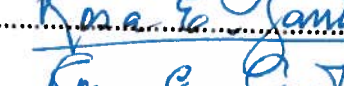





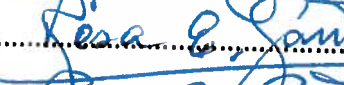



VALID PETITION

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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 <sup>th</sup> Street .....
Rosa E. Santis.....		3528 E. 7th Street.....
Rosa E. Santis.....		4600 E. 7 <sup>th</sup> 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 Case No. C14-99-2061

EXHIBIT E

991216-100

**RESTRICTIVE 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;

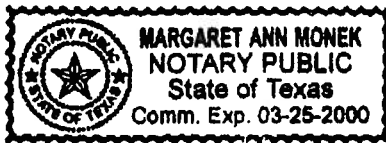
NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall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

**THE STATE OF TEXAS**  
**COUNTY OF TRAVIS**

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



Margaret A. Morek  
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**

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

## Chaffin, Heather

---

**From:** Jake Herrle [REDACTED]  
**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: [jake@jakeherrle.com](mailto:jake@jakeherrle.com)

[www.jakeherrle.com](http://www.jakeherrle.com)

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

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

## Chaffin, Heather

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**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**

---

**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

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**From:** [REDACTED] on behalf of Kristi Willis <kwillis512@gmail.com>  
**Sent:** Tuesday, September 23, 2014 8:39 AM  
**To:** Chaffin, Heather  
**Subject:** Fwd: Email from austin texas.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](http://www.kristiwillis.com)  
512.415.0346

**Chaffin, Heather**

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**From:** James Pricer <[REDACTED]>  
**Sent:** Tuesday, September 23, 2014 8:38 AM  
**To:** Chaffin, Heather  
**Subject:** urban farms

I support Springdale Farm.

## Chaffin, Heather

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**From:** Kathy Wimbish ~~XXXXXXXXXX~~  
**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](http://www.ilcor.com)**

## Chaffin, Heather

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**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**

---

**From:** Sabia Siddiqi <Sabia.Siddiqi@gsdm.com>  
**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 6<sup>th</sup> Street, Austin, TX 78703  
512-466-4471

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This e-mail is intended only for the named person or entity to which it is addressed and contains valuable business information that is proprietary, privileged, confidential and/or otherwise protected from disclosure. If you received this email in error, any review, use, dissemination, distribution or copying of this email is strictly prohibited. Please notify us immediately of the error via email to [disclaimerinquiries@gsdm.com](mailto:disclaimerinquiries@gsdm.com) and please delete the email from your system, retaining no copies in any media. We appreciate your cooperation.  
-----gsdm.legal.disclaimer.03242011

## Chaffin, Heather

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**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**

---

**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

**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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Thank you.

\*\*\*\*\*

CLLD

**Chaffin, Heather**

---

**From:** Valerie Broussard <valerie@vrbroussardconsulting.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.vrbroussardconsulting.com](http://www.vrbroussardconsulting.com)  
[512.609.0250](tel:512.609.0250)

## Chaffin, Heather

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**From:** Noelle Salerno [REDACTED]  
**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

---

**From:** Michael Fojtasek <~~Michael.Fojtasek@olamaiaaustin.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.olamaiaaustin.com](http://www.olamaiaaustin.com)

## Chaffin, Heather

---

**From:** Chad Dolezal  
**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](http://www.TheHightowerAustin.com)

**Chaffin, Heather**

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**From:** Mona Higgins <mona.kay@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**

---

**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**

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**From:** Sharon Gerhardt <[REDACTED]>  
**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**

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**From:** FranklinBarbecue <[REDACTED]>  
**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

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**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

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**From:** Kati Freytag [mailto:katinoves@gmail.com]  
**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

---

**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](http://www.demandmedia.com)  
~~Britni.McCotter@demandmedia.com~~  
O: 512.579.5332  
C: 480.363.4174

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## Chaffin, Heather

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**From:** Donna O'Klock <[donnaoklock@gmail.com](mailto: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](mailto:donnaoklock@gmail.com)

cell: [512.825.9088](tel:512.825.9088)

[www.springdalefarms.com](http://www.springdalefarms.com)

## Chaffin, Heather

---

**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

---

**From:** Rhianna [ladyvegas@gmail.com]  
**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**

---

**From:** Sandy Bartel [sandybartel@gmail.com]  
**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

---

**From:** Ava <avacox1@yahoo.com>  
**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

---

**From:** Nicholas Baxter [burningxhope@gmail.com](mailto:burningxhope@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](http://www.nickbaxter.com)  
[www.nbaxter.com](http://www.nbaxter.com)

*"Live without dead time."*

## **Chaffin, Heather**

---

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

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

## Chaffin, Heather

---

**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*

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## 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

---

**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**

---

**From:** Paul N [pnorris@austin.rr.com]  
**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

---

**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

---

**From:** Briana Miriani [briana@grandecom.net](mailto:briana@grandecom.net)  
**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](mailto:briana@triplemintrealestate.com)  
[www.triplemintrealestate.com](http://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

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

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**From:** Mary L Dye [REDACTED]  
**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

---

**From:** Julie Bryant <julie.bryant14@capstonemanagement.com>  
**Sent:** Wednesday, September 24, 2014 11:26 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farms

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.bryant14@capstonemanagement.com](mailto:julie.bryant14@capstonemanagement.com) | [www.capstonemanagement.com](http://www.capstonemanagement.com)

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**Chaffin, Heather**

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**From:** Michele Smith <cx2livewell@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**

---

**From:** Murphy-Smith, Michele <mms@austin.utexas.edu>  
**Sent:** Wednesday, September 24, 2014 1:21 PM  
**To:** Chaffin, Heather  
**Cc:** Michele Murphy-Smith (x2)  
**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

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**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](http://www.vrbo.com/562816)  
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twitter [www.twitter.com/HausBarFarms](http://www.twitter.com/HausBarFarms)



**Chaffin, Heather**

---

**From:** outlook\_7ea2147ad23062d6@outlook.com on behalf of Debby Oatman  
**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**

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

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**

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**From:** Clara Serrano [REDACTED]  
**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 its 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**

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**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**

**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](http://ellensweets.blogspot.com)

*"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

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

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

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**From:** Chris Browarski <chris@ccbdesigns.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

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**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

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**From:** Macy Ryan <macymchethan@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**

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**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](http://www.meaganmetcalf.com)

**Chaffin, Heather**

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**From:** Sara Smith [REDACTED]  
**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**

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

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**

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**From:** Robyn Gardner [REDACTED]  
**Sent:** Monday, September 29, 2014 8:47 AM  
**To:** Chaffin, Heather

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

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

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**

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**From:** Pat Culler <[REDACTED]>  
**Sent:** Monday, September 29, 2014 5:18 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

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

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**From:** Cathy Trifiro  
**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 2<sup>nd</sup> 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

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,

Eddie Rodriguez  
State Representative, HD 51

## Chaffin, Heather

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**From:** Erin Harper (CE WPC) <[REDACTED]>  
**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**

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

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

--

Zachary  
541.968.6213



  7204 Shelton Road, 78725



**Chaffin, Heather**

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**From:** udefox@hotmail.com or heather@springdalefarm.com  
**Sent:** Thursday, October 09, 2014 5:49 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Kristen Ude

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](http://www.udechiro.com)  
Phone: 512-970-8883*

**Chaffin, Heather**

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

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](http://www.austinslowburn.com)

**Chaffin, Heather**

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

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  
**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

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**From:** Alain Braux [alaincb@gmail.com](mailto:alaincb@gmail.com)  
**Sent:** Friday, October 10, 2014 2:21 PM  
**To:** Chaffin, Heather  
**Subject:** Support Springdale Farm

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

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

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 leave 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**

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**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

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**From:** Katy Retherford <~~kathy.retherford@allianceabroad.org~~>  
**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







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.

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](http://www.antonellischeese.com)

## Chaffin, Heather

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**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

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

**From:** David Green <[REDACTED]>  
**Date:** Mon, Oct 20, 2014 at 1:24 PM  
**Subject:** thank you from Lagunitas Brewing Company  
**To:** "[REDACTED]" <[REDACTED]>

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: [\[REDACTED\]](mailto:[REDACTED])

Site of the webbed variety: [www.lagunitas.com](http://www.lagunitas.com)

instagram: [@bearded\\_mumbler](#)

Carrier Pigeon: Blue Jay and Silent Squab

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

*"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/>

**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 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 read 'Cresencio Licea', with a large, stylized initial 'C' and 'L'.

October

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 Juan Peña

**Chaffin, Heather**

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**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**

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

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

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**From:** Roxanna Smock <pincushion2@sbcglobal.net>  
**Sent:** Tuesday, October 21, 2014 11:35 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**

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

**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**

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**From:** Jesse Bertron [REDACTED]  
**Sent:** Tuesday, October 21, 2014 1:02 PM  
**To:** Chaffin, Heather  
**Subject:** I support Springdale Farm!

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**

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**From:** David Barrow [David.anchord@gmail.com]  
**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 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 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://www.farmcitystate.com)  
<http://thehomegrownrevival.weebly.com/>  
(510) 501-5505

## Chaffin, Heather

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**From:** Charles Barrow  
**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

Planning Commission of Austin,

I'm writing 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 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 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  
  
[www.naturalepicurean.com](http://www.naturalepicurean.com)

**Chaffin, Heather**

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

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](http://www.meaganmetcalf.com)

**Chaffin, Heather**

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**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**

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

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

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**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)

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

*Frank Plumley*  
Signature

*10/21/14*  
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*

## 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 propuesto 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, rezonificar 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

10/21/14

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

**Chaffin, Heather**

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**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**

**From:** Michelle Hernandez <mhernandez@ppobox.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, farm 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**

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

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



**Chaffin, Heather**

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

**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 <sextonintheCity@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

*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

sextonintheCity@gmail.com  
sextonintheCity.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!

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**Chaffin, Heather**

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**From:** [REDACTED]  
**Sent:** Thursday, October 23, 2014 9:28 PM  
**To:** Chaffin, Heather  
**Subject:** Pass Springdale farm application

*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](http://www.harriswelkerarchitects.com)

512.329.5998

**Chaffin, Heather**

---

**From:** Jason Carrion   
**Sent:** Friday, October 24, 2014 9:43 AM  
**To:** Chaffin, Heather  
**Subject:** Support Springdale Farms

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

October 28, 2014

**Postponement Request to after Nov. 8th: Springdale Farm**

Planning Commissioners,

There is a valid petition opposing the FLUM change and the prohibited use change for Springdale Farm, which has been signed by 22 of the 33 households surrounding Springdale Farm. This petition was submitted at the Sept. 14th meeting convened at Willie Mea Kirk Library by City staff person Maureen Meredith.

At that meeting there were no details or specifics given on the City's governing criteria for an outdoor event center/ what the rules for an outdoor event center look like or what specifically the applicant was proposing.

It wasn't until I got an email from City staff person Heather Chaffin on Oct. 7 outlining staff recommendations. This was the first time any of us saw any detail or specific criteria for what is being proposed. The Contact Team and the immediate neighbors did not have this information on or prior to Sept. 14<sup>th</sup>, and we have not had the opportunity to discuss this as a group.

This is why today we are opposed to any proposed changes.

As I communicated to you all in a previous email, the Govalle/Johnston Terrace Neighborhood Contact Team meets next on November 8<sup>th</sup>.

We are asking for a postponement so that the affected stakeholders have the opportunity to see what a specific proposal for operation, and what the City's governing criteria for such an operation look like, and to see if we can come to a mutually beneficial agreement.

I will say that we are categorically opposed and will continue to oppose any change to the FLUM and termination of conditional use overlay, but we are willing to consider the prohibited use change if we can find common ground.



Daniel Llanes, Chair

Govalle/Johnston Terrace Neighborhood Contact Team  
Representing the 22 homeowners who signed the Valid Petition

## Chaffin, Heather

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**From:** PODER Austin, Texas [mailto:heather.chaffin@cityofaustin.org]  
**Sent:** Tuesday, October 28, 2014 3:51 PM  
**To:** Chaffin, Heather  
**Subject:** Re: PODER- Postponement Request 755 Springdale C14-2014-0123- two week postponement

Request if for after November 8th, 2014. Thank you, Janie Rangel, PODER Board Chair

On Tue, Oct 28, 2014 at 2:38 PM, Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)> wrote:

All the Springdale Farm items will be:

Postponement Request by Neighborhood to unspecified date; Discussion Postponement.

Heather Chaffin, AICP

Senior Planner-- Zoning Review Division

Planning and Development Review Department

City of Austin

505 Barton Springs Road, Suite 500

Austin, Texas 78704

T: [512.974.2122](tel:512.974.2122)

F: [512.974.6054](tel:512.974.6054)

[heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

[www.cityofaustin.org](http://www.cityofaustin.org)

**From:** PODER Austin, Texas [mailto:heather.chaffin@cityofaustin.org]  
**Sent:** Sunday, October 26, 2014 1:45 PM  
**To:** Chimenti, Danette - BC; Roark, Brian - BC; Nortey, James - BC; Stevens, Jean - BC; Jack, Jeff - BC; Oliver, Stephen - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC; Hernandez, Alfonso - BC; [bc-Richard.Hatfield@austintexas.gov](mailto:bc-Richard.Hatfield@austintexas.gov); Chaffin, Heather; Daniel Llanes  
**Subject:** PODER- Postponement Request 755 Springdale C14-2014-0123- two week postponement

**Chaffin, Heather**

---

**From:** A Noyola [redacted]  
**Sent:** Tuesday, October 28, 2014 1:07 PM  
**To:** Chaffin, Heather  
**Subject:** C14-99-2016 and C14-99-2061

Hello,

As the owner of a home in the Johnston Govalle Nieghborhood plan area I am requesting a postponement of the above mentioned cases. Our neighborhood needs more time to review the restrictive covenant. We also have asked questions of staff that have not been answered such as:

1. What is an event center?
2. What category of zoning does it fall under?
3. What is in the restrictive covenant?

Staff has not answered those questions and we request that they be answered before moving forward. A two week postponement would allow for time to get answers and to discuss them with our neighbors. Thank you for your time and attention to this matter.

--

***Angelica Noyola***

**Program Director-Workforce Development**

512 939 6138

4926 East Cesar Chavez St.

Building A

Austin, Texas 78702

## Chaffin, Heather

---

**From:** Amy Wiggin <[\[REDACTED\]](mailto:amy@thinkeryaustin.org)>  
**Sent:** Tuesday, October 28, 2014 1:24 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farms Support

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,

Amy Wiggin

**Amy Wiggin | Camp Coordinator**  
Thinkery, the new Austin Children's Museum  
1830 Simond Ave, Austin, TX 78723  
512.469.6223 | [\[REDACTED\]](mailto:amy@thinkeryaustin.org)  
[thinkeryaustin.org](http://thinkeryaustin.org)





## Chaffin, Heather

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**From:** BEN MCCONNELL [REDACTED]  
**Sent:** Tuesday, October 28, 2014 11:17 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Hello, Heather:

I'm writing in support of the City Council granting Springdale the overlay exemption so that it may continue to help the community become smarter and healthier about locally grown food. As someone who is considering undertaking work that is similar to Springdale, I'd hate to think the City will penalize me for in-person education and outreach.

Sincerely,

Ben McConnell  
Bouldin Creek

**Chaffin, Heather**

---

**From:** Matti Bills  
**Sent:** Monday, October 27, 2014 8:48 PM  
**To:** Chaffin, Heather  
**Subject:** Sustainable farm events in place of need -

I am in full support of Springdale farm hosting events in single family zoning. Every single family zone should have an urban farm so we can raise awareness about growing and consuming real food that's less harmful on the environment (including people) than the food produced by subsidized monoculture farms that have a huge competitive advantage. It's not Springdale's fault that many of the people in the area don't have enough money to purchase their food. This is a consequence of economies of scale. Making it easier for local farms to accept food stamps will help this problem. In addition, people need to reconsider their priorities when spending the little money that they do have. Environmental public education will help this problem. -- the huge competitive advantage that industrial farms have over Springdale is a very complex problem, causing them to need supplemental income because they can't make enough money farming any less than the minimum efficient size (lowest production point at which long-run total avg costs are minimized). This is a huge problem that has snowballing effects, global warming being one of them. I'm a 23 year old environmental science student at the University of St. Edwards, minoring in business - currently enrolled in microeconomics, ethical analysis, urban ecology, bio cell and genetics lab, and global issues/global warming. I also own a small food business - Mum Foods - catering and selling food at the Texas farmers markets (CP and Mueller). I am a native Texan and have lived in Austin 20 of my 23 years.

Matti

Sent from my iPhone

## Chaffin, Heather

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**From:** Erin Flynn [farmererinflynn@gmail.com](mailto:farmererinflynn@gmail.com)  
**Sent:** Monday, October 27, 2014 7:49 PM  
**To:** Chaffin, Heather  
**Subject:** Green Gate Farms supports Springdale

Dear Ms. Chaffin:

"There is a wide variation in what constitutes a farm in the United States; however, when asked the question, 'How large would a crop and livestock operation have to be to be considered economically viable for the long term?' a group of Purdue University agricultural economists offered the following response in 2002:

*An economically viable crop/livestock operation in the Corn Belt would have between 2,000 and 3,000 acres of row crops and between 500 and 600 sows."*

If it takes that much land and that many pigs for a mid-West farm to make it, imagine what it costs an Austin urban farmer where utilities, water, taxes, feed and services are more expensive.

As one of the few professional, full-time farmers in Central Texas, we know first hand that to be economically viable, farmers must do much more than grow food. As we celebrate nearly ten years of growing certified organic foods, Green Gate Farms, oversees more than 20 diversified enterprises.

We began as a five-acre vegetable farm with a Community Supported Agriculture (CSA) membership program dedicated to serving our neighbors. Our goal was for the farm to pay for itself, but tractors, infrastructure and antiquated regulation are expensive. Increased production expanded sales at our farm stand, farmers' markets, and to wholesalers, but that did not cover the bills.

"Farm production expenses average \$109,359 per year per farm," according to the U.S. Environmental Protection Agency.\* Most American farmers address this expense by taking off-farm jobs and/or draining their savings. My husband and I have done both over the years and it's not sustainable.

What makes better business sense is to respond to customer requests. And after years of hosting fundraisers for neighborhood schools and community groups at no cost, economics dictated that we expand to renting our farm for weddings, dinners and events. This year round income has become critically important to our seasonal cash flow.

While Green Gate Farms would prefer to run only one farm enterprise, drought, fire and a recent car accident, have proven that farm resiliency requires diverse income streams.

We urge you to support Springdale Farm's innovative efforts to provide a necessary and visionary business service to Austin. In an era of diet-induced disease, you can increase access to healthy food by ensuring the financial health of this diversified and beautiful urban farm.

\* <http://www.epa.gov/oecaagct/aq101/demographics.html>

Sincerely,  
Erin Flynn

Erin Flynn

[farmererinflynn@gmail.com](mailto:farmererinflynn@gmail.com)

Green Gate Farms  
New Farm Institute  
8310 Canoga Avenue  
Austin, Texas 78724

farm: 512-484-2746  
[www.greengatefarms.net](http://www.greengatefarms.net)

**Chaffin, Heather**

---

**From:** [REDACTED]  
**Sent:** Monday, October 27, 2014 9:26 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Dell - Internal Use - Confidential

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,

Jessica Rains  
323.899.4370

**Chaffin, Heather**

---

**From:** Dynamic System Applications <dynamic.system@gmail.com>  
**Sent:** Sunday, October 26, 2014 6:36 PM  
**To:** Chaffin, Heather  
**Subject:** Re: Support of Springdale Farm to host events

Dear Ms. Chaffin,

I support Springdale Farm and their right to host farm to table dinners, weddings, and supper clubs as well as selling their fresh produce at their East Austin farm.

Farmers have to diversify their income base just to stay in business. Urban Farms don't receive government subsidies, nor have they asked for any. Springdale Farm just want the city to grant them the proper permits to continue to host events on their farm. Springdale Farms, as a commercially zoned property, are asking for permission to do what other commercially zoned properties are allowed to do.

Please grant Springdale Farm the necessary permits for hosting these events.

Sincerely,

Fred Brown

--

*It's not just your data, it's your business.*

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**Chaffin, Heather**

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**From:** Rachel M [REDACTED]  
**Sent:** Sunday, October 26, 2014 5:03 PM  
**To:** Chaffin, Heather  
**Subject:** RE: Granting Springdale Farm necessary permits to host events

Dear Ms. Chaffin,

I support Springdale farm and their right to host farm to table dinners, weddings, and supper clubs as well as selling their fresh produce at their East Austin farm.

I am a high school student and my mother not only buys fresh, organic produce from Springdale Farm, but is also very close to the owners. I enjoy going to the farm with her when I can, and believe that it is a very special place. We are so fortunate to have as many family farms in Austin as we do, and Springdale is my favorite of them all. I believe that being able to go to a farm and buy items that are fresh and grown locally is something that most people have lost over the past 100 years. My generation needs to know that it is a wholesome experience to be able to go to a farm and get healthy produce and just take a few minutes to enjoy the beauty of nature. People today are so caught up with their phones and TVs and busy lifestyles that many people won't even take a moment to enjoy the breeze. What is the future going to be like if people lose the quality of simply enjoying being alive? Imagine how much better our world would be if people took more time to relax and just be and enjoy being. Springdale Farm gives me the opportunity to take the time out of my busy day and realize the beauty of life. While at the farm I can relax and spend much needed time with the people I care about with no distractions. We need Springdale farm not only for their produce but also for their reminder of what a simple, wholesome lifestyle consists of. Without their ability to host weddings, farm to table dinners, and other events there might not be a Springdale in the future.

Please grant Springdale Farm the necessary permits for hosting these much needed events.

Thank you for taking the time to read this letter.

Sincerely,

Rachel Madison

## Chaffin, Heather

---

**From:** Diane Madison-Brown [REDACTED]  
**Sent:** Sunday, October 26, 2014 3:14 PM  
**To:** Chaffin, Heather  
**Subject:** Re: Springdale Farm Permits

Dear Ms. Chaffin,

Austin is a vibrant changing city, one that truly embraces the foodie lifestyle. Our town has an ever growing list of restaurants sourcing their food directly from our local organic urban farmers. Just last month, while I was buying my weekly produce at Springdale Farm, I met the owners of Austin's new restaurant "Olamie's and have recently had dinner with my family there".

Our family and friends strongly support Springdale Farm. Springdale Farm and other urban farmers cannot support themselves by selling produce alone. In order for our urban farmers to stay in business they need to be able to host farm to table dinners, supper clubs, and weddings. This culture is what is making Austin a great city and brings agri-tourism to east Austin. It helps their community and businesses grow. I now frequent other east Austin businesses since I travel that way each week. I also appreciate Eden East farm to table dinners at Springdale Farm as I know countless others do too.

People from all over Austin come to Springdale Farm each week for their fresh produce, chat with the farmers and to enjoy the farm itself. Many families are seen strolling through their vegetable and flower fields, and the chicken and duck houses. It feels like a walk back in time. A little piece of heaven, so peaceful and so close to our city. The value I place on these farms for my family and I is priceless. We stand to lose "this presence" if we do not allow our urban farmers to make a living by letting them host these events. This would be tragic.

Austin is one of the leading cities that has embraced this foodie culture and has put Austin on the map. Austin is now a world class destination because of Austin Film Festival, ACL, SXSW, Formula One Racing, among others,. We need to let our tourists as well as our own citizens experience Austin culture at our urban farm supper clubs, farm to table dinners and weddings. It is good for Austin, good for business, and good for our health.

Please help our urban farmers stay in business and grant them the necessary permits to host supper clubs, farm to table dinners and weddings.

Our family and families from all over Austin thanks you for your consideration.

Sincerely,

Diane Madison-Brown

**Chaffin, Heather**

---

**From:** Diane L. Dixon [REDACTED]  
**Sent:** Sunday, October 26, 2014 2:31 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

**Importance:** High

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. This is very important to us and to our Austin Community.

Sincerely,

Diane and Earl Dixon  
512-466-0933



**Chaffin, Heather**

---

**From:** Kasia Roe <kasia103@gmail.com>  
**Sent:** Sunday, October 26, 2014 1:13 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

*Dear Heather 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,*

*Kasia Roe*

*512-587-4046*

**Chaffin, Heather**

---

**From:** Jason Roe [REDACTED]  
**Sent:** Sunday, October 26, 2014 12:04 PM  
**To:** Jason Roe  
**Subject:** Springdale Farm

Dear Planning Commission and City Council,

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,

**Jason L. Roe**

**512-965-7142**

**Chaffin, Heather**

---

**From:** Charity Schatz <charlyvschatz@gmail.com>  
**Sent:** Saturday, October 25, 2014 8:54 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm Zoning

*Dear Heather 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,*

Charity J. Schatz  
314-378-1319

## Chaffin, Heather

---

**From:** Angel Schatz <angel.schatz@gmail.com>  
**Sent:** Saturday, October 25, 2014 8:54 PM  
**To:** Chaffin, Heather  
**Subject:** Pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm

*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.*

*The Austin Community depends on this sustainable food source and many others like it. Austin, Texas has the opportunity to show the world that the mono-cultured industrial agriculture system is not needed to sustain a community. The unsustainable farming practices that currently feeds a majority of people is wreaking havoc on our environment and health, killing pollinators (bees, butterflies), polluting our drinkable water, creating dead zones in the Gulf of Mexico, and so on. Small farms like Springdale Farms are one of the answers to revolutionize dirty farming practices.*

*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,*

*Angel Schatz*

*512.633.3481*

**Chaffin, Heather**

---

**From:** Becky Bullard [redacted]  
**Sent:** Saturday, October 25, 2014 8:08 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

*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,*

*Becky Bullard*

*310.849.8219*

**Chaffin, Heather**

---

**From:** Cathy A Poe <cathyapoe@att.net>  
**Sent:** Saturday, October 25, 2014 5:35 PM  
**To:** Chaffin, Heather  
**Subject:** Planning commission

*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.*

*Springdale Farm is a vital contributor to the Austin Community, and I ask you that you read about some of the ways they benefit the businesses and people of Austin at [austingastronomist.com](http://austingastronomist.com). Offering nutritious, local produce appeals to the masses of our community, as well as visitors from around the state and nation! Our City Planning Committee should encourage the urban farms to continue helping keep Austin healthy and interesting.*

*Thank you for your service to our great city and for your support of Springdale Farm.*

*Sincerely,  
Cathy Poe  
915-491-0546*

## Chaffin, Heather

---

**From:** Kali Rambo <kalirambo@yahoo.com>  
**Sent:** Saturday, October 25, 2014 1:05 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

*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,*

*Kali Rambo*

*512-751-5812*

## Chaffin, Heather

---

**From:** Jaclyn Hubersberger [redacted]  
**Sent:** Friday, October 24, 2014 8:11 PM  
**To:** Chaffin, Heather  
**Subject:** In support of Springdale Farm

Dear Heather 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. I appreciate that Springdale Farm is in our community, and will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

Jaclyn Hubersberger

(202) 642-7670



**Chaffin, Heather**

---

**From:** Lindsey Peebles <lindsey\_peebles@yahoo.com>  
**Sent:** Friday, October 24, 2014 7:34 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farms Zoning Amendment Application

*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. I love that Springdale Farms is in our community, and I will appreciate seeing you support them with your vote to pass the ordinance.*

*Sincerely,*

*Lindsey Peebles*  
512-771-2006

**Chaffin, Heather**

---

**From:** Suanne McLellan <smclellan.gcp@gmail.com>  
**Sent:** Friday, October 24, 2014 1:31 PM  
**To:** Chaffin, Heather; Alfonso.Hernandez@austintexas.gov; Jean.Stevens@austintexas.gov; Stephen.Oliver@austintexas.gov  
**Subject:** Springdale Farm

Dear Planning commission members

*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,*

--

Suane McLellan  
Green Corn Project Board Member  
512-797-6097

## Chaffin, Heather

---

**From:** adaptive reus[REDACTED]  
**Sent:** Friday, October 24, 2014 1:16 PM  
**To:** Chaffin, Heather  
**Subject:** More Urban Farming is Good--Springdale Farms

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. It is clearly within the City's interest to not only support, but promote local agriculture of all sorts. To do otherwise would be a short-sighted shame.

Sincerely,

Christine Terrell

[REDACTED]

**Chaffin, Heather**

---

**From:** Margo Sivin <margosivin@gmail.com>  
**Sent:** Friday, October 24, 2014 12:41 PM  
**Subject:** Springdale Farm - pass zoning amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

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,

Margo Sivin  
281 974 0963

--

Margo Sivin  
visit me online! [hellomargo.com](http://hellomargo.com)

## Chaffin, Heather

---

**From:** Fran Cole [redacted]  
**Sent:** Friday, October 24, 2014 10:08 AM  
**To:** Chaffin, Heather  
**Subject:** Support for Springdale Farms

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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,

Fran Cole

OrganicareFarms

512-365-2091

Fran Cole

Vice President

**bizjobz**

Office: (512) 365-2091

Cell: (512) 632-1873

[redacted]  
[redacted]

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[www.linkedin.com/in/francole/](http://www.linkedin.com/in/francole/)

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## Chaffin, Heather

---

**From:** PODER Austin, Texas <[REDACTED]>  
**Sent:** Sunday, October 26, 2014 1:45 PM  
**To:** Chimenti, Danette - BC; Roark, Brian - BC; Nortey, James - BC; Stevens, Jean - BC; Jack, Jeff - BC; Oliver, Stephen - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC; Hernandez, Alfonso - BC; bc-Richard.Hatfield@austintexa.gov; Chaffin, Heather; Daniel Llanes  
**Subject:** PODER- Postponement Request 755 Springdale C14-2014-0123- two week postponement  
**Attachments:** PODER Postponement Request for 755 Springdale Road.doc  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

See Attachment. Janie Range, Board Chair/PODER

--  
PODER  
P.O. Box 6237  
Austin, TX 78762-6237  
[www.poder-texas.org](http://www.poder-texas.org)



**People Organized in Defense of Earth and her Resources**

October 25, 2014

Ms. Danette Chimenti, Chair  
Planning Commission  
And Members  
P O Box 1088  
Austin, TX 78767

RE: Postponement Request for 755 Springdale Road – Case C14-2014-0123 & NPA-2014-0016.02

Dear Chair Chimenti:

On behalf of PODER we are requesting a postponement for zoning regarding property located at 755 Springdale Road. PODER members attended the meeting hosted by Maureen Meredith at the Willie Mae Kirk Public Library on September 10<sup>th</sup>, 2014. The meeting didn't include the discussion of removal of a restrictive covenant on the property. PODER members have not had the opportunity to review what is stated in the restrictive covenant (no copy given) and why the owners want to remove the restrictive covenant. It is important that residents be allowed to review all documents regarding this zoning case. We request clear transparency.

Also, we would like to have complete information required for an event center. It's difficult to make an informed decision about allowing an urban farm to have 45 to 30 events on site without knowing what is required under code for properties that are zoned for an event center.

Again, we request a postponement for the above case that is scheduled for review on October 28<sup>th</sup>, 2014.

Sincerely,

*Janie Rangel*

Janie Rangel, Board Chair  
PODER

Cc: Daniel Llanes, Chair Govalle/Johnston Terrace Contact Team  
Heather Chaffin

PODER P.O. Box 6237 Austin, TX 78762 512/428-6990 email: [REDACTED]

## Chaffin, Heather

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**From:** Daniel Llanes [REDACTED]  
**Sent:** Sunday, October 26, 2014 11:01 PM  
**To:** Chimenti, Danette - BC  
**Cc:** Roark, Brian - BC; Nortey, James - BC; Stevens, Jean - BC; Jack, Jeff - BC; Oliver, Stephen - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC; Hernandez, Alfonso - BC; bc-Richard.Hatfield@austintexa.gov; Chaffin, Heather; Chaffin, Heather; Susana Almanza  
**Subject:** Postponement Request for 755 Springdale C14-99-2061  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners,

I am writing to you on behalf of the Govalle/Johnston Terrace Neighborhood Contact Team.

**Regarding Springdale Farm, case # C14-99-2061, we are asking for a postponement to any date after November 8th.**

The public meeting convened at Willie Mea Kirk Library by City Staff person Maureen Meredith on September 14th, 2014 gave legal public notice about the proposed land use change and the proposed change to the conditional use overlay. But there was no legal public notice and consequently there was no discussion about terminating the conditional use overlay. There were no details given during this meeting about the specifics of any of these proposed changes. The immediate neighbors and the Contact Team have not had an opportunity to discuss, as a group, the implications of this proposed change.

The Govalle/Johnston Terrace Neighborhood Contact Team will convene on November 8th to review two other ongoing cases, and the applicant (Springdale Farm) and the immediate neighbors, have been invited to attend and discuss in detail what they are proposing.

Thank you for your attention to this matter, I am hopeful that you will **grant our postponement request to any time after November 8th.**

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



## Chaffin, Heather

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**From:** Nellie Tenhet <[REDACTED]>  
**Sent:** Monday, October 27, 2014 10:19 AM  
**To:** Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Roark, Brian - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC; Chaffin, Heather  
**Subject:** FW: Scanned from MFP-05360556 10/27/2014 08:29  
**Attachments:** DOC102714.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nellie Tenhet  
Pedro SS Services, Inc.  
403 Springdale Rd  
Austin, TX 78702  
[REDACTED]

(512) 476-2979 (office)  
(512) 457-9758 (fax)

-----Original Message-----

**From:** Shipping Copier [mailto:[REDACTED]]  
**Sent:** Monday, October 27, 2014 11:29 AM  
**To:** Nellie  
**Subject:** Scanned from MFP-05360556 10/27/2014 08:29

Scanned from MFP-05360556.  
Date: 10/27/2014 08:29  
Pages:1  
Resolution:200x200 DPI  
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Scanned from Toshiba copier in shipping.

To: Danette Chimenti, Chair Planning Commission & Members: A. Hernandez, J. Stevens, S. Oliver, R. Hatfield, J. Jack, J. Nortey, B. Roark, L. Varghese, N. Zartagoza

From: Rosa Santis, Pedro SS Services, Inc. - 403 Springdale Road

Date: October 26<sup>th</sup>, 2014

Subject: Postponement Request for Cases; NPA-2014-0016.02 & C14-2014-0123 CS-MU-C0-NP - 755 Springdale Road

Dear Planning Commissioners,

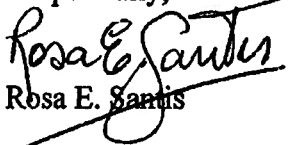
I am the owner of Pedro SS Services, Inc. located at 403 Springdale Road and also owner of several properties near 755 Springdale Road. I am requesting a postponement of the above cases for the following reasons:

1) At the September 10<sup>th</sup>, 2014 meeting hosted by the Maureen Meredith with City of Austin's Planning and Development Review Department, there was no discussion regarding the termination of a restrictive covenant for the above property. I am requesting a meeting to discuss what is included in this restrictive covenant, and the reasoning for removing this covenant. I am requesting a postponement so that a dialogue can be had regarding the restrictive covenant;

2) I would like for the Planning staff to explain what is required for an event center under the present City Code? What zoning does an event center need? What are the regulations for an event center? We need clarity of these questions before proceeding to the request from the above property owner's request of having 45 – 30 events a year.

I do attend the Govalle/Johnston Terrace Contact Team meetings, but I am not a member of the Executive Committee. Again, I request a postponement of this case which is scheduled before your Commission on Tuesday, October 28<sup>th</sup>, 2014.

Respectfully,

  
Rosa E. Santis

Cc: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

Daniel Llanes, Chair Govalle/Johnston Terrace Contact Team

## Chaffin, Heather

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**From:** Daniel Llanes <dllanesrb@earthlink.net>  
**Sent:** Monday, October 27, 2014 2:20 PM  
**To:** Chimenti, Danette - BC  
**Cc:** Roark, Brian - BC; Nortey, James - BC; Stevens, Jean - BC; Jack, Jeff - BC; Oliver, Stephen - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC; Hernandez, Alfonso - BC; bc-Richard.Hatfield@austintexa.gov; Chaffin, Heather; Chaffin, Heather; Susana Almanza  
**Subject:** Postponement Request for 755 Springdale - NPA-2014-0016.02, C14-2014-0123 & C14-99-2061

Dear Planning Commissioners,

Here is another reason we are asking for a postponement of this case. A valid petition has been filed regarding case #s NPA-2014-0016.02 and C14-2014-0123. There is a difference of opinion as to whether or not the petition has the necessary 20% to stand. Staff is saying that we have reached 15+%, and we say it has reached the required 20%. City staff has made mistakes like this before and we would like the City Clerk's office to verify the petitions, not planning staff.

We ask for a postponement of this case in order to complete the verification of the valid petition.

thanks,

Daniel Llanes, Coordinator  
Govalle/Johnston Terrace Neighborhood Contact Team  
512-431-9665

## Chaffin, Heather

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**From:** Paul Norris <pnorris@austin.tx.us>  
**Sent:** Tuesday, October 28, 2014 9:35 AM  
**To:** Chaffin, Heather; Zaragoza, Nuria - BC; Varghese, Lesley - BC; Roark, Brian - BC; Nortey, James - BC; Jack, Jeff - BC; Hatfield, Richard - BC; Oliver, Stephen - BC; Stevens, Jean - BC; Hernandez, Alfonso - BC; Chimenti, Danette - BC  
**Subject:** Springdale Farm  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To All:

I am a supporter of Urban Farms in general and Springdale Farm in specific. I have attended numerous events at all the farms for many years and believe that the functions they host are most worthwhile. Please consider EXPANDING ordinances to allow such fine events to continue.

Thank you,

**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

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 3:41 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Dave Cantu [mailto:dave.cantu@springdalefarms.com]  
**Sent:** Tuesday, October 28, 2014 3:29 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Dave Cantu. [mailto:dave.cantu@springdalefarms.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes to and we deserve to live peace. We chose single family area for a reason. To be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the new urban farm ordinance was specific as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on them! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

---

**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 3:41 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Omar Rubio [mailto:[omar2813@live.com](mailto:omar2813@live.com)]  
**Sent:** Tuesday, October 28, 2014 3:34 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Omar Rubio. [mailto:[omar2813@live.com](mailto:omar2813@live.com)]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes to and we deserve to live peace. We chose single family area for a reason. To be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the new urban farm ordinance was specific as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on them! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 3:47 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Christino Roberto [mailto:christino.roberto@springdalefarms.com]  
**Sent:** Tuesday, October 28, 2014 3:46 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Christino Roberto. [mailto:christino.roberto@springdalefarms.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has in regards to the restrictive covenant. Nor have they answered questions regarding the "event center" zoning definition. We need these answered and time to discuss with neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. To be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when City Council wrote the new urban farm ordinance and made it specific as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on them for trying to override a council decision. The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you Mr. C. Roberto Tax Payer

## Chaffin, Heather

---

**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 3:55 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Benjamin Harrison [mailto:benjaminh84@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 3:54 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Benjamin Harrison. [mailto:benjaminh84@yahoo.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



## Chaffin, Heather

---

**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 3:55 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Paula Gonzales [mailto:PaulaGonzales77@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 3:55 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Paula Gonzales. [mailto:PaulaGonzales77@yahoo.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 3:56 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Lisa Alfaro [REDACTED]  
**Sent:** Tuesday, October 28, 2014 3:56 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Lisa Alfaro. [REDACTED]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 4:06 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Rosalinda Martinez [mailto:Rosalindamartinez111@gmail.com]  
**Sent:** Tuesday, October 28, 2014 3:56 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Rosalinda Martinez. [mailto:Rosalindamartinez111@gmail.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

---

**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 4:06 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Chaffin, Heather; Meredith, Maureen  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Richard Sepulveda [mailto:R\_Sepulveda73702@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 3:58 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Richard Sepulveda. [mailto:R\_Sepulveda73702@yahoo.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

---

**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 4:06 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Angelita Martinez [mailto:AngelitaMartinez24@gmail.com]  
**Sent:** Tuesday, October 28, 2014 3:59 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Angelita Martinez. [mailto:AngelitaMartinez24@gmail.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 4:07 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Cassie Jolena [mailto:CassieJolena123@gmail.com]  
**Sent:** Tuesday, October 28, 2014 4:02 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Cassie Jolena. [mailto:CassieJolena123@gmail.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 4:07 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Marcos Noyola [marcosnoyola@gmail.com](mailto:marcosnoyola@gmail.com)  
**Sent:** Tuesday, October 28, 2014 4:02 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Marcos Noyola [marcosnoyola@gmail.com](mailto:marcosnoyola@gmail.com)

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 4:09 PM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC  
**Cc:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Joe Jason Torres [mailto:jjtorres10@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 4:08 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Joe Jason Torres. [mailto:jjtorres10@yahoo.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:25 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Melissa Jameson [mailto:Melissa78.mil@gmail.com]  
**Sent:** Tuesday, October 28, 2014 4:36 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Melissa Jameson. [mailto:Melissa78.mil@gmail.com]

PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:25 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Jessica Rivera [mailto:jessica77@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 4:37 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Jessica Rivera. [mailto:jessica77@yahoo.com]

I am a resident in the directly affected area. PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:25 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Roosevelt Mitchell [redacted]  
**Sent:** Tuesday, October 28, 2014 4:36 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Roosevelt Mitchell. [redacted]

I am a resident in the directly affected area. PROTECT MY NEIGHBORHOOD PLEASE! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:25 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Anthony Rivera [mailto:Anthony.Rivera@springdalefarms.com]  
**Sent:** Tuesday, October 28, 2014 4:39 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Anthony Rivera. [mailto:Anthony.Rivera@springdalefarms.com]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:25 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Jaime Rodriguez [mailto:[jaime-rodriguez-123@hotmail.com](mailto:jaime-rodriguez-123@hotmail.com)]  
**Sent:** Tuesday, October 28, 2014 4:40 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Jaime Rodriguez. [mailto:[jaime-rodriguez-123@hotmail.com](mailto:jaime-rodriguez-123@hotmail.com)]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:25 PM  
**To:** Chaffin, Heather; Meredith, Maureen  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Bo Cobos [mailto:bo.cobos@springdalefarms.com]  
**Sent:** Tuesday, October 28, 2014 4:41 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Bo Cobos [mailto:bo.cobos@springdalefarms.com]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Espreanza Perez [mailto:esperanza.perez@gmail.com]  
**Sent:** Tuesday, October 28, 2014 4:42 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Espreanza Perez [mailto:esperanza.perez@gmail.com]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Jose Rodriguez [mailto:Jose.513@hotmail.com]  
**Sent:** Tuesday, October 28, 2014 4:46 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Jose Rodriguez [mailto:Jose.513@hotmail.com]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Anna Villalobos [mailto:Serape12@gmail.com]  
**Sent:** Tuesday, October 28, 2014 4:46 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Anna Villalobos [mailto:Serape12@gmail.com]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Marie Salazar [mailto:marie.salazar@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 4:47 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Marie Salazar [mailto:marie.salazar@yahoo.com]

PLEASE PROTECT MY NEIGHBORHOOD PLAN. I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Isabel Rios Lopez [mailto:isabel.rios@vaio.com]  
**Sent:** Tuesday, October 28, 2014 4:53 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Isabel Rios Lopez. [mailto:isabel.rios@vaio.com]

Please PROTECT MY NEIGHBORHOOD PLAN! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Manuel Ruiz [mailto:manuel@springdalefarms.com]  
**Sent:** Tuesday, October 28, 2014 4:55 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Manuel Ruiz. [mailto:manuel@springdalefarms.com]

Please PROTECT MY NEIGHBORHOOD PLAN! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:26 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Hilda Alvarez [mailto:hilda.alvarez@cityofspringdale.com]  
**Sent:** Tuesday, October 28, 2014 4:56 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Hilda Alvarez. [mailto:hilda.alvarez@cityofspringdale.com]

Please PROTECT MY NEIGHBORHOOD PLAN! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:27 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Louis Castillo [mailto:louis@springdalefarms.com]  
**Sent:** Tuesday, October 28, 2014 4:57 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Louis Castillo: [mailto:louis@springdalefarms.com]

Please PROTECT MY NEIGHBORHOOD PLAN! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:27 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Joann Carlton [mailto:joann.carlton@springdale.com]  
**Sent:** Tuesday, October 28, 2014 4:58 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Joann Carlton. [mailto:joann.carlton@springdale.com]

Please PROTECT MY NEIGHBORHOOD PLAN! I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



**Chaffin, Heather**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:27 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Brenda Frank [mailto:brendafrank@springdale.com]  
**Sent:** Tuesday, October 28, 2014 5:02 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Brenda Franks. [mailto:brendafrank@springdale.com]

I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you



## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:27 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Millie Muniz [MillieMuniz@yahoo.com](mailto:MillieMuniz@yahoo.com)  
**Sent:** Tuesday, October 28, 2014 5:03 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Millie Muniz. [MillieMuniz@yahoo.com](mailto:MillieMuniz@yahoo.com)

I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Anguiano, Dora  
**Sent:** Tuesday, October 28, 2014 5:27 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** FW: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

**From:** Vidal Rivera [mailto:rivera23@yahoo.com]  
**Sent:** Tuesday, October 28, 2014 5:17 PM  
**To:** Anguiano, Dora  
**Subject:** Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Vidal Rivera. [mailto:rivera23@yahoo.com]

I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff has not answered questions the neighborhood has asked in regards to the restrictive covenant. Nor have they answered questions regarding "event center" designation and what it entails. We need these answered and time to discuss with fellow neighbors. The city staff are supporting changes that no one in the neighborhood wants besides the owners of Springdale Farms. We pay taxes too and we deserve to live in peace. We chose single family area for a reason. We wanted to be around families not loud, noisy and drunken events every weekend. It is awful that the city staff would entertain the idea of over 45 events being held in a residential area. Specifically when the City Council just rewrote the new urban farm ordinance and laid out specifically as to how many of these events would be allowed in order to maintain the integrity of the residential neighborhoods in which they are in. Shame on City Staff for trying to override a council decision! The city council worked hard to hash this out and now for the staff to try and back door changes is ridiculous. If no postponement is granted I adamantly OBJECT to any changes to the zoning and do not want a termination of the restrictive covenant. Thank you

## Chaffin, Heather

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**From:** Claudia [REDACTED]  
**Sent:** Wednesday, October 29, 2014 12:23 AM  
**To:** Chaffin, Heather  
**Subject:** SPRINGDALE FARMS

CASE NUMBER: NPA-2014-0016.02  
CONTACT: MAUREEN MEREDITH  
PUBLIC HEARING: OCT 28, PLANNING COMMISSION  
NOV 6, 2014 CITY COUNCIL

CASE NUMBER: C14-99-2061 (RCT)  
CONTACT: HEATHER CHAFFIN  
PUBLIC HEARING: OCT 28, 2014 PLANNING COMMISSION

CASE NUMBER: C14-2014-0123  
CONTACT: HEATHER CHAFFIN  
PUBLIC HEARING: OCT 28, 2014

Good Evening,

I would like to start of this email by thanking you for your time and attention to this matter.

First of all, I object the request set by Springdale Farms ALL three of the forementioned agenda items/ cases :

**-Safety concerns**, on my street of Glissman Road there are around 8 neighborhood children, who have had to restrain from normal child activities such as bike riding and other sports because it is simply unsafe for them to do so when the farm has one of their many events. When 200+ people visit the farms that adds around 100 more cars passing through our residential streets, many who are unaware of the children since they don't live in the area. Leaving Glissman Road through Springdale is not only a hassle but a big safety concern. A car has to practically get on Springdale Road to see if there are any oncoming cars or bicycle riders, the parking overflow on Springdale blocks the view. Another concern is the drinking of alcohol during the weddings and also on a weekly basis that happens at the Eden East eatery on Springdale Farms, the people who live on the farm also have to drive through our residential streets to get back to their homes, our house fence was once hit by an Eden East customer, weather alcohol was the reason isn't my main concern but knowing that similar events can happen in the future is my main concern, thankfully that was only a fence.

**Parking** issues are another concern. Parking during an event at Springdale Farms would cause anyone a headache, parking in front of our own house becomes impossible because there are cars parked all along our yard and across from our yard, in some instances parked directly in front of our gate, blocking us out of our own driveway. I would also go as far to say that not only do the residents in our street think parking is a hassle but also the customers and events visitors would agree that there are parking issues, if a business wants to bring in more customers they must also think of where parking will take place, it is irresponsible for Springdale Farms to simply let customers park where they wish to do so, we should not be forced to put cones in front of our home to ensure that our gates are not blocked. They should provide parking for customers at their own expense, not at the expense of their neighbors. Allan Elementary is not a parking lot for any business, Springdale Farms has continuously used school parking lot as their own, leaving trash on school property, causing wear and tear to school property—tax payers pay their dues to the city so that a school may be functional for students, faculty

and other school related activities, not for the use of weddings, we don't pay our taxes so that a business can use an AISD location as their own.

**Noise levels**, sleeping on the weekends and even during the week is sometimes at the mercy of the event happening at the farm, during weddings as is well known the guests want to dance, celebrate late into the evening, whether its live music or just prerecorded the audio the noise levels truly disrupt sleep. I go into work everyday at 4 AM, this includes Saturdays and some Sundays, for me to wait until an event is over by 11PM is simply not reasonable. I have lived in the neighborhood since 1986 and it was only until the farm started having weekly events that noise became unbearable. Calls to 311 have been in vain, during the late night hours nothing can be done to bring immediate help. One has to simply wait, and wait is what I have done multiple times... wait for the event to end so that I can catch some sleep.

I would like to close this by stating that I am not against farming, growing local organic foods is a great thing to do, we are not against urban farms, what I am against is having a farm that disrupts my daily activities. I ask that you consider the residents of the area who have called this place home for decades, we want a quiet place to sleep at night, we want to come and go into our street without having to figure out where we are going to park, we want to be able to walk through out neighborhood without having to find beer cans, wine bottles tossed in our grass. We want to feel safe at night when our daughters come home from work. I know that you too would not want to live next to an outdoor events farm. I ask you to not make me live next to such place. Thank you.

Unfortunately due to time constraints I was not able to stay for the public hearing held on October 28th, but I wanted to make sure to make these known to you and the rest of the commission. Thank you again.

Sincerely,

Doroteo and Irma Nora Arpero

Owners of :  
4609 Glissman Road  
Austin, Texas 78702

and

4607 Glissman Road  
Austin, Texas 78702

## Chaffin, Heather

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**From:** Julia Halperin <shalperin@antiquirk.com>  
**Sent:** Wednesday, November 12, 2014 12:10 PM  
**To:** Chaffin, Heather  
**Subject:** Support for Springdale Farm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms Chaffin:

I am writing to express my support for Springdale Farm. Please vote to remove the restrictive covenant and conditional overlay on their commercially zoned property, so that they may continue to host weddings, supper clubs, educational activities and other events on the farm. They are an asset to the East Austin Community and the greater Austin Community.

Sincerely,

Julia Halperin  
512.478.4741

## Chaffin, Heather

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**From:** Tito Kohout <thetokohout@gmail.com>  
**Sent:** Thursday, November 13, 2014 9:51 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Dear Ms. Chafin,

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. I appreciate that Springdale Farm is in my community, and will appreciate seeing you support them with your vote to pass the ordinance.

Springdale Farm is a crucial piece of Austin's fabric; losing them would impoverish the city in so many ways.

Please send this to all applicable members of the city council.

Thanks

Tito Kohout

[thetokohout@gmail.com](mailto:thetokohout@gmail.com)

**Chaffin, Heather**

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**From:** Jen Grudza  
**Sent:** Thursday, November 13, 2014 9:59 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farms Zoning Hearing

Ms. Chaffin:

As a resident of the Govalle/Johnston Terrace neighborhood, I am writing to ask you to pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm.

Springdale Farms is a vibrant and vital part of our community and their ability to host private events in addition to growing produce and hosting community events is crucial to their ongoing success. I firmly believe that the success of our little neighborhood is directly tied to the success of our small businesses. Let's be honest, our neighborhood isn't the prettiest or finest in Austin, but what we lack in million dollar homes we make up for in our unique character and Springdale Farms is a big part of that.

Please do not delay the vote. We appreciate that Springdale Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

Jen Grudza

916 Chote Avenue

Austin, TX 78702

512-569-8240

**Chaffin, Heather**

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**From:** kristi@kwsolutionsgroup.com on behalf of Kristi Willis <kwillis512@gmail.com>  
**Sent:** Thursday, November 13, 2014 10:10 AM  
**To:** Chaffin, Heather  
**Subject:** Support Springdale Farm

Dear Ms. Chaffin,

I am writing to ask that you pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm. This farm plays a vital role in Austin's food community, both through the produce they produce and by hosting community and educational events.

Please do not delay the vote. We appreciate that Springdale Farm is in our community, and we will appreciate seeing you support them with this amendment.

Sincerely,

Kristi Willis  
512.415.0346 (mobile)  
7801 Shoal Creek Blvd #115  
Austin, TX 78757



## Chaffin, Heather

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**From:** alice timberlake [REDACTED]  
**Sent:** Thursday, November 13, 2014 10:17 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale farm

*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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.*

*Sincerely,*

*Alice Timberlake  
512 345 3311*

**Alice Jean Timberlake**  
8609 Appalachian Dr.,  
Austin, TX 789759  
1 Cor. 2.9 "No eye has seen..."

## Chaffin, Heather

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**From:** Eric Rauser <eric@rauserdesign.com>  
**Sent:** Thursday, November 13, 2014 10:23 AM  
**To:** Chaffin, Heather  
**Subject:** Support for Springdale Farms

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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Thanks,  
Eric.

**Eric Rauser, AIA**

RAUSER DESIGN

(512) 751-5580

[www.rauserdesign.com](http://www.rauserdesign.com)

RISINGER HOMES

5126 Burnet Road

Austin, TX 78756

[www.risingerhomes.com](http://www.risingerhomes.com)

[www.mattfrimster.com](http://www.mattfrimster.com)

(512) 535-4063

## Chaffin, Heather

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**From:** Carla Williams <cwilliams@escoffier.edu>  
**Sent:** Thursday, November 13, 2014 10:25 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

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...they've spent so much time already, and I'm ready for them to get back to focusing on their farm and community partnerships. We appreciate that Springdale Farm is in our community and plays a vital role in our Culinary education, and I would truly appreciate you supporting them with your vote to pass the ordinance.

See you next Thursday!



**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](http://www.escoffier.edu)

**Chaffin, Heather**

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**From:** james e pricer <james@jpricer.com>  
**Sent:** Thursday, November 13, 2014 10:30 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farms

Dear Heather Chafin,

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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

James Pricer  
917.309.1369

## Chaffin, Heather

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**From:** Ellen Burris [mailto:[ellen@sxsw.com](mailto:ellen@sxsw.com)]  
**Sent:** Thursday, November 13, 2014 10:58 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Dear Ms. Chafin,

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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

I have attended events at Springdale and dined at Eden East and both of those places are incredibly special and deeply enrich the culture of the City of Austin.

Sincerely,

Ellen Burris

*SXSW Production Coordinator*

[REDACTED]  
ph. (512) 467-7979 Ext. 139

*SXSW Eco Program Coordinator*

**[SXSW Eco Flip Book](#)**

[REDACTED]

## Chaffin, Heather

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**From:** Paul N <[REDACTED]>  
**Sent:** Thursday, November 13, 2014 11:02 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance. We have attended and enjoyed many events at the farm for several years. It is an asset to our City.*

Sincerely,

**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**

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**From:** ROAST <info@tinkpinkard.com>  
**Sent:** Thursday, November 13, 2014 11:21 AM  
**To:** Chaffin, Heather  
**Subject:** Save Springdale Farm!

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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

Christopher Pinkard  
832-341-4770

## Chaffin, Heather

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**From:** Callen Thompson [REDACTED]  
**Sent:** Thursday, November 13, 2014 11:49 AM  
**To:** Chaffin, Heather; Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathie; Morrison, Laura  
**Subject:** Support for Springdale Farm hosting events

Dear Austin Leaders,

I've been to many successful non-profit fundraisers, including one for the Texas Land Conservancy that raised record numbers for land conservation in the Hill Country, very special dinner parties, and even a very beautiful and special wedding (one of my favorite I'd ever been to) at Springdale Farm over the years.

So, I am writing you in support of passage of the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm.

Please do not delay the vote. We appreciate that Springdale Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,  
Callie Thompson  
512.669.2608



**Chaffin, Heather**

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**From:** Erin Harper (CE WPC) [mailto:Erin.Harper@wholefoods.com]  
**Sent:** Thursday, November 13, 2014 11:49 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm Vote

*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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.*

*Sincerely,*

*Erin Harper*  
512-284-2115

**Chaffin, Heather**

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**From:** outlook\_7ea2147ad23962d6@outlook.com on behalf of Debby Oatman  
<doatman@austin.rr.com>  
**Sent:** Thursday, November 13, 2014 12:01 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

*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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.*

*Sincerely,*

*Debby Oatman*  
512-914-3141

Sent from Windows Mail

**Chaffin, Heather**

---

**From:** Natalie Steinel <natalie.stein@l@gmail.com>  
**Sent:** Thursday, November 13, 2014 12:17 PM  
**To:** Chaffin, Heather  
**Subject:** Save Springdale Farm

Dear Heather 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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance. My husband and I were married at Sprindale Farm on Oct 11, 2014. All of our guest marveled and what a unique and magnificent place it is. Please help keep it part of Austin!

Sincerely,

Natalie Steinel  
512-413-4119

**Chaffin, Heather**

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**From:** 7mmarbuckle7@gmail.com on behalf of Michael Arbuckle  
<michael@pilatescenterofaustin.com>  
**Sent:** Thursday, November 13, 2014 12:39 PM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Dear Ms. Chaffin,

*We have participated in events over the years at Springdale Farm,*

*We are 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 so appreciate that Springdale Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.*

*Sincerely,*

*Michael and Wendy Arbuckle*

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Michael Arbuckle  
Director of Operations  
Pilates Center of Austin

[www.pilatescenterofaustin.com](http://www.pilatescenterofaustin.com)

**Chaffin, Heather**

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**From:** Abianne Miller Falla <abianne@yauponhollytea.com>  
**Sent:** Thursday, November 13, 2014 1:03 PM  
**Subject:** Save Springdale Farms - Please!!

Hello,

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 Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

Abianne Miller Falla

[Cat Spring Tea](#)

512-677-4907

[abianne@catspringtea.com](#)

[facebook](#)

**Chaffin, Heather**

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**From:** Subina Gary [REDACTED]  
**Sent:** Thursday, November 13, 2014 1:18 PM  
**To:** Chaffin, Heather  
**Subject:** Save Springdale!

Dear Heather,

I am writing to ask you to pass the Zoning, Neighborhood Plan Amendment and Restrictive Covenant Applications submitted by Springdale Farm. Sustainable urban farming in Austin needs all the help it can get. Please do not delay the vote. We appreciate that Springdale Farm is in our community, and we will appreciate seeing you support them with your vote to pass the ordinance.

Sincerely,

Subina and Chris Garyet  
512-636-5961

**Chaffin, Heather**

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**From:** BEN MCCONNELL <ben.mcconnell@icloud.com>  
**Sent:** Tuesday, October 28, 2014 11:17 AM  
**To:** Chaffin, Heather  
**Subject:** Springdale Farm

Hello, Heather:

I'm writing in support of the City Council granting Springdale the overlay exemption so that it may continue to help the community become smarter and healthier about locally grown food. As someone who is considering undertaking work that is similar to Springdale, I'd hate to think the City will penalize me for in-person education and outreach.

Sincerely,

Ben McConnell  
Bouldin Creek