

## Meredith, Maureen

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**To:** Christopher Brown  
**Cc:** Cohen, Jessica - BC; Thompson, Jeffrey - BC; Flores, Yvette - BC; Howard, Patrick - BC; Cox, Grayson - BC; Connolly, Joao - BC; Shaw, Todd - BC; Mushtaler, Jennifer - BC; Azhar, Awais - BC; Woods, Alice - BC; Anderson, Greg - BC; Hempel, Claire - BC; Singh, Arati - BC; Richard Suttle; Amanda Hendrix; Josh Lickteig  
**Subject:** RE: NPA-2022-0016.02 — Borden tract - opposition

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**From:** Christopher Brown

**Sent:** Tuesday, March 28, 2023 11:35 AM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Cc:** Cohen, Jessica - BC <BC-Jessica.Cohen@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Singh, Arati - BC <BC-Arati.Singh@austintexas.gov>; Richard Suttle <RSuttle@abaustin.com>; Amanda Hendrix <ahendrix@abaustin.com>; Josh Lickteig <jlickteig@endeavor-re.com>

**Subject:** NPA-2022-0016.02 — Borden tract - opposition

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Members of the City of Austin Planning Commission —

I write in my capacity as a Co-Founder of the Colorado River Conservancy, and as one of the closest homeowners to the proposed project, to express our opposition to the proposed rezoning of the parcels currently occupied by Borden Dairy from LI-CO-NP to LI-PDA-NP. Such rezoning would allow a commercial mixed-use project with the height and density permitted under the base light industrial zoning next to a 43-acre wildlife sanctuary. Allowing such zoning would permit a Domain-like project along one of the city's best-preserved natural areas—the Colorado River below Longhorn Dam. The staff's declared goal could be achieved with a more traditional commercial zoning, such as CS-MU.

The staff's materials almost completely omit to note that this project is next to the City's 43-acre Colorado River Wildlife Sanctuary, one of the many parklands acquired by the community in recent decades to protect the astonishingly unique resource we have in the green riparian corridor of the urban Colorado. The sanctuary is rich habitat for an abundant array of wild birds, mammals, and native plants, and a critical conservation area in one of the most well-preserved migratory corridors in the state. The stretch of the Colorado that runs from Longhorn Dam to the mouth of Walnut Creek is the only urban river in the state to qualify as "pristine waters" under the standard of last session's HB 4146.

Next to that preserve, staff's recommendation would allow an increase in human activity, as measured by traffic, from 467 trips a day to 21,875 trips a day. Under the code, the proposed LI-PDA zoning could allow development up to the maximums permitted under the base light industrial zoning: setbacks of 10 feet at front and street and zero at rear and sides, impervious cover of 95%, max FAR of 4:1, and height of up to 120 feet—double the height of the highway bridges the applicant cites as precedent.

The current industrial use of this site is, perhaps counterintuitively, very compatible with the adjacent natural areas. The Borden dairy only occupies a small portion of the lands the company owns, maintaining acres of undeveloped land as a buffer between it and the preserve. The industrial uses along the road have the effect of protecting the woodland habitat and river from more intensive human uses, and the undeveloped acres serve as unofficial annexes to the preserve.

In order to protect this corridor, we urge you to reject the proposed rezoning of these parcels to LI-PDA-NP. If a rezoning is in order for this site, it should be one that better protects the existing adjacent parklands and preserves.

Thank you,

Chris

Christopher Brown  
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512.438.9299

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