

DATE: October 15, 2019

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PAZ

TO: City of Austin Planning Commission
Council Member, Pio Renteria-District 3
Mayor, Steve Adler
City Council Members

CC: City of Austin Zoning Case Files
Wendy Rhoades Wendy.Rhoades@austintexas.gov
David Hartman

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

RE: SCCNPCT Current Updates: Zoning Case No. C14-2019-0082 600 Industrial Blvd.
Dear Council Member, Pio Renteria,

This is to inform you all that the property owner's representative has been working with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) for rezoning the above mentioned property. From CO-LI-NP to LI-PDA-NP

This case, No. C14-2019-0082 600 Industrial Blvd., will be on the agenda before City Council on October 17, 2019.

While the SCCNPCT has had meetings with the developer and the opportunity to express a number of our neighbor's concerns with the proposed development such as height within the Industrial core as opposed to the South Congress corridor, with negotiations still ongoing, and being able to agree with most of the requests and concerns, **we the SCCNPCT team will meet and vote on October 16th to determine this case to support or not support rezoning of Case No. C14-2019-0082 600 Industrial Blvd. The SCCNPCT has been in multiple conversations with the developer regarding a Restrictive Covenant for 600 Industrial Blvd. The SCCNPCT would like to maintain that our requests, concerns, and conversations shall be guaranteed within a Restrictive Covenant before meeting with City Council. For this reason, we are requesting a postponement for the October 17, 2019 Council meeting to November 14, 2019 City Council Meeting.**

We, the SCCNPCT, maintain Austin's affordability as a main priority so true affordable housing is provided for families and children living within the contact team area and in all of Austin, Texas.

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

SCCNPCT's concerns and requests, below, include:

- Affordable Housing
- 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
- 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
- Contact person during construction
- **Restrictive Covenant**

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

Respectfully, SCCNPCT Mario Cantu - Keena Miller - Michael Fossum