



## MEMORANDUM

**TO:** Mayor and City Council

**FROM:** Jerry Rusthoven, Chief Zoning Officer  
Housing and Planning Department

**DATE:** June 9, 2022

**SUBJECT:** NPA-2019-0022.02 and C814-89-0003.02 – 305 S. Congress  
(District 9)  
Request for Postponement

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The Neighborhood has requested a postponement of the above-referenced neighborhood plan amendment and PUD amendment cases to July 28, 2022. Please refer to attached correspondence.

If you need additional information, please contact Jerry Rusthoven at 512-974-3207.

**Jerry Rusthoven, Chief Zoning Officer**  
**Housing and Planning Department**

xc: Spencer Cronk, City Manager  
J. Rodney Gonzales, Assistant City Manager



South River City Citizens Inc.  
P O Box 40632  
Austin TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Wendy Price Todd, President  
Noah Balch, Vice President  
Ken Burnett, Co-Vice President  
Will Andrews, Treasurer  
Dan Fredine, Secretary  
Mary Friedman, Membership

June 7, 2022

Austin Mayor and City Council  
c/o Ms. Rosie Truelove  
Housing and Planning Department

RE: Request for Postponement - 305 South Congress  
City Council Meeting June 16, 2022  
Agenda Item 80 NPA-2019-0022.02  
Agenda Item 81 C814-89-0003.02

Dear Mayor, Mayor Pro-Tem and City Council Members,

The above referenced cases are northwestern boundaries of South River City Citizens Neighborhood Association and the South River Combined Neighborhood Planning Area. As registered interested parties according to 25-1-131(2)(C), South River City Citizens Neighborhood Association and the South River City Combined Neighborhood Planning Contact Team oppose the proposed neighborhood plan amendment and rezoning.

Pursuant to Section 25-2-283(C)(1), as an officer on behalf of SRCC, I respectfully request a postponement for the above referenced cases to the next meeting of Austin City Council on July 28, 2022, or later. This is our first request for postponement.

The reason for the postponement is that after lengthy reviews and conditional recommendations by the Environmental Commission, Parks and Recreation Board, Planning Commission, and South Central Waterfront Advisory Board, the community stakeholders have not had adequate time to review the draft of the amended PUD ordinance prior to the public hearing. In fact, the draft amended PUD ordinance has not been posted. Are citizens to understand that City Council will hear a case that is in fact, not an PUD amendment to a printing facility, but rather a significantly reworked, if not entirely new PUD for a luxury mixed use development without scrutiny?

The South Central Waterfront Vision Plan, adopted in 2016, provided a framework for responsible redevelopment in this area. Without financial tools and a regulating plan in place, the project has exceeded the entitlements described by the plan in exchange for less than intended and sufficient community benefit. Specifically, we believe that the following issues are unsatisfactorily resolved: parkland dedication acreage; trail access from South Congress Avenue; affordable housing provisions; water quality and stormwater management plans, traffic impacts; accessibility; energy efficiency; public financial participation; among other environmental and equity concerns. For these reasons described, SRCC requests a postponement to provide adequate time for the public to measure the language of the amended PUD ordinance against the wishes put forth by various boards and commissions that were supported by SRCC.

Thank you for your consideration.

Sincerely,

Wendy Price Todd  
President  
South River City Citizens

Date: 9 June 2022

From: Bouldin Creek Neighborhood Association

To: Austin Mayor and City Council

cc: Ms. Rosie Truelove, Director, Housing and Planning Department

RE: Request for Postponement - 305 South Congress

City Council Meeting June 16, 2022

Agenda Item #80 NPA-2019-0022.02

Agenda Item #81 C814-89-0003.02

Mayor, Mayor Pro-Tem and City Council Members,

The above referenced cases for the property at 305 South Congress Avenue are adjacent to the eastern boundary of the Bouldin Creek Neighborhood.

The Bouldin Creek Neighborhood Association (BCNA), as designated stakeholders in the South Central Waterfront Plan Advisory Board which oversees this and other South Central Waterfront plan area properties, supports the SRCC Neighborhood Association's request to POSTPONE the council hearing for the above referenced cases until the next meeting of Austin City Council on July 28, 2022, or later.

The reason for the requested postponement is that the PUD ordinance was not publicly posted until June 7, 2022. This late posting date provided insufficient time for public review and community input before the scheduled date of June 16, 2022 for public hearing on these cases (Agenda Items #80 & #81).

The City's Environmental Commission, Parks and Recreation Board, Planning Commission, South Central Waterfront Advisory Board, and community stakeholders - including the BCNA - have not had adequate time to review the amended PUD ordinance before the public hearing.

In addition, Austin's City Council had no draft ordinance before it when it voted on the ordinance on first reading.

Sincerely,

BCNA President, Aaron Scruggs

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06/09/22 10:05 AM CDT  
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