

DATE: October 7, 2019

TO: City of Austin Planning Commission  
Council Member, Pio Renteria-District 3

CC: City of Austin Zoning Case Files  
Wendy Rhoades [wendy.Rhoades@austintexas.gov](mailto:wendy.Rhoades@austintexas.gov)  
Mayor, Steve Adler  
Austin City Council Members

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

RE: SCCNPCT Current Updates: Zoning Case No. C14-2019-0082 600 Industrial Blvd.

Dear Planning Commissioners and Council Member, Pio Renteria,

This is to inform you all that the property owner and representative team continue to work together with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) for rezoning the above mentioned property, though a final decision to support or not support has not yet been reached.

This case, No. C14-2019-0082 600 Industrial Blvd., will be on the agenda before planning commission on October 8, 2019.

While the SCCNPCT has had the opportunity to express a number of our neighbor's concerns with the development team about the proposed mixed use project - most importantly **height** within the Industrial core as opposed to the South Congress corridor, as well as **affordability**, which continues to be a main priority of the SCCNPCT's so true affordable housing is provided for families and children living within the contact team area and in all of Austin, Texas - the contact team feels that neighbor requests and concerns are being with sincere concern, much thought and have been positively addressed thus far.

With negotiations still ongoing as we continue to work toward amenable compromises and considerations, the SCCNPCT will still need a vote to determine the stance for support or non-support for rezoning Case No. C14-2019-0082 600 Industrial Blvd. A decision at this juncture cannot yet be made.

Please ensure this letter is added to the above case file to serve as the SCCNPCT's update letter to Planning Commission regarding re-zoning of the above property, Zoning Case No. C14-2019-0082.

SCCNPCT's concerns and requests, below, include:

- Height concerns above 60 ft
- Affordable Housing 10% of total units @ 60% MFI, managed by a third-party nonprofit or housing partner. (Height 85 ft).
- Onsite Pet area
- Air Quality analysis for concerns for residents potentially living within the industrial area.
- AFD Austin Fire Department (Approved by AFD).
- Flood Mitigation within the area - cost to be provided by developer
- Parking and Overflow Parking for businesses
- Emergency evacuation procedure for residents
- Security
- Trees
- A contact person during construction
- Outdoor lighting, specifically from garage areas
- Road closures and parking for contractors during construction – provide a contact person.
- Sidewalk improvement costs to be provided by developer
- Straighten existing roads Terry O Lane and St. Elmo
- 400 apartment units projected
- Displacement
- Increased taxes
- Impact on neighbors/businesses

Please contact us if there are any questions. Thank you.

Respectfully,

Mario Cantu - Keena Miller - Michael Fossum - SCCNPCT