

Chaffin, Heather

From: Mike Wilson
Sent: Friday, June 05, 2015 9:05 AM
To: Chaffin, Heather
Cc: Meade, Nikelle
Subject: Postponement Request for Marlo Heights Rezoning Case File C14-2015-0001

C3

Heather,

As you can see from the e-mail correspondence below, we reached out to the president of the neighborhood on October 23rd of last year to begin discussions of our rezoning proposal of MF-2. At that time, the current president of PSSNA was in a city council runoff and wanted to complete the race before discussing the proposal. Therefore, discussions did not start officially until January of this year. We met with the outgoing president and the current president on Saturday, January 24th to discuss our proposal.

We had a follow-up meeting on Monday, March 16th, to present changes as originally requested by the incoming president at our previous meeting of January 24th. In addition to the current president, many of the adjacent neighbors were present at this meeting. We heard their concerns and went back and made revisions to our proposed layout to accommodate their concerns and garner their support. We subsequently provided them with layouts indicating what the development could look like with the current zoning of SF-3, the staff supported zoning of SF-6, and our desired zoning of MF-2. Furthermore, we provided them with the following language we proposed in restricting all residential dwelling units for rent to be completely contained within a single-family residential dwelling unit:

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

site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, contain an apartment (residential dwelling unit for rent) not completely contained within a single-family residential dwelling unit.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

When trying to arrange a subsequent meeting to discuss the conceptual layouts provided, we were notified below (April 12th) that they would be opposing our rezoning request. We now find out the neighborhood is requesting a postponement until July 14th. A 35-day postponement seems outrageous to me considering they cut-off discussions with us 53 days ago. With that being said, a two week postponement to June 23rd doesn't hurt our construction or development schedule.

Should you have any questions or need any additional information, please let me know.

Thanks,

Mike Wilson
Garrett-Ihnen Civil Engineers
12007 Technology Blvd, Ste 150
Austin, TX 78727
Ph: 512.454.2400 Ext 105
Mob: 512.569.5063
Texas Registration No. F-630

From: PSS NA [redacted]
Sent: Sunday, April 12, 2015 4:21 PM
To: Mike Wilson
Cc: Mike Prewitt; DeWayne Lofton
Subject: MF-2 Zoning Change Request

Hello Mike and Mike,

After the meeting you so graciously hosted last month, the neighbors living adjacent to the properties subject to your zoning change request managed to meet and discuss what we would like our neighborhood and the subject lots to look like for the foreseeable future.

After discussion it became clear that we as neighbors all share a similar vision for this irreplaceable section of our community. That vision is to preserve and enhance the unique rural character by maintaining generous setbacks, limiting the number and scale of buildings, the number of added vehicle trips and driveways exiting on to Pecan Springs Road. The consensus is that any redevelopment should minimize the environmental and social impacts on this community and emphasize the existing open space and natural features. We feel this would best be accomplished through restricting the type of home built to single family residences that are limited in number and are in character with our established neighborhood. The disruption caused by the construction phase of a project of this scope would drastically impact those that currently live on this quiet street for years.

Unfortunately, we do not see any way MF-2 zoning is compatible with this objective. Consequently, we will be opposing your zoning change request. Our hope is that you will work with the established residents to co-create a common vision for development under the current SF-3 zoning that is compatible with this community and is a win-win for all.

Many thanks,
Tyson Brown
512.921.9935

From: Pssnapresident [redacted]
Sent: Saturday, March 28, 2015 12:26 AM
To: Mike Wilson
Cc: DeWayne Lofton; mike prewitt
Subject: Re: 3-16-15 Meeting

Hi Mike and Mike,

The neighbors are still trying find time meet up again independently.

I wanted to see if you could send us the site layouts for all the different zoning options for the site. Ie.- SF3 with infill, option, SF6 - city leaning towards, and MF2 -your ideal.

I think that would help when my neighbors meet. Have a great weekend.

Many thanks,
Tyson
Sent from my iPhone

On Mar 25, 2015, at 4:16 AM, Mike Wilson <[redacted]> wrote:

Tyson,

There is no rush. When DeWayne asked how much time we had allocated, I told him about 3 months. Since we met in January, we are about 2 months into the process. I wanted to make sure that we meet soon to keep the discussions fresh and to leave enough time for scheduling a get together again.

Thanks,
Mike Wilson

From: PSSNA President [REDACTED]
Sent: Tuesday, March 24, 2015 10:03 PM
To: Mike Wilson
Cc: DeWayne Lofton; mike prewitt
Subject: Re: 3-16-15 Meeting

Hi Mike,

It sounds like you all are in a bit of a rush now. I didn't realize that, did something change or are there pressing deadlines? If so when are they and for what? Unfortunately, we can't meet until mid next week at the very earliest. The group of neighbors you met needs to meet independently prior to meeting with you all again. I have asked them all for availability. I'll have to get back with you all once I hear something.

Thanks for sending the pictures of the developments and the revised drawing. Have a good one.

Many thanks,
Tyson Brown

From: Mike Wilson <[REDACTED]>
To: PSSNA President [REDACTED]
Cc: DeWayne Lofton <[REDACTED]>, mike prewitt <[REDACTED]>
Sent: Tuesday, March 24, 2015 11:17 AM
Subject: Re: 3-16-15 Meeting

Tyson,
Would you arrange to meet with us again to go over the revised layout that I e-mailed you? We need to move forward as soon as possible.
Thanks,
Mike

Sent from my iPhone

On Mar 21, 2015, at 10:53 PM, PSSNA President [REDACTED] wrote:

Hi Mike and Mike,

I have been meaning to say thanks for meeting with all the neighbors last Monday. Council Member Houston's office had reached out to me for an update and I let them know that it was a productive meeting where you all got to walk us

through your proposed plans and answer questions we had about the project. We got to express areas of concern and ask a fair amount of questions. The lines of communication were better than I expected and hope they continue that way as we continue talks. Council Member Houston wants it to be known that ongoing and current communication is key.

Could you all please send us revised plans that incorporated the comments that were made when you have them ready?

Also, could you let us know what you have in mind regarding conditional overlay language?

Lastly, could you please send me the photos (largest file size) of the development plans for 4800 Springdale (Springdale Park Condominiums) and 4800 E 51st St (the development on the NE corner of 51st and Springdale)?

Thanks again - I know the neighbors and I really appreciated it. Have a great rest of your weekend.

Many thanks,
Tyson Brown

From: Mike Wilson <[REDACTED]>
To: Pssnapresident <[REDACTED]>; DeWayne Lofton
Cc: mike prewitt <[REDACTED]>; Steve Ihnen <[REDACTED]>;
[REDACTED]
Sent: Friday, March 13, 2015 7:45 AM
Subject: 3-16-15 Meeting

Tyson and Dewayne,

Attached are the materials to be presented in our meeting Monday night. Please let me know how many chairs I need to bring in for the meeting to accommodate the attendees.

Should you have any questions or need any additional information, please let me know. I'll be on spring break with the family starting tomorrow but I plan on driving back Monday for our meeting.

Thanks,

Mike Wilson
Garrett-Ihnen Civil Engineers
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Austin, TX 78727
Ph: 512.454.2400 Ext 105
Mob: 512.569.5063
Texas Registration No. F-630

Chaffin, Heather

From: [REDACTED]
Sent: Thursday, June 04, 2015 1:26 PM
To: Chaffin, Heather
Cc: Matthew Tyson Brown
Subject: Re: petition info/checking in

C3

Hi Heather,

I'm sorry I couldn't get back with you last night. I was still tossing around the idea of going forward, but after further thought we need to postpone for a few reasons.

One, the short notice took us a bit by surprise.

Two, some of our key neighbors are out of town and will be until potentially after the 24th. No firm date as it depends on family health matters. Those that are here have conflicting obligations.

Three, there is an addition property listed on this notice that was not on the original zoning change request notice. We'll need time to gather information on this addition.

We would like to request postponement until July 14th. Would this be possible without coming to the meeting on June 9th to make the case for postponement? We're struggling as we are trying to coordinate our schedules on short notice. Please let us know and let us know if you have any questions.

Many thanks for all your help. We really appreciate it.

Many thanks,
Tyson Brown
SSNA President
512-921-9935

Sent from my iPhone

On Jun 4, 2015, at 10:04 AM, Chaffin, Heather <Heather.Chaffin@austintexas.gov> wrote:

Tyson,

Here's that Valid Petition information we discussed. I also wanted to see if your group had decided to request a postponement to June 23 or July 14 (Planning Commission). If so, please send me an email as soon as possible.

https://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Zoning_Petition.pdf

Thank you,

Heather

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