

January 12, 2016

City of Austin Planning Commission
c/o Stephen Oliver (Chair)
City Hall
301 West 2nd Street
Austin, Texas 78701

Re: Code Amendment: C20-2015-014 - Planned Unit Development Zoning

Honorable Members of the Planning Commission:

The Central West Austin Neighborhood Plan Contact Team has voted to support the proposed code amendment being proposed tonight as Item C-13 at the Planning Commission to allow for the equal treatment of land, zoned and unzoned, being considered for PUD zoning. We believe that the current code protections for zoned property (requiring a super majority council vote to approve a PUD application which is denied by a board or commission) should also apply to unzoned land (which under current code requires only a simple council majority of votes for approval).

As recommended by staff, the proposed amendment will help level the playing field for all PUDs and thereby encourage meaningful and substantive good faith negotiations by all parties.

As one of Austin's most established and stable neighborhood planning areas, the Central West Austin Neighborhood Plan Contact Team is especially supportive of the PUD protections being proposed because there are large tracts of unzoned land in our planning area, including the State Supported Living Center which includes 95 acres, most of which is unzoned.

For the foregoing reasons, the Central West Austin Neighborhood Plan Contact Team supports staff recommendation to approve the proposed ordinance to require an affirmative vote of three-fourths of the members of City Council to approve any proposed PUD district zoning for unzoned or interim zoned property when the Land Use Commission recommends denial of an application to zone a property to a Planned Unit Development.

Thank you for your consideration.

Sincerely,

Michael Rocco Cannatti

Central West Austin Neighborhood Plan Contact Team, Chair