

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0135 - Little Walnut Creek

DISTRICT: 1

REQUEST:

Conduct public hearing and approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 7400, 7424, and 7450 East U.S. Highway 290 and 2509 East Anderson Lane (Little Walnut Creek Watershed) from general office-neighborhood plan (GO-NP) combining district zoning to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning.

DEPARTMENT COMMENTS:

This item was approved on first reading and the public hearing was not closed. Council directed Staff to provide additional information on the following items at the next Council meeting.

- Provide statistics on vehicle accidents at the nearby residential street intersections that feed onto the eastbound access road of 290 to Council.
- Provide Council with the history of the zoning on the property.
- Contact Manor ISD to determine if the property were to be developed whether or not Manor ISD would be busing.

OWNER / APPLICANT: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri

AGENT: Mike Dallas Properties (Mike Dallas)

DATE OF FIRST READING: First reading approved on April 2, 2015, (11-0) [G. Casar-1st, D. Zimmerman-2nd]

CITY COUNCIL HEARING DATE: June 11, 2015

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin

e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0135
Little Walnut Creek

P.C. DATE: November 12, 2014
October 28, 2014
October 14, 2014

ADDRESS: 7400, 7424, and 7450 East U.S. Highway 290 and 2509 East Anderson Lane

DISTRICT: 1

AREA: 22.487 acres

OWNER: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri

AGENT: Mike Dallas Properties (Mike Dallas)

FROM: GO-NP

TO: GO-MU-NP

WATERSHED: Little Walnut Creek

TIA: N/A

DESIRED DEVELOPMENT ZONE: Yes

SCENIC ROADWAY: No

NEIGHBORHOOD PLAN AREA: St. Johns/Coronado Hills

SUMMARY STAFF RECOMMENDATION:

Staff recommends general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning, with the following conditional overlay: vehicular trips shall be less than 2,000 vehicles per day.

PLANNING COMMISSION RECOMMENDATION:

November 12, 2014: *TO DENY GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT ZONING. (6-2-1) [S. OLIVER- 1ST, A. HERNANDEZ- 2ND; J. NORTEY AND R. HATFIELD – NAY; L. VARGHESE- ABSENT]*

October 28, 2014: *TO GRANT POSTPONEMENT TO NOVEMBER 12, 2014, AS REQUESTED BY NEIGHBORHOOD, ON CONSENT. 8-0 (J. STEVENS-1ST, A. HERNANDEZ-2ND, B. ROARK- ABSENT)*

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

ISSUES

At the April 2, 2015, City Council meeting, the rezoning request was approved on first reading only and direction was given to Staff to provide additional information on the following items at the next Council meeting.

- Provide statistics on vehicle accidents at the nearby residential street intersections that feed onto the eastbound access road of 290 to Council.
- Provide Council with the history of the zoning on the property.
- Contact Manor ISD to determine if the property were to be developed whether or not Manor ISD would be busing.

These items will be addressed in a separate memorandum.

DEPARTMENT COMMENTS:

The subject property is located on East Highway 290, slightly west of the intersection with East Anderson Lane. The property is currently undeveloped. The property has frontage and access on the westbound frontage road of

East Highway 290 only. The western property line of the subject tract is the centerline of a branch of Little Walnut Creek, and the property is significantly impacted by floodplain and critical water quality zone (CWQZ) setbacks. Beyond the creek, properties west of the rezoning tract are zoned GR-MU-NP, PUD-NP, and GR-CO-NP. These properties are developed with multifamily, townhomes, and auto repair. Immediately north of the rezoning tract are properties zoned GR-MU-NP and GR-NP that are developed with multifamily, a retail store, and a bank. The interchange of Highway 290 and East Anderson Lane is east of the property; the westbound frontage road of East Highway 290 is located to the south. Please refer to *Exhibits A and B (Zoning Map and Aerial Exhibit)*.

The Applicant has stated in the Zoning Application that approximately 110 detached condominium units are proposed on the 22.487 acre property. Correspondence received regarding the rezoning request is attached. Please refer to *Exhibit C (Correspondence)*.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-NP	undeveloped
<i>North</i>	GR-MU-NP, GR-NP	multifamily, retail, financial services
<i>South</i>	East Highway 290	
<i>East</i>	E. 290/ E. Anderson Lane Interchange	
<i>West</i>	GR-MU-NP, PUD-NP, GR-CO-NP	multifamily, townhomes, auto repair

RELATED CASES:

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-2010-0125 / FNA 7234 AND 7300 E US 290 HIGHWAY WESTBOUND	MF-3-CO, GR-CO, RR-CO TO GO	ZAP: 9/7/2010: APPR. STAFF REC. OF GO-CO W/ 2000 VPD AND 25' VEGETATIVE BUFFER ON NW PROPERTY LINE	9/23/2010: 1 ST READING APPR. GO-CO, ON CONSENT (7-0); DID NOT PROCEED TO 2 ND & 3 RD READINGS; EXPIRED.
C14-01-0120 7234 E US HWY 290	SF-3 TO GR-CO	10/2/2001 APVD GR-CO (9-0) W CONDITIONS	11/1/2001 APVD GR-CO (7-0); ALL 3 RDGS. W/ 2,000 VPD AND PROHIBITS AUTOMOTIVE RENTALS, AUTOMOTIVE SALES, AUTOMOTIVE REPAIR,; AUTOMOTIVE WASHING, HOTEL- MOTEL, PAWN SHOP SERVICES
C14-95-0023 / BLUEBONNET RETIREMENT CENTER 7320 US HWY 290	SF-3 TO GR-CO FOR (TR 1), SF-3 TO MF-3-CO (TR 2), AND SF-3 TO RR (TR 3)	5/2/1995 APVD MF-3- CO, GR-CO & RR W/CONDS (6-0)	6/8/1995 APVD GR-CO (TR 1): PROHIBIT AUTOMOTIVE SALES, AUTOMOTIVE REPAIR, FOOD SALES, HOTEL-MOTEL, PAWN SHOP SERVICES AND RESTAURANTS. MF- 3-CO (TR 2) PROHIBITS VEHICLE ACCESS TO CORONADO HILLS DRIVE, PROHIBITS MULTIFAMILY RESIDENTIAL, LIMITS DENSITY TO 23 UNITS/ACRE, AND REQUIRES A 25' WIDE BUFFER ALONG THE NORTHERN PROPERTY LINE, AND RR (TR 3); (5-0); ALL 3 RDGS

A Neighborhood Plan Amendment (NPA) has been filed in conjunction with the proposed rezoning under City File NPA-2014-0029.01.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
US 290 WB Frontage Road	245'	Varies	Interstate Highway	Yes	No	No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Del Valle Community Coalition
 PODER
 Coronado Hills/Creeside Neighborhood Association
 University Hills Neighborhood Plan Contact Team
 University Hills Neighborhood Association
 North Growth Corridor Alliance
 Harris Branch Master Association, Inc.
 Coronado Hills Contact Team
 Old Town Homeowners Association

CITY COUNCIL DATE/ACTION:

June 11, 2015:

April 2, 2015: There was a motion made by Council Member Pool and seconded by Council Member Houston to deny the rezoning request. The motion failed on a vote of 2-9. Those voting aye were: Council Members Houston and Pool. Those voting nay were: Mayor Adler, Mayor Pro Tem Tovo and Council Members Casar, Gallo, Garza, Kitchen, Renteria, Troxclair and Zimmerman.

Direction was given to staff to:

- Bring statistics on vehicle accidents at the nearby residential street intersections that feed onto the eastbound access road of 290 to Council.
- Provide Council with the history of the zoning on the property.
- Contact Manor ISD to determine if the property were to be developed whether or not Manor ISD would be busing.

The public hearing was conducted and the motion to leave the public hearing open and adopt the first reading of the ordinance for general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning, with conditions was approved with a vehicle trip limit of 2,000 trips per day and directions listed above on Council Member Casar's motion, Council Member Zimmerman's second on an 11-0 vote.

February 12, 2015: This item was postponed on consent to April 2, 2015 at the applicant's request on Council Member Kitchen's motion, Council Member Gallo's second on an 11-0 vote.

November 20, 2014: This item was postponed on consent to February 12, 2015 at the applicant's request on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 7-0 vote.

November 6, 2014: This item was postponed on consent to November 20, 2014 at the staff's request on Council Member Morrison's motion, Council Member Martinez' second on a 6-0 vote. Council Member Spelman was absent.

ORDINANCE READINGS: 1st April 2, 2015 2nd 3rd **ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin
 e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

STAFF RECOMMENDATION:

Staff recommends general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning, with the following conditional overlay: vehicular trips shall be less than 2,000 vehicles per day.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
GO-MU zoning provides for flexibility in development options, without permitting intensive site development standards or land uses.
2. *Granting of the request should result in an equal treatment of similarly situated properties.*
The rezoning property is adjacent to both apartments and townhomes (zoned GR-MU-NP and PUD-NP). The proposed rezoning will allow similar, but less intense development to the neighboring properties.
3. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
The rezoning property is adjacent to both apartments and townhomes (zoned GR-MU-NP and PUD-NP). The proposed rezoning will allow similar, but less intense development to the neighboring properties. Due to site constraints (the creek, property configuration, and highway frontage), the rezoning property does not appear to have any options for street connection with surrounding residential areas. Therefore, residential streets will not be affected, and the highway frontage road will received all traffic.

SITE PLAN

SP 1. Development on this tract will be subject to Subchapter E: Design Standards and Mixed Use. Additional review comments will be provided upon submittal of a site development permit application.

TRANSPORTATION

TR1. Additional right-of-way may be required at the time of subdivision and/or site plan.

TR2. 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]

TR3. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities exist and/or are recommended along the adjoining streets as follows: US 290 EB Frontage Road.

TR4. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
US 290 WB Frontage Road	245'	Varies	Interstate Highway	Yes	No	No

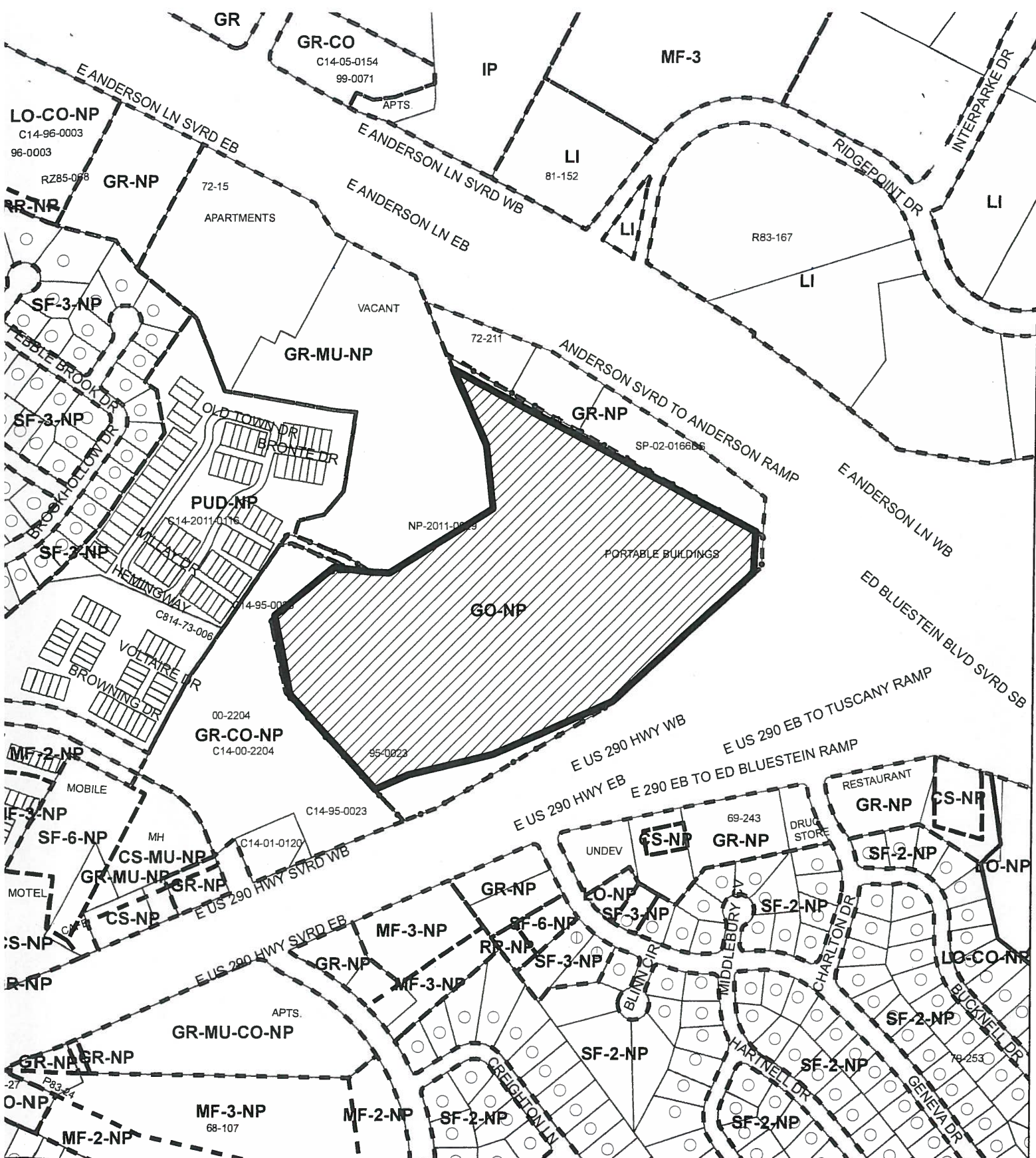
ENVIRONMENTAL




1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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 a floodplain and a Critical Water Quality Zone within the project location. Development within these areas is limited by LDC 25-8.

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 512-974-1876. 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.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

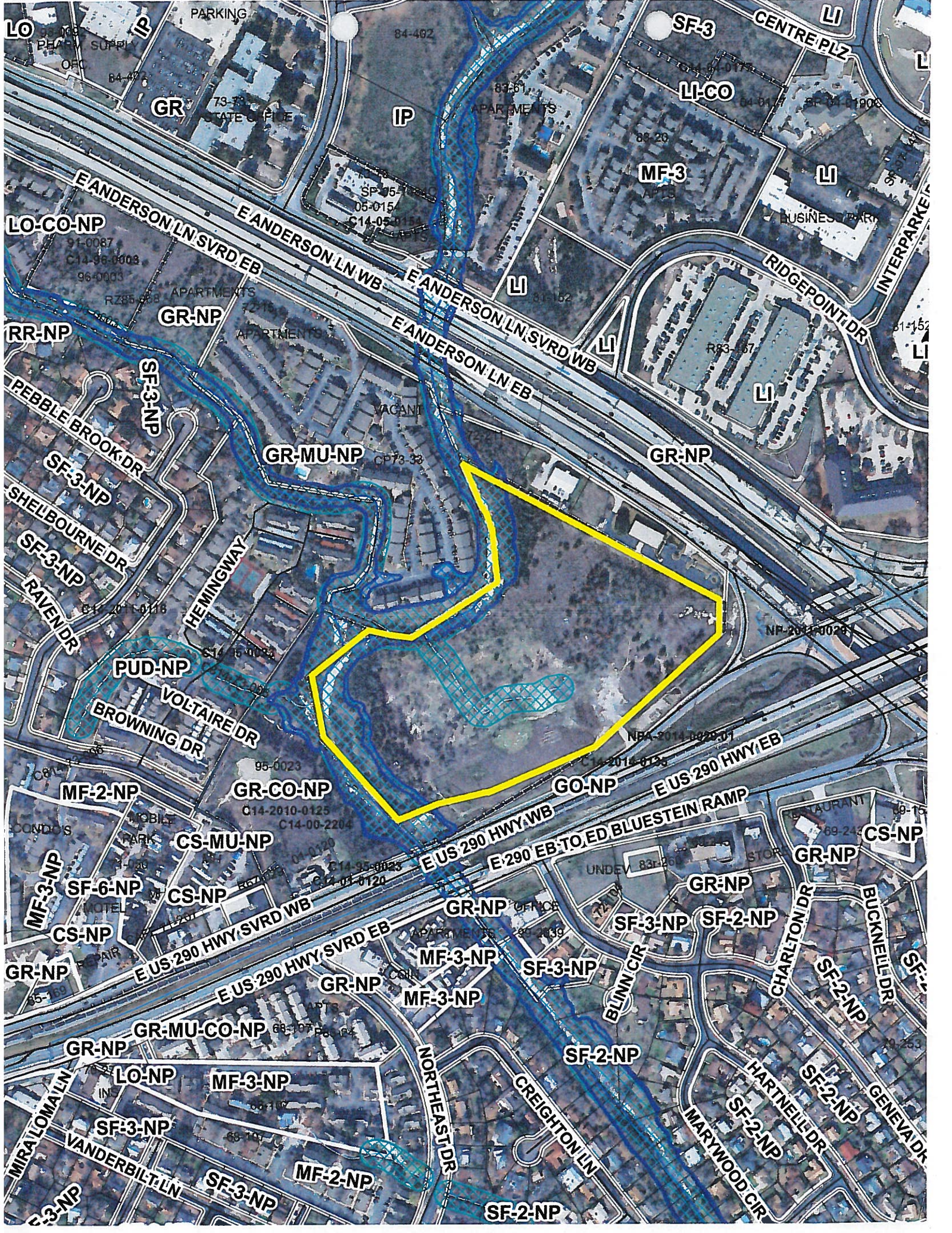
CASE#: C14-2014-0135

1" = 400'

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

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





Chaffin, Heather

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 9:11 AM
To: Chaffin, Heather
Subject: FW: meeting 12 november 2014

I have forwarded to the Commission

From: Sammy Easterday [REDACTED]
Sent: Tuesday, November 11, 2014 6:53 AM
To: Anguiano, Dora
Cc: [REDACTED]
Subject: meeting 12 november 2014

This message is from Sammy Easterday. [REDACTED]

Please send to ALL commissioners only and a copy to me to let me know it was sent. Please know Coronado Hills/Creekside NA opposes plan to rezone C14-2014-0135, items 5 and 6 on your agenda 12 November. Planning department recommendations erroneously show documentation that does not apply to this area. Unfortunately I was on a medical trip when we were supposed to provide you printed copy prior to your meeting.

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: C14-2014-0135

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Oct 28, 2014, Planning Commission

Nov 6, 2014, City Council

Your Name (please print)

SIESAK LUANGVITHA

Your address(es) affected by this application

1901 Browning Dr.

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone:

(512) 589-6764

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

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 supuesto 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: C14-2014-0135

Persona designada: Heather Chaffin, 512-974-2122

Audiencia Publica: Oct 14, 2014, Planning Commission

Oct 23, 2014, City Council

NATALLA QUINTANILLA

Su nombre (en letra de molde)

2004 VOLTARE DR 78752

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

[Signature]

Firma

10/8/14

Fecha

Daytime Telephone: 512-922-5120

Comments:

I'm CONCERNED ~~BT~~ ABOUT THE STREET TO MY NEIGHBORHOOD CHANGING / BEING AFFECTED.

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

Chaffin, Heather

From: Mike Dallas <[REDACTED]>
Sent: Thursday, June 04, 2015 11:22 AM
To: Chaffin, Heather
Subject: FW: Little Walnut Creek Rezoning and NPA

This was my response to Ms. Easterday. I have tried to answer her questions in professional way, but she really didn't ask any questions of me. I have dealt with a lot of neighborhoods as either a broker or property owner. There is usually some negotiations like height restriction, landscaping, set-backs, lighting, etc... I'm not sure how to handle this.

Mike Dallas, CCIM
Mike Dallas Properties
900 Congress Avenue
Suite L-122
Austin, TX 78701
O – 512-708-1800
C – 512-626-7878
F – 512-708-1801
[REDACTED]

From: Mike Dallas [mailto:[REDACTED]]
Sent: Tuesday, June 02, 2015 4:47 PM
To: 'Sammy Easterday'
Subject: RE: Little Walnut Creek Rezoning and NPA

Thanks for the reply. What could I try to provide that would assist with your assessment of the proposal? The builder has not yet prepared a Site Plan as they wanted to get Zoning approval before they spent the money on a Site Plan. In our meeting, I think that we looked at aerial maps and flood plain maps. I explained that the City requires an "Erosion Zone" which would be a further set-back from the creek. The proposed development would be well away from the creek – much further than the conditions at Old Town. The Erosion Zone will require a set-back from the creek that will render only about 12-15 of the 22 acres buildable. The proposed development will comply with all City regulations related to detention, impervious coverage, landscaping, parking, set-backs...

I know that I brought renderings of the proposed buildings and we discussed the expected price range of the townhomes. We discussed that the price range would be similar to what homes in Coronado Hills are currently selling for.

The woman who was with me at the library was Azam Waugh. She and her husband are the owners of Cozy Living LLC who is one of the owners of the property.

The man who was at the last City Council meeting was Majid Hemmasi who is the President of AAA Fire & Safety who is also one of the property owners.

The property owners are just investors and are not developers per se. Their hope is to sell the land to a builder. All four of the property owners are engineers, but this land is an investment for them. They do not plan to develop it themselves.

I remember that you or somebody else from Coronado Hills showed a picture of a multi-story office building. There was discussion that a tall building may deflect some of the traffic noise from the highway. I doubt if one building would deflect much noise, but I am fairly certain that a multi-story building would not be built on this site. Rental rates do not justify a mid-rise building. If it is built as office, I imagine a series of 2 story buildings.

The 15 acres that is buildable would probably accommodate about 15-25 small, 2 story office buildings. If it were built as Medical Office, it might be a 2-3 story building. If it is built as a Charter/Private School, it would probably be single story. All of those uses would greatly exceed the 2,000 vehicle trip limitation that we are willing to accept.

There will not be a foot bridge or a vehicular bridge to connect to Coronado Hills. A bridge would be prohibitively expensive, and I don't sense that you neighborhood wants a bridge anyway.

Please let me know what might assist you with your analysis of the project, I will try to provide it.

Mike Dallas, CCIM
Mike Dallas Properties
900 Congress Avenue
Suite L-122
Austin, TX 78701
O – 512-708-1800
C – 512-626-7878
F – 512-708-1801

From: Sammy Easterday [REDACTED]
Sent: Tuesday, June 02, 2015 4:37 AM
To: 'Mike Dallas'
Subject: RE: Little Walnut Creek Rezoning and NPA

Good Morning Mr. Dallas,

We met last evening and we will let you know if we decide to meet with you. At this time, you and your client have given us nothing to work with in proceeding with your plans as outlined at various meetings and discussed previously with members of our board and you and the wife of a property owner..

Sammy Easterday

From: Mike Dallas [REDACTED]
Sent: Monday, June 01, 2015 6:04 PM
To: 'Sammy Easterday'
Subject: RE: Little Walnut Creek Rezoning and NPA

Good evening Ms. Easterday,

I wanted to make sure that I didn't miss an email from you last week. Have you had a chance to visit with the Board and your neighbors about my zoning and NPA applications? Is there a need for us to meet to discuss the proposal? As always, I value your feedback and suggestions to make the project better. I would really like to get to the point that we would have your support.

Feel free to call or email me anytime. Thanks,

Mike Dallas, CCIM
Mike Dallas Properties

900 Congress Avenue
Suite L-122
Austin, TX 78701
O – 512-708-1800
C – 512-626-7878
F – 512-708-1801

[REDACTED]

From: Sammy Easterday [REDACTED]
Sent: Friday, May 22, 2015 5:03 PM
To: 'Mike Dallas'
Subject: RE: Little Walnut Creek Rezoning and NPA

Mr. Dallas,

Am contacting our board and others and will get back to you sometime next week.

Sammy Easterday

From: Mike Dallas [REDACTED]
Sent: Friday, May 22, 2015 3:08 PM
To: [REDACTED]
Subject: Little Walnut Creek Rezoning and NPA

Ms. Easterday,

I got a call from the City Planning staff advising me that they were setting the 2nd reading for June 11. They asked if I had been in contact with you and the rest of your Neighborhood. They suggested that I reach out to you.

I am sure that you have given more thought to our proposed rezoning and the Neighborhood Plan Amendment. I still believe that our proposed use will generate less traffic than the currently permitted alternatives – such as a large office building or complex of office buildings, medical office buildings, or a private/Charter school.

Do you have any suggestions to make this more acceptable to your neighborhood? I think that the proposed residential use will be more compatible with the neighborhood than the alternative uses. Please let me know if you have any suggestions or ideas regarding the proposed use. We would very much like to gain your support.

If you would like to arrange a meeting to discuss, I would be happy to participate.

Mike Dallas, CCIM
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Austin, TX 78701
O – 512-708-1800
C – 512-626-7878
F – 512-708-1801

[REDACTED]