

27 April 2020

To: Planning Commission and City Council Members
Re: NPA-2019-0015.02 3500 Pecan Springs Road

This letter serves to **recommend that the Planning Commission and City Council deny the above-referenced plan amendment request**, which seeks to change the land use of this property from Single Family to Higher Density Single Family.

Although the Owner's representative for the proposed development at 3500 Pecan Springs Road, Ms. Victoria Haase of Thrower Design, attended meetings of the East MLK Combined Neighborhood Plan Contact Team (EMLK NPCT), the City of Austin-hosted Community Meeting, and a meeting of the Pecan Springs/Springdale Neighborhood Association (PSS NA), and in doing so was open and responsive in communicating with the community stakeholders regarding the development, the owners never agreed to any of the compromises proposed by the community in order to assuage their concerns, which centered around environmental impact as well as traffic.

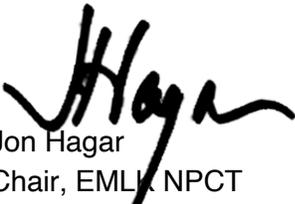
Because the owner was ultimately unwilling to find any kind of compromise with the community, the EMLK NPCT voted in its April meeting to oppose the PLA.

For the reasons listed above, the EMLK NPCT **opposes the plan amendment request** for the Property.

If the Planning Commission chooses to approve this request, the EMLK NPCT urges consideration of any or all of the following:

- Require that a minimum of 10% of the units be affordable to persons earning no more than 80% MFI for the Austin Metro area.
- Require that the project be certified under the Better Builder Program or a program with equivalent requirements
- Require that the project achieve a minimum 1-star rating under the Austin Energy Green Building Program.

Sincerely,



Jon Hagar
Chair, EMLK NPCT

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