



**MEMORANDUM**

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TO: Todd Shaw, Chair  
 Planning Commission Members

FROM: Heather Chaffin, Senior Planner  
 Housing and Planning Department

DATE: February 28, 2023

RE: **Darby Yard 700**  
**C14-2022-0105 and**  
 and  
**Hudson #3**  
**C14-2022-0106**  
**Postponement Request by Neighborhood**

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The East MLK Neighborhood Plan Contact Team (NPCT) requests a postponement of the above referenced Neighborhood Plan Amendments (NPAs) and rezoning cases from the February 28, 2023, Planning Commission agenda to the March 28, 2023, agenda.

A letter from the NPCT is attached. There has been a previous postponement by Staff; this is the first postponement request by the neighborhood. The Applicant is not amenable to the postponement request.

XC: NPCT Postponement Request Letter

From: EMLK Neighborhood Plan Contact Team  
Re: NPA-2022-0015.03 and C14-2022-0105; NPA-2022-0015.04 and C14-2022-0106  
Feb 21, 2023

Planning Commission and City of Austin staff,

At our meeting on Feb 20, 2023, the EMLK Contact Team voted unanimously to request a postponement on the cases noted above, part of the collective area called the Cavalry District. Please see our reasons below. From a scheduling perspective, we would like to continue meeting with the developer and agent between now and our next EMLK NPCT meeting on March 20, where we could hold another vote on these cases, and request the postponement be to the Planning Commission Meeting on March 28.

As we reviewed the materials shared with us from the agent and developer in meetings during the fall of 2022, our members noted that we appreciate the overall approach and intention to accommodate existing neighbors' requests and past neighbors' history into the plans on the sites. However, we have been trying to schedule a meeting with some longtime residents in the area who are stewards of the Red Bluff preserve and due to holiday delays and the freeze in the last week of January, was postponed to this Friday, February 24. In addition, we understand the big picture of the Cavalry District, but the individual cases have been multiple, and confusing to understand specific questions: (1) How many total new units of housing in the Cavalry District are planned, once all of the properties are built according to the vision? And how many units are represented in these two cases for Darby Yard 700 and Hudson #3? (2) Of the units for the whole Cavalry District and for these two parcels, how many are planned to be offered at affordable housing rates? Answers to these questions will help us to form an opinion about how this development could be successfully implemented into the existing community.

Thank you, we look forward to working with the developer, agent, and staff to get these answers and a clear picture to our members.

EMLK Contact Team Co Chairs

Angela B Garza, Melonie House-Dixon, Dianna Dean,  
Nadia Barbot, Alexandria Anderson