

PLANNING COMMISSION

MINUTES

OCTOBER 28, 2014



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: October 28, 2014

SUBJECT: Additional Stakeholder Correspondence – Items 5, 6, 9 & 11

Commissioners:

Attached please find correspondence regarding these applications received by staff after the packet was distributed on Friday.

Lee Heckman
Planning and Development Review Department

PUBLIC HEARING INFORMATION

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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.

R 10122/14

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: C14-2014-0117
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 28, 2014, Planning Commission
Nov 6, 2014, City Council

GREG MARCHBANKS

Your Name (please print)

☒ I am in favor
☐ I object

112 ACADEMY

Your address(es) affected by this application

[Signature]

Signature

10/20/2014

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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R 10/22/14

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Case Number: C14-2014-0124

Contact: Lee Heckman, 512-974-7604

Public Hearing: Oct 28, 2014, Planning Commission
Nov 20, 2014, City Council

Min Ou

Your Name (please print)

706 Short Kemp, Austin, TX 78741

Your address(es) affected by this application

Min Ou

Signature

Daytime Telephone: (512) 709-0101

☒ I am in favor
☐ I object

10-18-14

Date

Comments: I am totally in favor of this. This is infusion of capital into a poorer area of Austin. This will alleviate a bit of the pent up need for housing choices in Austin, create jobs, and generate more property taxes revenues for the 5 taxing authorities. This will beautify the area and help stabilize the families at that area. Please facilitate the developer/builder with their vision for this area. I can only see good coming out of it. Thank-you!

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Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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R 10/27/14

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Case Number: C14-85-288.8(RCA2)
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 28, 2014, Planning Commission
Nov 6, 2014, City Council

OAK ACRES NEIGHBOR HOOD
Your Name (please print) ☐ I am in favor
☒ 1 object

Your address(es) affected by this application
Rodney B. K... 10-27-14
Signature Date

Daytime Telephone: 512-431-9652

Comments: SEE ATTACHED

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Item 11 (and 12) - Lantana 28 RCA (and zoning)

**OAK ACRES NEIGHBORHOOD ASSOCIATION REQUEST FOR CITY OF
AUSTIN: MORATORIUM ON BUILDING PERMITS IN THE GAINES CREEK
TRIBUTARY WATERSHED**

RE: ZONING CASE NUMBER: C14-85-288.8(RCA2)

Oak Acres Neighborhood Association would like to inform the City of Austin that we have flooded three times in the last year (Oct 13 and Oct 31, 2013 and Sept 17, 2014). During all three events, Gaines Creek Tributary overflowed to the point of preventing emergency vehicle access. A foot or more of floodwater entered several homes. This level of flooding was not seen prior to recent building projects upstream, including the Southwest Medical complex on 5625 Eiger and Vega Road and the recent large additions to St. Andrews School (5901 Southwest Pkwy). It is clear to Oak Acres residents that these additions are directly impacting our major flooding. Project engineers have told us repeatedly that development will help our flooding issues but their "protections" have not accomplished what was promised. Rather, as we predicted, the flooding has worsened, not only for our neighborhood but also for a nearby subdivision, Oak Park.

The Gaines Creek Tributary goes right through Oak Acres and Oak Park neighborhoods. Watershed Protection is currently conducting a study of the flooding problems relating to Gaines Creek.

In light of this ongoing study, Oak Acres requests that no further development be permitted in the watershed until recommendations from the study provide concrete solutions. We fear that any new development will cause the flooding to worsen and if solutions are delayed, will cost the City of Austin more revenue to resolve.

We ask city council members to protect Oak Acres and Oak Park Neighborhoods by disallowing any building permits along Vega Road until the city has a workable plan to alleviate the flooding.

Signed Officers of Oak Acres:


President, Bob Wiley


Treasurer, Rodney Baker


Vice President, Sage Walker


Secretary, Anneke Swanson

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R 10/23/14

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Item 34 - Katherine Mitchell Life Estate

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Case Number: C14-2014-0143
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 28, 2014, Planning Commission
Nov 20, 2014, City Council

WANDA H MADDOX

Your Name (please print)

☐ I am in favor
☒ I object

1005 BANISTER

Your address(es) affected by this application

Wanda H Maddox

Signature

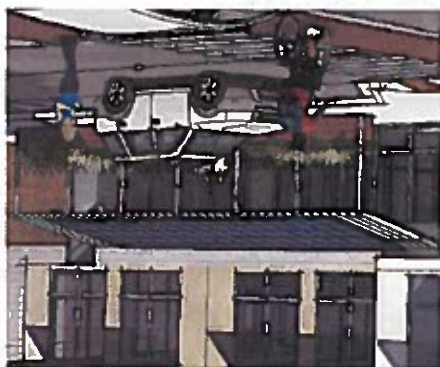
10-20-14

Date

Daytime Telephone: 512-442-6930

Comments: I just don't want traffic in my area —

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810



COLONY PARK SUSTAINABLE COMMUNITIES
INITIATIVE – PLANNING COMMISSION 10.28.2014

SUSTAINABLE COMMUNITY INITIATIVE

2012: COA awarded \$3 million 3-year **HUD Sustainable Community Challenge Grant**

Goals:

- Create a master plan for 208 acres of publicly-owned land in Northeast Austin.
 - Improve coordination between departments/agencies to support sustainable and equitable development within the City of Austin.
 - Support capacity building and community transformation goals of Colony Park area residents and stakeholders.
-

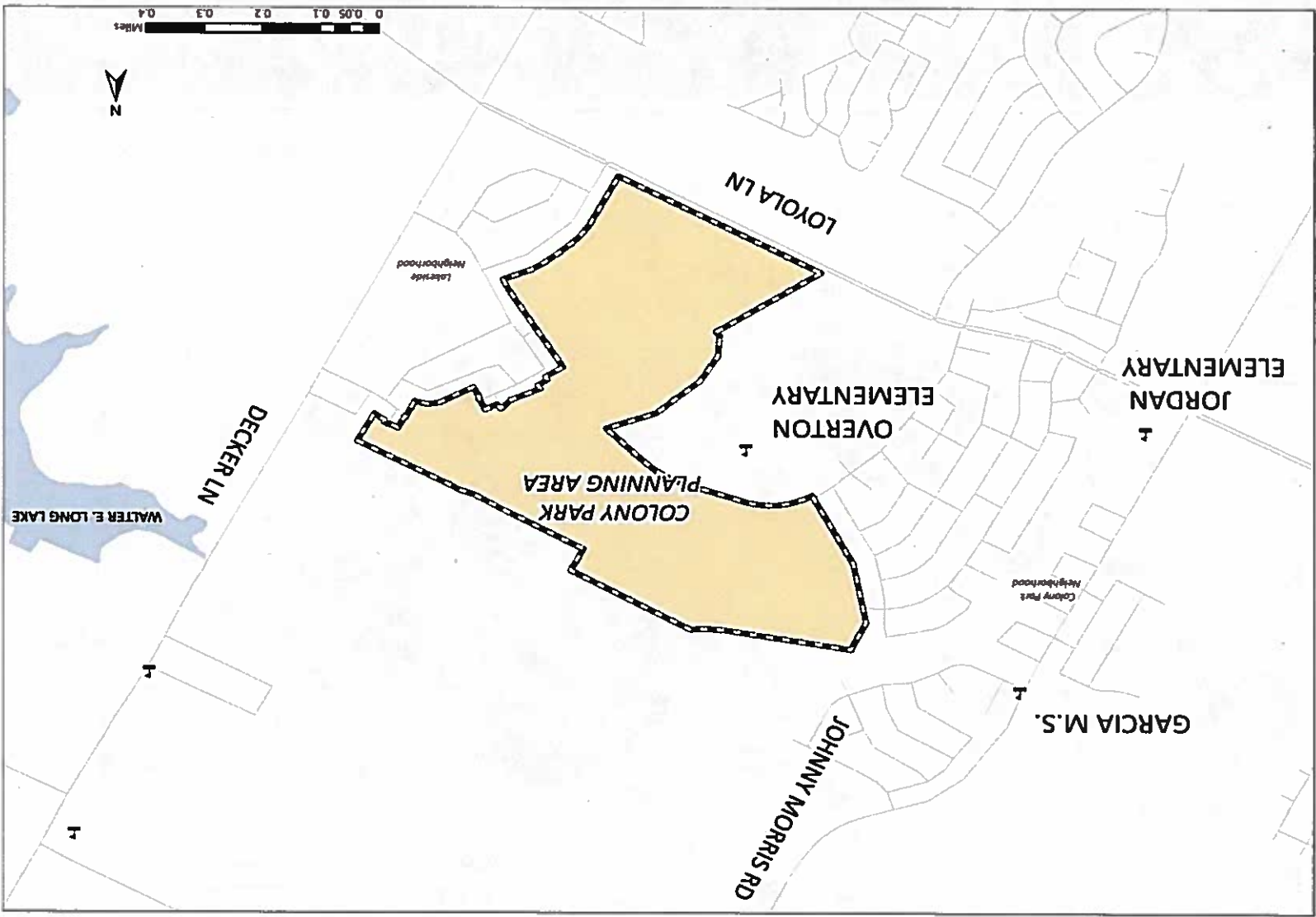
SITE HISTORY

- 1973: Area annexed by the City of Austin
- 2001: Austin City Council purchases 258 acres of land near Loyola Land and Colony Loop Rd; 50 acres for dedicated parkland (Overton Elem., Turner-Roberts Recreation Center); 208 acres transferred to AHFC for the “development of low-income or moderate-income housing.

SITE HISTORY, cont'd

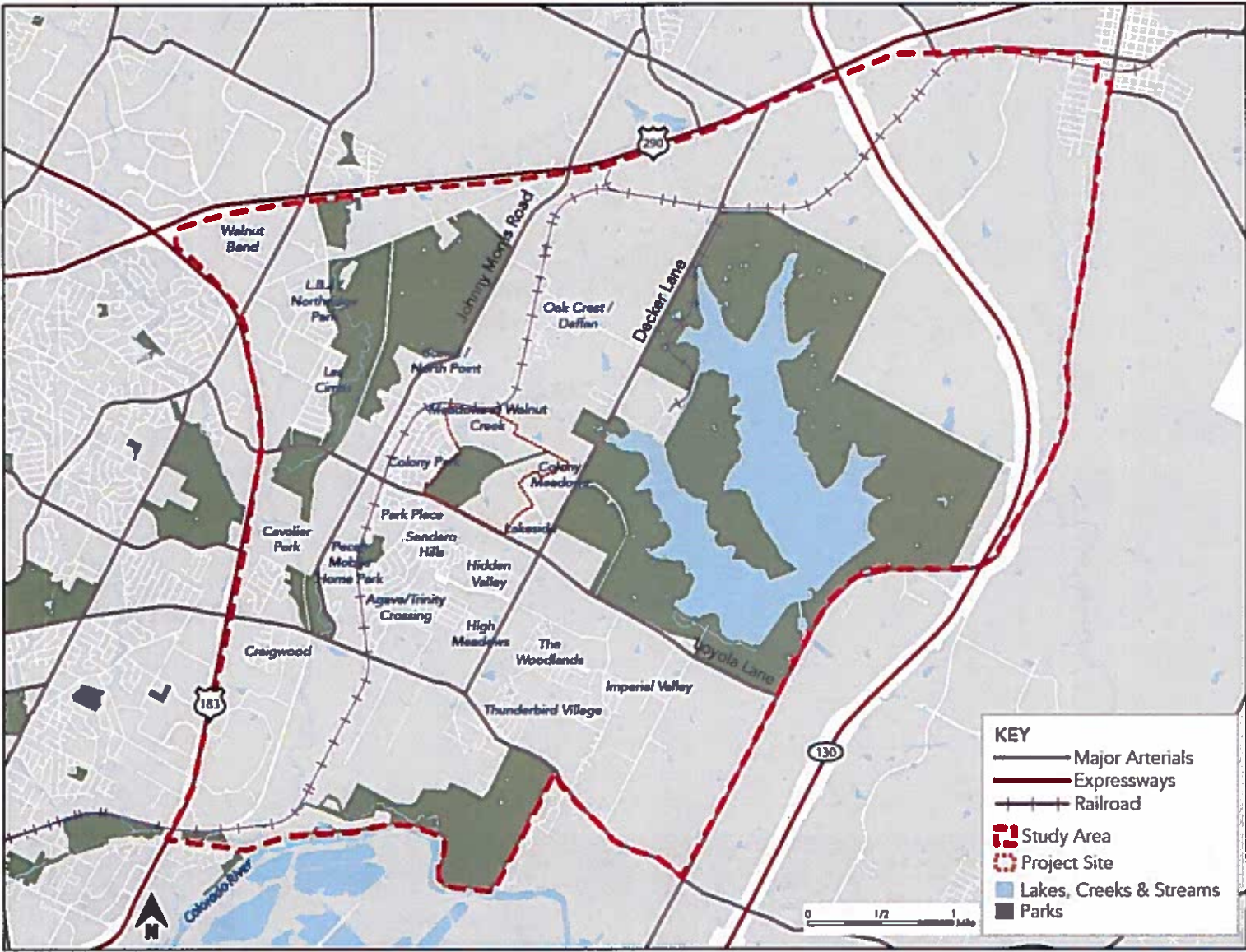
- 2004 - 2011: City conducts improvements on Loyola Lane; constructs Turner-Roberts Recreation Center. AISD constructs Overton Elementary.

- 2007-2011: Austin Housing Finance Corporation conducts feasibility analysis and preliminary scenarios on development at Colony Park



PROJECT SITE

PROJECT AREA



PLANNING PRINCIPLES

HUD Livability Principles		Imagine Austin Priorities		One Planet Principles		LEED-ND	
PROVIDE MORE TRANSPORTATION CHOICES	COMPACT AND CONNECTED	DEVELOP AND MAINTAIN HOUSEHOLD AFFORDABILITY	GROW AND INVEST IN AUSTIN'S CREATIVE ECONOMY	CULTURE AND COMMUNITY	EQUITY AND LOCAL ECONOMY	BICYCLE NETWORK AND STORAGE COMPACT DEVELOPMENT WALKABLE STREETS STREET NETWORK	SMART LOCATION REDUCED AUTOMOBILE DEPENDENCE / REDUCED PARKING FOOTPRINT TRANSIST FACILITIES / TRANSFORMATION DEMAND MANAGEMENT HOUSING AND JOBS PROXIMITY MIXED-INCOME DIVERSE COMMUNITIES
PROMOTE AFFORDABLE HOUSING	GROW AND INVEST IN AUSTIN'S CREATIVE ECONOMY	GROW ECONOMY BY INVESTING IN WORKFORCE, EDUCATION SYSTEMS, ENTREPRENEURS AND LOCAL BUSINESSES	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
ENHANCE ECONOMIC COMPETITIVENESS	GROW AND INVEST IN AUSTIN'S CREATIVE ECONOMY	GROW ECONOMY BY INVESTING IN WORKFORCE, EDUCATION SYSTEMS, ENTREPRENEURS AND LOCAL BUSINESSES	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
SUPPORT EXISTING COMMUNITIES	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
VALUE COMMUNITIES AND NEIGHBORHOODS	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
COORDINATE POLICIES AND LEVERAGE INVESTMENT	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
SUSTAINABLE MANAGEMENT OF WATER RESOURCES	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
ZERO CARBON	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
SUSTAINABLE WATER	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
ZERO WASTE	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
SOLID WASTE MANAGEMENT INFRASTRUCTURE DISTRICT HEATING & COOLING RECYCLED CONTENT IN INFRASTRUCTURE	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
BUILDING ENERGY & WATER EFFICIENCY INFRASTRUCTURE ENERGY EFFICIENCY GREENED GREEN BUILDINGS WASTEWATER MANAGEMENT / SUSTAINABLE WASTEWATER / WATER EFFICIENT LANDSCAPING TREE-LINED AND SHADED STREETS	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
RECREATION FACILITIES ACCESS TO CIVIC & PUBLIC SPACE / COMMUNITY OUTREACH & INVOLVEMENT RECREATION FACILITIES VISTABILITY AND UNIVERSAL DESIGN NEIGHBORHOOD SCHOOLS	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION
CEPHED GREEN BUILDINGS WASTEWATER MANAGEMENT / SUSTAINABLE WASTEWATER / WATER EFFICIENT LANDSCAPING TREE-LINED AND SHADED STREETS	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	SUSTAINABLE MATERIALS	LAND USE AND WILDLIFE	LOCAL FOOD PRODUCTION MIXED USE NEIGHBORHOOD CENTERS ON SITE RENEWABLE ENERGY SOURCES	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES WETLAND & WATER BODY CONSERVATION



CAC ENGAGEMENT

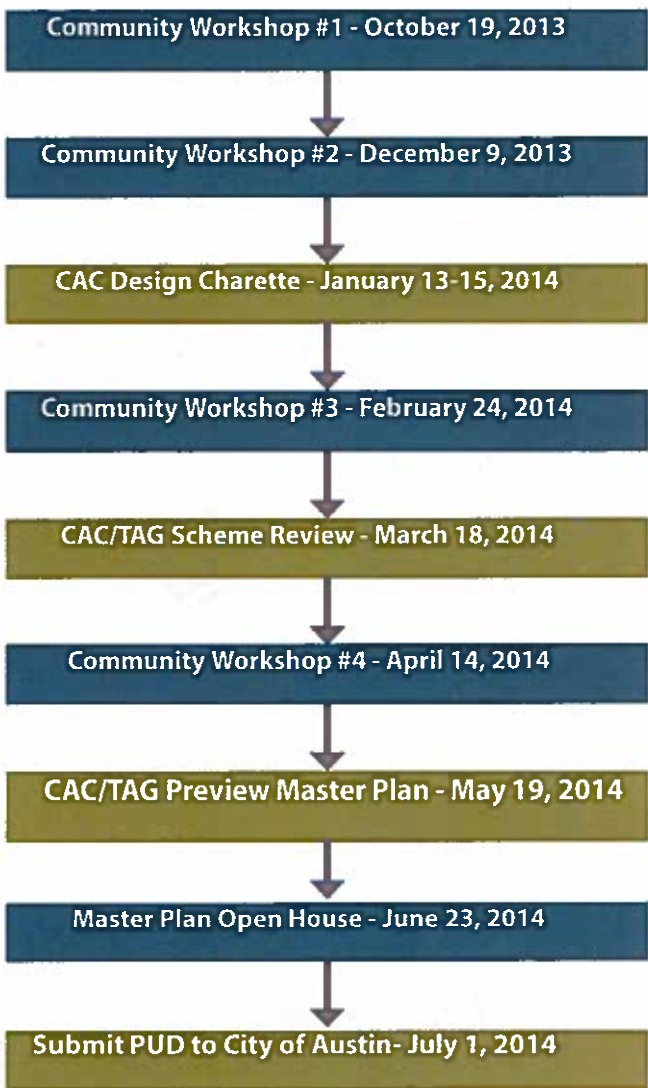


CAC VISION STATEMENT

"We seek to create a healthy, safe and active community where families and neighbors enjoy an ever-improving quality of life supported and sustained through education; cultural enrichment; job growth and business opportunities; shared prosperity; mobility choices; neighborhood amenities and recreation."

CPSCI COMMUNITY VISION STATEMENT
Date Written: March 18, 2014

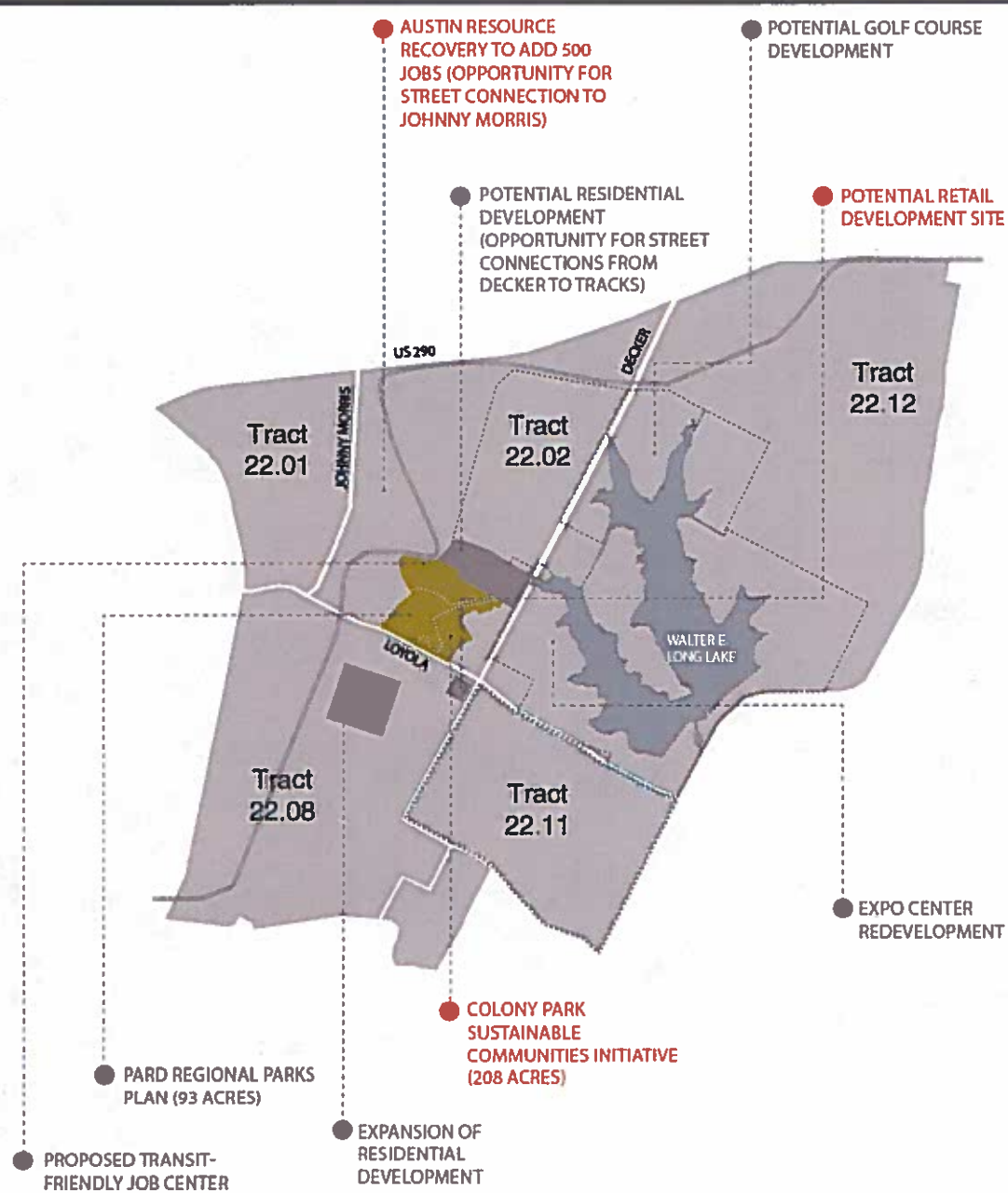
PLANNING PROCESS

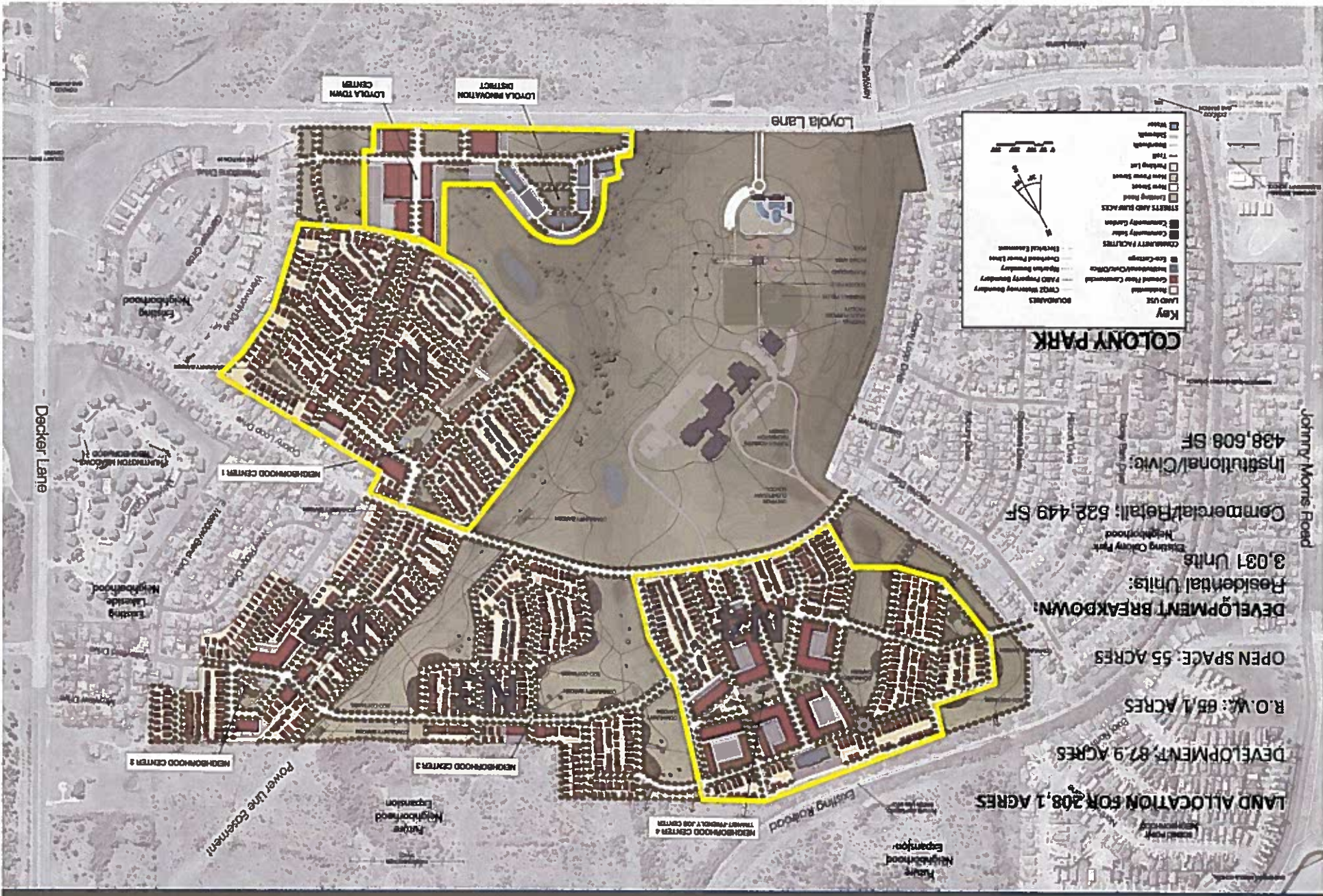




ENGAGE THE COMMUNITY

5 CENSUS TRACTS



[illegible]

NEIGHBORHOOD CENTER 1

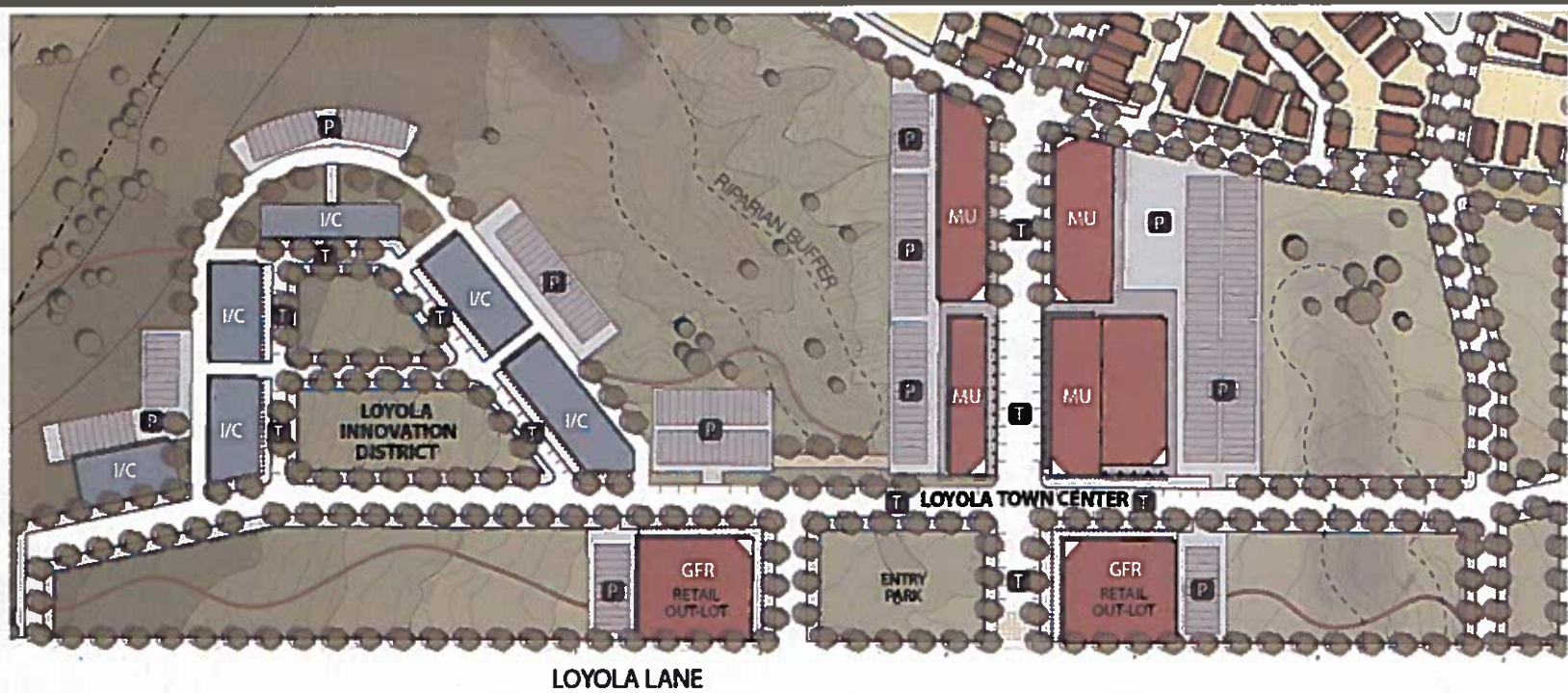














"Hilltop Happiness"



LOYOLA TOWN CENTER & INNOVATION DISTRICT

LOYOLA TOWN CENTER & INNOVATION DISTRICT



KEY		203,227 SF	438,608 SF		
	MU MULTI-STORY MIXED-USE COMMERCIAL/RESIDENTIAL Development must have ground floor commercial establishments and/or community services such as community resource centers. Upper floors may be residences or offices.		I/C INSTITUTIONAL/CIVIC Development may have ground floor commercial, civic, or institutional uses. Upper stories may be civic, or institutional. "Stacked Multifamily Only" development requires further review and approval by the appropriate boards or commissions.		
	GFR COMMERCIAL Development may be limited to one story, but may only have retail uses (such as grocery).	 OPEN SPACE			
		 Trail		 Constraint	
		 Parking Lot			
		 Teaser Parking			
		 Building Entry Location			
		 Building-to Line		 Arcade	



NEIGHBORHOOD CENTER 4 - TOD

"Transit-Friendly Job Center"

REGULATING PLAN & FORM-BASED GUIDELINES



ZONES

MIXED-USE

MIXED-USE 2

NEIGHBORHOOD CENTER

ATTACHED RESIDENTIAL

NEIGHBORHOOD RESIDENTIAL

NEIGHBORHOOD RESIDENTIAL - FRONT SERVED

GROUND FLOOR RETAIL

INSTITUTIONAL/ CIVIC

ECO-COTTAGES

BUILDING TYPES

 ECO-COTTAGE

 SINGLE FAMILY

 SINGLE-FAMILY ATTACHED (DUPLEX)

 MULTI-FAMILY ATTACHED (TOWNHOMES)

 STACKED MULTI-FAMILY

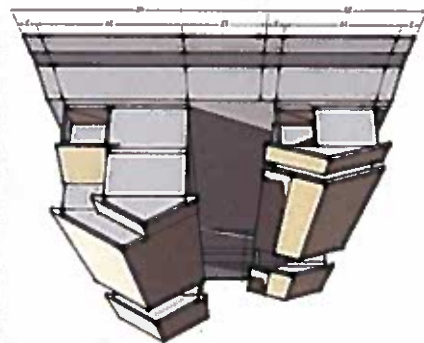
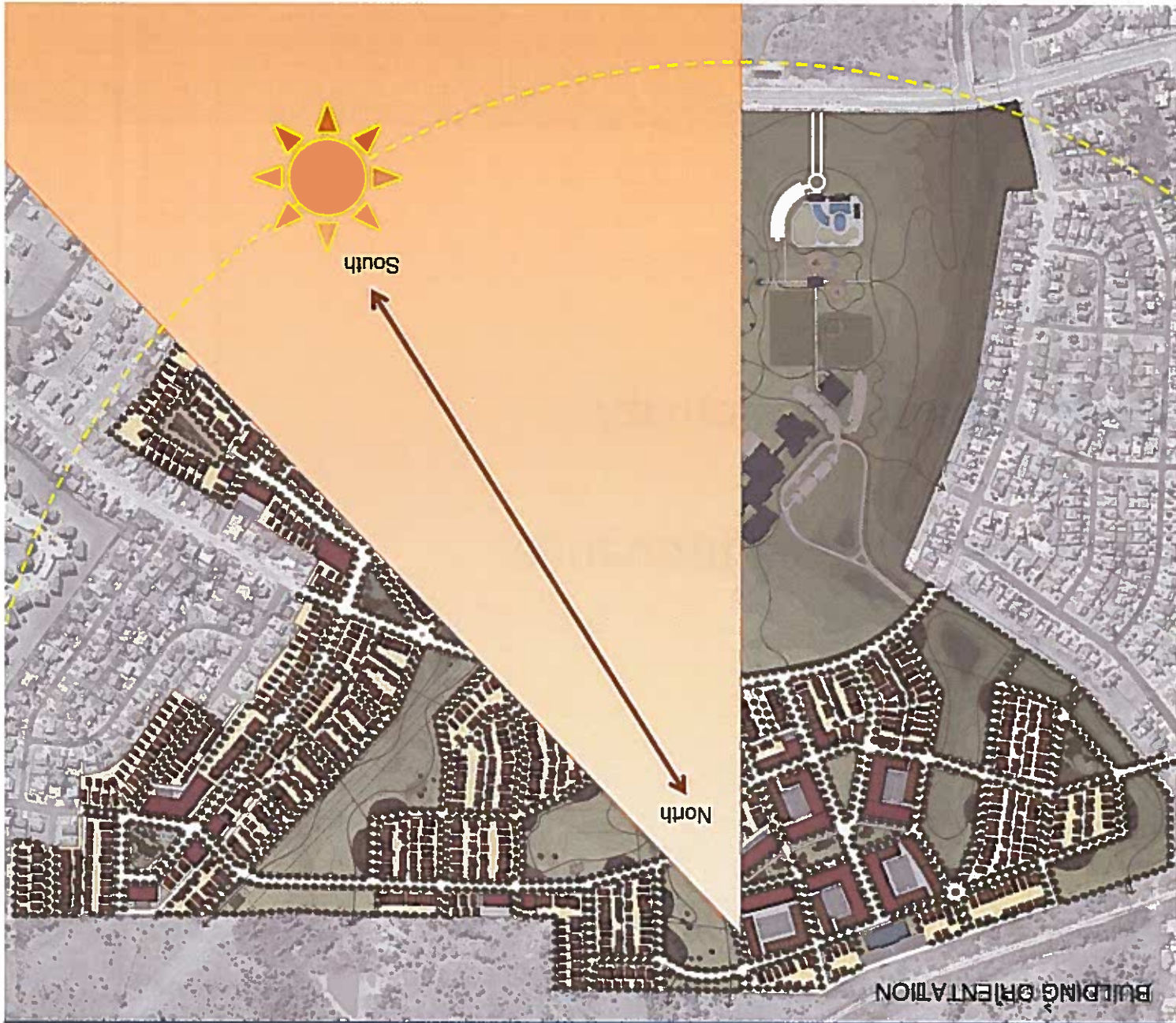
 COURTYARD

 RETAIL

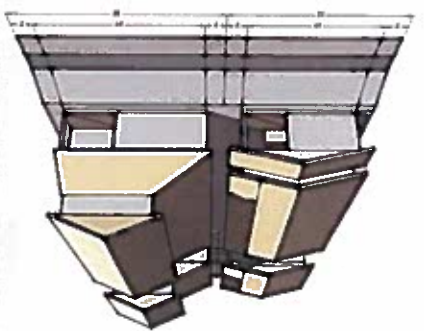
 VERTICAL MIXED-USE

 INSTITUTIONAL / CIVIC

NET ZERO-CAPABLE NEIGHBORHOOD



40' Lot



30' Lot

SOLAR FENCE

COA COUNCIL RESOLUTION

- Neighboring Connectivity
 - Public Amenity Maintenance
 - Governance
 - Financing Options
-

COA COUNCIL RESOLUTION



ON-SITE AND OFF-SITE CONNECTIONS

IMPLEMENTATION

IMPLEMENTATION PLAN RECOMMENDATIONS:

1. DEDICATE STAFF
 2. CREATE A GOVERNANCE STRUCTURE
 3. DEVELOPER SELECTION PROCESS – RFQ/P
 4. ENABLE STANDARD FINANCE TOOLS: TIF/PID, ETC.
 5. PROJECT COORDINATION WITH OTHER CITY DEPARTMENTS AND OTHER UNITS OF GOVERNMENT
-

NEXT STEPS

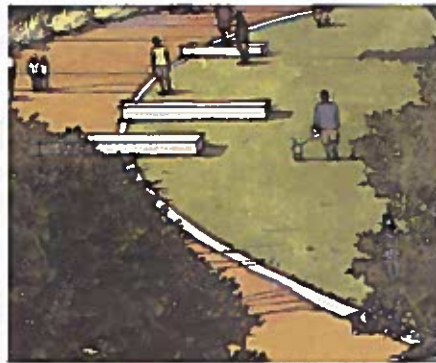
December 11(Tentative): City Council approval of amendment to the City's Comprehensive Plan to include the Master Plan and Design Guidelines; Existing Conditions Report and Implementation Plan Council approval per City Council Resolution 20140807-104

November - December: Approval of PUD, Preliminary Plan, Final Plat and Phase 1 Construction Documents after PUD approval

December 31, 2014: Grant process complete

Complete Economic Analysis of Project

THANK YOU



Oct. 28th Planning Commission: Agenda item #20

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-1 RELATING TO SMART HOUSING.

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

PART 1. Section 25-1-701 (*Definitions*) is amended to add the following new definition and to renumber the remaining definitions accordingly:

§ 25-1-701 DEFINITIONS.

- (2) HIGH OPPORTUNITY AREA means an area that provides certain conditions that places individuals in a position to be more likely to succeed or excel. This area may include such conditions as:
- (a) racial and economic integration;
 - (b) access to employment;
 - (c) high performing schools;
 - (d) access to fresh and healthy foods; and
 - (e) low levels of poverty
 - (f) low crime rate
 - (g) access to parks
 - (h) minimal environmental hazards.

PART 2. Section 25-1-702 (*Administration*) is amended to read:

(A) The director of the City's Neighborhood Housing and Community Development Department shall administer the S.M.A.R.T. Housing program and may adopt and implement program guidelines and establish the requirements for an application under the program.

(B) The director of the Neighborhood Housing and Community Development Department will notify the directors of the Public Works Department and Austin Transportation Department of proposed S.M.A.R.T. Housing projects within a half mile of an existing or planned transit route or stop.

PART 3. Section 25-1-703 (*Program Requirements*) is amended to read:

§ 25-1-703 PROGRAM REQUIREMENTS.

(B) S.M.A.R.T. Housing must:

- (1) be safe by providing housing that complies with Title 25 of the City Code (*Land Development*);
- (2) provide mixed-income housing by including dwelling units that are reasonably-priced, as described in Subsections (C) and (D);
- (3) provide for accessibility by:
 - (a) including dwelling units that comply with the accessibility requirements of the Building Code in:
 - (1) each building with four or more dwelling units; and
 - (2) at least 10 percent of the dwelling units in each development; or
 - (b) for a development with three or fewer dwelling units, complying with the design and construction requirements of Chapter 5-1, Article 3, Division 2 (Design and Construction Requirements); and
- (4) except as provided in Subsection (E), be located within one-half mile walking distance of a public transit route at time of application ~~[except with the transit-oriented guidelines adopted by the director];~~ and
- (5) achieve at least a one star rating under the Austin Green Building program.

(E) The Director may waive the transit-oriented requirement in (B)(4) if the project meets one of the following criteria:

- (1) the project will be located in a high opportunity area as identified by the Director and established in the program guidelines; or
- (2) the application includes a letter from Capital Metropolitan Transportation Authority that confirms a future route is documented in agency plans; or
- (3) developer applies for State or Federal Government funds, including the Low Income Housing Tax Credit Program, related to this project; or
- (4) project affirmatively furthers fair housing as determined by the Director and in consideration of the City's Analysis of Impediments.

PART 4. This ordinance takes effect on _____, 2014.

DRAFT

PASSED AND APPROVED

_____, 2014
§
§
§

Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

Simmons-Smith, Michael

Subject: FW: Memo re: Requirements for Subdivision Approval

From: Embesi, Michael
Sent: Tuesday, October 28, 2014 4:57 PM
To: Nortey, James - BC
Cc: Adams, George; Linseisen, Andrew; Cotton, Mitzi; Lloyd, Brent; Glen Coleman (glen.coleman@qmail.com); Mars, Keith; Wahlgren, David; Jain, Sangeeta; Gutshall, Caleb; Price, Johnnie; Daniel, Leslie; Chimentì, Danette - BC
Subject: RE: Memo re: Requirements for Subdivision Approval

Thank you for request. You asked, does staff have any comment re Env Board recommendation?

The Environmental Board joint sub-committee was advised by staff that the issue before them was whether the preliminary plan met code requirements. At the meeting of the full Board, while the motion was under consideration, Board Member Schissler pointed out that the Planning Commission would be obligated to approve the Lightsey preliminary plan unless it was determined that the plan did not meet current code. The author of the motion and other Board members indicated they understood and proceeded with the motion as it was originally stated. The Environmental Board recommendation did not find the preliminary plan to be in violation of city code, but instead recommends the use of "other options for development of the site".

Thanks again,
Michael Embesi
City of Austin - Planning and Development Review Department
City Arborist
505 Barton Springs Road, Fourth Floor
Austin, TX 78704
Phone (512) 974-1876
Fax (512) 974-3010
Web Site <http://www.austintexas.gov/department/city-arborist>

From: Lloyd, Brent
Sent: Tuesday, October 28, 2014 10:56 AM
To: Chimentì, Danette - BC
Cc: Adams, George; Linseisen, Andrew; Cotton, Mitzi
Subject: Memo re: Requirements for Subdivision Approval

Chair Chimentì & Members of the Planning Commission:

Attached for your consideration is a memo addressing several questions regarding the Commission's role in approving subdivision plats.

Thanks,

Brent D. Lloyd
Assistant City Attorney
City of Austin Law Department
P.O. Box 1088
Austin, TX 78767-1088
(512) 974-2974

C8-2013-0118 (Lightsey 2)

OPPOSED

PC Hearing Speaking Times

Speaker #	Speaker Time	PC Slots	Speaker Name	Time Donations	TOPIC	
1	7	5	Jennie Glasscock		Overview	
			Jennie Glasscock	Donated	Video	
			Jennie Glasscock	Donated	Video	
2	4	3	Richard Merren		Dangerous Road	
			Richard Merren	Donated		
3	3	3	Bryan King		SLNA Mitigation Deadman's Curve	
4	4	3	Sherrill Kelley		Storm Water	
			Sherrill Kelley	Donated		
5	3	1	Brad Rockwell		Trees	
			Brad Rockwell	Donated		
			Brad Rockwell	Donated		
6	6	1	Jim Wittliff		Code	
			Jim Wittliff	Donated		Compliance
			Jim Wittliff	Donated		
			Jim Wittliff	Donated		
			Jim Wittliff	Donated		
			Jim Wittliff	Donated		
7	3	1	Jana Kay Green		Summary	
			Jana Kay Green	Donated		
			Jana Kay Green	Donated		
30		30	TOTAL TIME		13 minutes donated to BONA & SLNA	

C8-2013-0118 (Lightsey 2)

OPPOSED

SPEAKERS OPPOSED

Jenny Glasscock	Resident of BONA	1806 Larchmont DR	78704
Richard Merren	Resident of SLNA	3503 Winfield Dr	78704
Bryan King	Resident of SLNA	1809 Lightsey	78704
Sherrill Kelley	Resident of BONA	3401 Aldwyche	78704
Brad Rockwell	Resident of BONA	1910 Edgeware	78704
Jim Whittiff	Resident of BONA	3606 Winfield Cv	78704
Jana Kay Green	Resident of BONA	3301 Aldwyche	78704

OPPOSED TIME DONORS

Adriane Nye	Resident of BONA	1803 Larchmont Dr	78704
Virginia Fleck	Resident of BONA	1900 Larchmont Dr	78704
Jania Ashby	Resident of BONA	3300 Aldwyche	78704
Katherine Garza	Resident of BONA	1802 Eastham Cv	78704
Frank Garza	Resident of BONA	1802 Eastham Cv	78704
Chris Lehman	Resident of BONA	1914 Larchmont DR	78704
Yolanda Zielinski	Resident of BONA	1806 Eastham Cv	78704
Yael Ouzillou	Resident of BONA	3503 Winfield Dr	78704
Lonnie Glasscock	Resident of BONA	1806 Larchmont DR	78704
Nancy Macclaine	Resident of SLNA	2302 Del Curto Rd	78704
Elena Rivera	Resident of BONA	3613 Winfield Cv	78704
Adrienne Merrill	Resident of BONA	1805 Eastham Cv	78704
Matthew Lipstein	Resident of BONA	1808 Larchmont DR	78704
Amanda Lipstein	Resident of BONA	1808 Larchmont DR	78704
Antonio Gonzales	Resident of SLNA	3302 South Oak Dr	78704
Bruce Evans	Resident of SLNA	1811 Lightsey	78704
Hilary Dyer	Resident of SLNA	1705 Lightsey	78704
Joan Wolfe	Resident of BONA	3403 Winfield	78704
Walt Brewer	Resident of BONA	3613 Winfield Cv	78704
Tom Lindhom	Resident of SLNA	119 Lightsey	78704
Caren Morton	Resident of BONA	3302 Aldwyche	78704
David King	Resident of Zilker	1808 Kerr	78704
Richard Kelley	Resident of BONA	3401 Aldwyche	78704
Sandy Palacios	Resident of BONA	1909 Larchmont DR	78704
Jenny Melendez	Resident of BONA	1911 Edgeware	78704
Tucker Bass	Resident of BONA	3303 Aldwyche	78704

26 Donors Opposed

7 Speakers

33 Total RSVPs

LATE BACK UP

October 28, 2015 Planning Commission hearing

Items:

- C1--- NPA-2014-0016.02 – Springdale Farm NPA
- C2--- C14-99-2061 (RCT) – Springdale Farm Restrictive Covenant Termination
- C3--- C14-2014-0123 – Springdale Farm Zoning

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Rosalinda Martinez
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.

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

Meredith, Maureen

cc:

Anguiano, Dora; 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
Chaffin, Heather

Cc:

Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Richard Sepulveda

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.

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

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Angelita Martinez
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.

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

Meredith, Maureen

D:

Anguiano, Dora; 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
Chaffin, Heather

Cc:

Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Cassie Jolena

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.

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

Meredith, Maureen

To:

Anguiano, Dora; 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
Chaffin, Heather

Cc:

RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

Subject:

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

From: Marcos Noyola

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.

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

Meredith, Maureen

D:

Anguiano, Dora; 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
Chaffin, Heather

Cc:

Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Joe Jason Torres

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.

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

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Christino Roberto
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.

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

Meredith, Maureen

to:

Anguiano, Dora; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Norley, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver, Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Chaffin, Heather

Cc:

Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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; Norley, 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

From: Benjamin Harrison

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.

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

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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

From: Paula Gonzales
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.

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

Meredith, Maureen

>

Anguiano, Dora; Alfonso Hernandez; Brian Roark; Chimentì, 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
Chaffin, Heather

Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

From: Anguiano, Dora

Sent: Tuesday, October 28, 2014 3:56 PM

To: Alfonso Hernandez; Brian Roark; Chimentì, 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

From: Lisa Alfaro

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.

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

Meredith, Maureen

To: Chaffin, Heather; Rusthoven, Jerry
Cc: Rhoades, Wendy
Subject: RE: C14-99-2016 and C14-99-2061

From: A Noyola
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 an attention to this matter.

--

Angelica Noyola
Program Director-Workforce Development
512 939 6138
4926 East Cesar Chavez St.
Building A
Austin, Texas 78702

Meredith, Maureen

to: Anguiano, Dora; 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
Subject: RE: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

From: Anguiano, Dora
Sent: Tuesday, October 28, 2014 2:22 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: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

From: Janie Rangel
Sent: Tuesday, October 28, 2014 1:52 PM
to: Anguiano, Dora
Cc: mediasst10@y
Subject: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

This message is from Janie Rangel.

I am a resident of the Johnston/Govalle area. I am requesting a postponement of the zoning cases until November. If no postponement is given I submit my objection to the zoning change and objection any termination of the restrictive covenant. I along with many neighbors have asked the city staff for answers to questions like what the restrictive covenant is and how an event center will affect future zoning. Please forward my email to the planning commission members. Thank you.

Meredith, Maureen

To:

Anguiano, Dora; 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
Chaffin, Heather

Cc:

Subject:

RE: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

From: Anguiano, Dora

Sent: Tuesday, October 28, 2014 2:22 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: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

From: Janie Rangel

Sent: Tuesday, October 28, 2014 1:52 PM

To: Anguiano, Dora

Cc: medias10@y

Subject: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

This message is from Janie Rangel.

I am a resident of the Johnston/Govalle area. I am requesting a postponement of the zoning cases until November. If no postponement is given I submit my objection to the zoning change and objection any termination of the restrictive covenant. I along with many neighbors have asked the city staff for answers to questions like what the restrictive covenant is and how an event center will affect future zoning. Please forward my email to the planning commission members. Thank you.

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

From: Anguiano, Dora
Sent: Tuesday, October 28, 2014 2:24 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: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

From: Malinda Luna
Sent: Tuesday, October 28, 2014 2:08 PM
To: Anguiano, Dora
Subject: C14-99-2061, NP 2014-0016.02, C14-2014-0123 request for Postponement of Springdale Farm Zoning cases

This message is from Malinda Luna. [

I am requesting a postponement of the zoning cases until November. If no postponement is given I submit my objection to the zoning change and objection any termination of the restrictive covenant. I along with many neighbors have asked the city staff for answers to questions like what the restrictive covenant is and how an event center will affect future zoning. We have other unanswered questions and they need to be addressed. Maureen has not done a good job at dealing with this issue. I feel she is biased as well. Please forward my email to the planning commission members. Thank you.

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

From: Anguiano, Dora
Sent: Tuesday, October 28, 2014 2:25 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

From: Donald Luna
Sent: Tuesday, October 28, 2014 2:20 PM
To: Anguiano, Dora
Subject: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Donald Luna.

I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff have failed to answer pertinent questions asked by the neighborhood. What is the impact of a zoning change from SF to Event center? What is an Event center? I am appalled that he 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
Donald Luna

Meredith, Maureen

o:

Anguiano, Dora; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Norrey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Chaffin, Heather

Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

From: Anguiano, Dora

Sent: Tuesday, October 28, 2014 2:25 PM

To: Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Norrey, 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

From: Barbara Urias

Sent: Tuesday, October 28, 2014 2:23 PM

To: Anguiano, Dora

Subject: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

his message is from Barbara Urias.

I am requesting a postponement of all items related to Springdale Farms zoning changes and restrictive covenant termination. The city staff have failed to answer pertinent questions asked by the neighborhood. What is the impact of a zoning change from SF to Event center? What is an Event center? This area has been littered with beer bottles and noise until I am on weekends and during the week on certain days due to current "events" being held. I am appalled that he 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

Meredith, Maureen

To:

Anguiano, Dora; 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
Chaffin, Heather

Cc:

RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

Subject:

From: Anguiano, Dora

Sent: Tuesday, October 28, 2014 2:25 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

From: Angela Martinez

Sent: Tuesday, October 28, 2014 2:25 PM

To: Anguiano, Dora

Subject: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Angela Martinez.

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 have failed to answer pertinent questions asked by the neighborhood. What is the impact of a zoning change from SF to Event center? What is an Event center? 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

Meredith, Maureen

o:

Anguiano, Dora; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Norley, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver, Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Chaffin, Heather

Subject:

RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

From: Anguiano, Dora

Sent: Tuesday, October 28, 2014 2:32 PM

To: Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Norley, 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

From: Pete Villareal

Sent: Tuesday, October 28, 2014 2:31 PM

To: Anguiano, Dora

Subject: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Pete Villareal.

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

Meredith, Maureen

To: Anguiano, Dora; 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

From: Anguiano, Dora
Sent: Tuesday, October 28, 2014 2:39 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

From: Micky Moreno
Sent: Tuesday, October 28, 2014 2:37 PM
To: Anguiano, Dora
Subject: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

This message is from Micky Moreno.

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

Meredith, Maureen

To: Anguiano, Dora; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Norley, 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
Subject: RE: Springdale Farms NP20140016.02, C14-2014-0123, C14-2014-0123

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; Norley, 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

From: Dave Cantu
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.

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

Meredith, Maureen

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

From: Omar Rubio [mailto:Omar2812@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. [Omar2812@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

37

-----Original Message-----
From: Zolla Vega [mailto:zvega@austin.rr.com]
Sent: Wednesday, October 15, 2014 3:00 PM

To: bc-Brian.Smith@austntexas.gov; bc-MaryGay.Maxwell@austntexas.gov; bc-James.Schissler@austntexas.gov; bc-Marisa.Perales@austntexas.gov; [bc-Ruthie.Redmond@austntexas.gov](mailto:Env.BoardMaryAnnNeely@bc-Robert.Deegan@austntexas.gov)
Cc: Watershed Marilla Shepherd
Subject: Lightsey 2, AHTF's concerns resolved

Dr. Maxwell and Environmental board members,
The Austin Heritage Tree Foundation's concerns with the Lightsey 2 development, namely with the heritage and protected trees and the heritage tree ordinance, have been resolved since an administrative variance was not granted to remove the second heritage tree #625 that was impacted by a building. The developer redesigned that duplex and made it shorter to accommodate the heritage tree without major impacts on the critical root zone.
These subdivision plans are conceptual regarding the duplex placements relative to trees. There will be additional opportunities to improve the design to reduce impact on the critical root zones of heritage and protected trees when the site plans are developed. Retaining walls or similar techniques impacting trees that are designed to address the lot topography (slopes) will be reviewed by staff at the site plan stage.
We continued looking at the road design in the last weeks, and we insist that there is no alternate road design that would save more protected or heritage trees. We agree that the 3 conditions of the heritage tree ordinance have been met for the administrative variance to remove heritage tree #616.
I'm attaching a slide that shows the 3 conditions of the heritage tree ordinance.

Best,
Zolla
Austin Heritage Tree Foundation

Anguiano, Dora

From: Sirwaitis, Sherri
Sent: Friday, October 24, 2014 1:36 PM
To: Anguiano, Dora
Subject: FW: Case Number C14-2014-0156

FYI- Postponement request on Item C-23.

Thanks,

Sherri Sirwaitis

*City of Austin
Planning & Development Review Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)*

From: KWebb10646@aol.com [<mailto:KWebb10646@aol.com>]
Sent: Friday, October 24, 2014 11:09 AM
To: Sirwaitis, Sherri
Cc: amorrow@abaustin.com
Subject: Case Number C14-2014-0156

Re: Case Number C14-2014-0156, Rezoning for 8611-1/2 & 8627 Mopac Expressway North Bound.

North Shoal Creek Neighborhood Association (NSCNA) requests the October 28 hearing of this case by the Planning Commission be postponed until after the Association general membership meeting on November 4, 2014 in order for the rezoning to be considered ad acted upon in that meeting.

The postponement has been discussed in emails between Amanda Morrow of Armburst & Brown and myself. I realize that I cannot speak for her or the applicant in this matter, but she mentioned in an email that her client would not oppose the postponement and requests that, if St aff agrees, to set the hearing for the Special Called meeting on November 12. That date is acceptable for this Association.

I wish to mention that Ms. Morrow met with members of the Association Board of Directors and Development Committee on October 21, and has agreed to meet with the Association members on November 4. We look forward to that meeting.

This rezoning was requested after the general membership meetings of the Association on September 2 and before the next meeting scheduled for November 4.

Thank you,

Kenneth Webb. 512-452-3251 or 512-966-3206
Member of NSCNA Board of
Directors

281110

C14/37

Marja Spearman
1014-B West 31st Street
Austin, Texas 78705
marjaverhaar@earthlink.net
512-815-7534

October 23, 2014

Planning Development Review Department
City of Austin
Attn: Maureen Meredith, Senior Planner Plan Amendment
(512) 974-2695
maureen.meredith@austintexas.gov

Planning Development Review Department
City of Austin
Attn: Tori Haase, Zoning Planner
(512) 974-7691
tori.haase@austintexas.gov

Dear Ms. Meredith and Dear Ms. Haase:

Re: Opposition to the Rezoning Application by Daughters of Charity/St. Andrews
C14-2014-0145 and the Neighborhood Plan Amendment Application #
NPA-2014-0027 for the property located at 1018 West 31st Street

I attended the CWMANPCT meeting on September 29th. Had I been present at the prior meeting, I would have aired my opposition to the expedited process they agreed to. I realize that is water under the Shoal Creek bridge now, yet it has heightened my concerns.

I have lived and worked adjacent to the property on West 31st Street over the last six years. I am also in the process of establishing a small business at 1004 and 1006 West 31st street. 1004 and 1006 are the two small LO-zoned houses, built around 1920, located on the North side of West 31st street. The renovation efforts there are focused on maintaining Neighborhood Character.

My residence is on the North side of 31st Street as well. Unfortunately, this area is not very accurately described in the FLUM. Yet the Plan does state that future development should develop at a scale appropriate with the neighborhood along 31st Street (L.4.4. – page 45), and if the school leaves, it should be replaced by single family housing along 31st Street. This will protect the homes on (the south side of) 31st street and promote neighborhood activity along the Shoal Creek Hike and Bike Trail.”

FLUM

CH 138

My residence at 1014, adjacent to the 1018 lot, has been zoned SF-3 for a long time. It was being built around the time the FLUM language was being drafted. The building came about after careful consideration to maintain the neighborhood residential character. In line with that we went through great expense to salvage and relocate several mature trees to other locations on the lot, observed generous setbacks and building scale, and built to receive an Austin's Green Energy 4-star home.

St. Andrews wants the FLUM changed to Mixed Use/Office and the zoning changed to LO-MU. This is what I have learned in the process of attending various meetings:

1. St. Andrews could and should have solicited involvement of their neighbors months earlier in the process. They chose not to, and created an urgency that doesn't really exist.
2. No changes to the FLUM or zoning are necessary for St. Andrews to establish a kindergarten. A site plan would be required under the conditional use permit.
3. The conditional use permit process would likely lead to more City of Austin site plan scrutiny.
4. St. Andrews based its request for the expedited process on its representation that applying for a conditional use permit would be a lengthy process. I am being told by others familiar with development issues that this is not necessarily so.
5. St. Andrews could use the property, zoned as LO alone, for a kindergarten and administrative offices.
6. The streets immediately surrounding the property are way too narrow (Austin City Code 25-2-832) for a private primary school on the east corner of Wabash and West 31st Street.
7. Adding the MU combining district is entirely unnecessary for the kindergarten and/or administrative offices St. Andrews is proposing.
The MU combining district would expand the land use unnecessarily and may give St. Andrews the opportunity to change other lots they own in the street to MU as well. I anticipate that if and when the school has outgrown this neighborhood (if it hasn't already), it would be advantageous to sell all they have come to own to a developer, rather than adhering to the "single family residences" FLUM guidelines mentioned previously. St. Andrews argument for the MU zoning is that the applicant (The Daughters of Charity/seller of the property) does not want to relinquish MF2 zoning uses in the process, in case of breach by St. Andrews. The seller would retain all of the MF2 uses under the MU designation. An overly expansive zoning change is NOT the right way to protect the seller from the buyer's breach.
8. The school traffic on West 31st street already poses a problem at its current capacity. St. Andrews is offering to attempt to route any additional traffic over 32nd street but it can't enforce that and that will not be enough to bring relief.

05/01/20

06/31

- 9. Jeff Howard explained on September 29th at the CWANPCT there would be 2 classes of 15 students requiring 40 trips total a day. In our last meeting with St. Andrews, we were told that the plan is to ultimately have at least 3 classes of 16 students, each requiring staff, and so potentially doubling the anticipated additional traffic, which is already at an unworkable volume.
- 10. At the September 29th CWANPCT meeting, Jeff Howard also clearly stated that St. Andrews would limit itself to a one-story structure. This too has since changed.
- 11. The neighborhood plan also stressed that neighborhood should be protected against cut-through traffic, increase in traffic, decrease of mature tree canopies, increase of walking and bicycling, and that the character and integrity of single-family neighborhoods needs to be protected by looking at the entire neighborhood – not just a single neighbor or entity like St. Andrews. Criteria on which the request to change the FLUM is based has not been submitted in the application.
- 12. We have let Jeff Howard know that we think seller should sit at the table with us while we are discussing these applications, and that his position as agent to the seller and buyer may be a conflict of interest.

Traffic

I have endured many unpleasant interactions and dangerous situations because of traffic conditions on West 31st Street and the other nearby narrow streets. Lately, we have experienced an increase in cut-through traffic. I have been unable to turn onto the street from Lamar because of stacked school traffic. I have had unpleasant interactions with those blocking driveways. I have had to back up the entire street because of meeting oncoming traffic head on. I have had to deal with individuals parking illegally. I have had to avoid individuals entering the traffic lane because the City has not tended to the overgrown bike lane. St. Andrews can commit to evaluating the traffic situation to helping protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses as required by the Plan.

I know time is of the essence, to all of us, but until that time I hope:

- that the Central West Austin Neighborhood Association will NOT vote for the FLUM amendment and will allow us to come to agreement before any changes are green-lighted; and
- that the Planning Commission Meeting scheduled for October 28th will be postponed.

Please understand that the playing field is not level. St. Andrews board members know the rules and regulations involved by heart. Personally, I am overwhelmed learning about all the rules and regulations and processes involved, yet, like others in the street, I have worked long and hard hours trying to get up to speed as quickly as possible. I am still willing to keep working with St. Andrews to come to some kind of a solution that would serve all parties involved.

2/19/19

C16/40

The West 31st Street Creekside Neighborhood Association members are eagerly awaiting a first draft agreement from St. Andrews after our last meeting on Monday the 20th.

May I also point out to you that the letters of support for the project forwarded to your team seem to come from those who are associated with St. Andrews (headmaster and current parents) and those not actually living on West 31st Street but on the other side of the creek, in actuality an entirely different neighborhood.

Also, I believe that the West 31st Street Creekside Neighborhood Association would very much like to see additional changes in FLUM language as it pertains to this small section of Austin, particularly that the property in question turns back to residential property as well when St. Andrews leaves the neighborhood.

Sincerely,



Marja Spearman

* Conditions of Support received from C-1000
Old West Austin Neighborhood Association 35

1301 W 5th Street Rezoning
C14-2014-0134
PDA Conditions

As part of the LI-PDA rezoning, which would allow the land use of multi-family residential, 95% maximum building coverage, 95% maximum impervious cover, and a 5:1 floor to area ratio, the following additional restrictions would apply:

1. The building shall be set back from the existing curb line of 5th Street by a minimum of 30 feet.
2. The first 30 feet of the building from 5th Street shall be no greater than 48 feet in height.
3. The maximum height of the remainder of the building shall be no more than 75 feet.
4. The building shall be set back from the south property line no less than 20 feet. This area shall be reserved for future City use.
5. The building shall be set back from the existing curb line of Orchard Street by a minimum of 15 feet.
6. The building shall be set back from the internal lot line on the west by 10 feet.
7. Cocktail lounges shall be prohibited.
8. Outdoor amplified music shall be prohibited.
9. A late-hours permit for alcoholic beverages shall be prohibited.
10. Vehicular access will be prohibited from 5th Street. However, two driveways will be needed from Orchard Street.
11. Vehicular trips will be limited to 2,000 per day.
12. Conditional and prohibited uses will be those listed in the staff's report.

C/35
100

Haase, Victoria (Tori)

Subject: FW: 1301 W 5th Street - PDA Language

From: Lynn Ann Carley []
Sent: Tuesday, October 28, 2014 4:44 PM
To: Larry Halford; Haase, Victoria (Tori); Jean Stevens
Subject: RE: 1301 W 5th Street - PDA Language

Tori, We concur. Please let me know if you have any questions regarding the list. –Lynn Ann

From: Larry Halford
Sent: Tuesday, October 28, 2014 4:36 PM
To: Victoria Haase; Lynn Ann Carley; Jean Stevens
Subject: Fwd: 1301 W 5th Street - PDA Language

Tori, Owana is agreeable to this case being placed on consent agenda. We feel the conditions stated in the attached PDF from the applicant are consistent with the issues having been discuss between the neighborhood and the applicant. If you have any question please don't hesitate to call me.

Larry halford

Sent from my iPhone

Begin forwarded message:

From: Lynn Ann Carley <>
Date: October 28, 2014 at 2:10:02 PM CDT
To: "Larry Halford ()" <>
Subject: 1301 W 5th Street - PDA Language

Hi Larry, Attached is a draft set of restrictions, based on the exhibits that were previously forwarded and our discussions. I will give you a call shortly. Thanks, Lynn Ann

THE RESERVE AT SPRINGDALE

Neighborhood support of this development will provide the following:

Entrepreneurial business (coffee shop/café) for the benefit of the apartment residents and general public. Retail space will provide a small community gathering place for meetings and social activities that would otherwise not exist in the mid-block location on Springdale Road.

Collaborative action between PSSNA, Education Service Center: Region 13, and The Reserve at Springdale with the City of Austin for signalization or crosswalk at Springdale Road and Rogge.

Enhanced landscaping, sidewalks and lighting along Springdale Road to activate a part of the street that is currently unlighted and unoccupied in the evening. The Reserve will also be a gate free residence.

Increased enrollment of grade school students at Pecan Springs Elementary. Ryan Companies has agreed to support the PTA and additional student educational activities.

Use of the multi-purpose room/business center on-site for PSSNA meetings, PTA meetings and other organized groups. Opportunities for community organized life-long learning classes.

Access to the undeveloped green space on the eastern property boundary by organized groups; options for environmental education and a community garden with the Sustainable Food Center are being explored. The use of this green space should also serve as a driver for overall improvement of Little Walnut Creek Park.

PSSNA representation on the tenant council of The Reserve at Springdale. Neighborhood welcome packet for each resident encouraging participation in the PSSNA activities and meetings.

Additional transportation options; opportunities to extend Car2Go and other services to the area are currently being explored. Improvement to the current bus stop and desired relocation to an area immediately adjacent to The Reserve at Springdale.

The Reserve at Springdale will be an environmentally responsible development that respects the geography and topography of the land. The 21-acre property, located at the intersection of Springdale Road and Rogge Lane, will be developed in close proximity to Springdale Road with a mix of townhome and traditional style apartments. Approximately 50% of the site, toward the rear and adjacent to Little Walnut Creek Park, will remain undeveloped. Site amenities will include a coffee shop, playscape, pool, dog park, extensive Texas landscaping and trails adjacent to Little Walnut Creek Park.

The Reserve at Springdale is a proposed workforce housing development intended to enhance the neighborhood and provide housing for individuals and families earning 60% of the Area Median Income (AMI). Incomes will range from \$31,000 to \$40,000 per year depending on the size of the household. Housing will be provided to a mix of professionals such as teachers, nursing assistants, bank tellers and computer technicians to name a few.



The Reserve will incorporate a café on-site to the benefit of the residents and the neighborhood at large. This retail business will provide a community space for meetings and social activities.

The Reserve will include community components such as a multi-purpose room for neighborhood association meetings and local gatherings. Partnerships with key community organizations, such as the Sustainable Food Center and YMCA are also being explored.

The development, located in the heart of the Pecan Springs Neighborhood, will be in close proximity to Pecan Springs Elementary School, Little Walnut Creek Park, HEB Marketplace at Mueller, Bartholomew District Park + Pool, Dell Children's Hospital, Capital Metro transit and many other great local amenities.



The Reserve at Springdale

Location Map
October 2014



