

**From:** [Lee Edwards](#)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Request for postponement  
**Date:** Monday, November 20, 2023 10:20:54 AM

---

External Email - Exercise Caution

Ms. Sirwaitis,

I am writing to request postponement of these 2 highly related ZAP cases:

C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA)

Our South East Colorado River Neighborhood Association requested an earlier postponement as well. In the meantime, the applicant has made a show of engaging in negotiation while actually engaging in almost no substantive negotiation or consideration of approaches that would meet the developers' needs while also respecting this area of the Colorado River and the 3 neighborhoods that surround the proposed development. We are also registered to speak for the postponement in person tomorrow night, but wanted to write so that the letter/s will be on file.

We request postponement until 12/19/23, which would give the developers and their fixers (Ambrust & Brown) adequate time to switch from pretending to engage to actually engaging and for the parties to work through some very detailed specifics about protecting the river and neighborhoods in ways that let the developers develop.

Thanks very much!

Lee Edwards  
6614 Hergotz Ln  
South East Colorado River Neighborhood Association

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** [Julia Maffei](#)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Request for Postponement of agenda items C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA).  
**Date:** Monday, November 20, 2023 10:25:28 AM

---

External Email - Exercise Caution

Hello Ms. Sirwaitis,

Our neighborhood association, the South East Colorado River Neighborhood Association, is requesting a postponement of agenda items C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA) from Nov. 21 until Dec 19.

As you recall, our neighborhood is directly across the river from the proposed new development.

We discovered after our neighborhood association met with Kairoi and their attorneys that they do not seem to be acting in good faith and that they probably agreed to meet with us to simply be able to say that they have met with the neighbors and taken our concerns into account, which they did not do.

To begin, our concerns about the unprecedented height (75'-180') and high occupancy of their development were summarily dismissed as non-negotiable. (No home in our neighborhood is higher than two stories.) More concerning still is their stated intent to allow open access to the Colorado river along a fragile, erosion prone bank, all the while promising a protected riparian buffer, which is clearly illustrated in their design booklet. Clearly, these assertions are totally at odds with each other. Which ones are we to believe? Furthermore, we are still waiting for promised documents from Kairoi, such as the Environmental Resource Inventory and specific landscape designs that impact the waterfront.

We are not against development. However, the effects of careless and thoughtless development will be with us forever.

Thank you for your time,  
Julia Maffei  
president South Colorado River Neighborhood Association

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** [kim.vasquez](#)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Postponement Request: ZAP (11/21/23) C14-2023-0050 Bolm West PDA and C14-2023-0049 Bolm East PDA  
**Date:** Monday, November 20, 2023 9:58:41 AM

---

External Email - Exercise Caution

Good morning, Ms. Sirwaitis.

I would like to request a postponement for this Tuesday's (11/21/23) rezoning applications for items C14-2023-0050 Bolm West PDA and C14-2023-0049 Bolm East PDA (District 3).

My neighborhood, the South East Colorado River Neighborhood Association, have submitted our proposal to the developer, Kairoi, and their representative, Armbrust and Brown. They met with us to have a conversation about our items but they have not provided their responses to them. Furthermore, we've also requested documents in an effort for us to better understand and to make informed decisions on their development plans. As of this morning, we have not received any of these requested documents.

We are the landowners along this part of the Colorado River corridor. My neighbors and I will be directly impacted, as the development will be directly across the river from our neighborhood.

Thank you,  
Kim Vasquez

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** [Dan Loe](#)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Postponement Request  
**Date:** Sunday, November 19, 2023 8:09:46 PM

---

External Email - Exercise Caution

Hello Ms. Sirwaitis,

I'd like to request a postponement of Items C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA); District 3. We've submitted a proposal to Kairoi, met with them and have yet to receive a response. We've also requested documents in an effort to make informed decisions. To date, we haven't received any of these documents. My neighbors and I will be directly impacted, as the development will be directly across the river from our neighborhood.

Thank you,

Daniel Loe

**Forsite Studio**  
1205 E. Cesar Chavez  
Austin TX 78702  
512.434.9046

[www.forsitestudio.com](http://www.forsitestudio.com)

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** [kim.vasquez](#)  
**To:** [Rivera, Andrew](#); [Sirwaitis, Sherri](#)  
**Subject:** Re: Postponement Request: ZAP (11/21/23) C14-2023-0050 Bolm West PDA and C14-2023-0049 Bolm East PDA  
**Date:** Monday, November 20, 2023 11:33:58 AM

---

External Email - Exercise Caution

I just realized I left off to postpone these items to go before the December 19, 2023 ZAP commission meeting date.

Thank you,  
Kim Vasquez

On Nov 20, 2023, at 10:52 AM, kim.vasquez <> wrote:

Good morning, Andrew.

I wanted to also inform you that I am requesting for the postponement of these two items at tomorrow's ZAP hearing. Please see my email to Ms. Sirwaitis this morning.

Thank you,  
Kim Vasquez

Begin forwarded message:

**From:** kim.vasquez <>  
**Date:** November 20, 2023 at 9:58:35 AM CST  
**To:** sherri.sirwaitis@austintexas.gov  
**Subject: Postponement Request: ZAP (11/21/23) C14-2023-0050  
Bolm West PDA and C14-2023-0049 Bolm East PDA**

Good morning, Ms. Sirwaitis.

I would like to request a postponement for this Tuesday's (11/21/23) rezoning applications for items C14-2023-0050 Bolm West PDA and C14-2023-0049 Bolm East PDA (District 3).

My neighborhood, the South East Colorado River

Neighborhood Association, have submitted our proposal to the developer, Kairoi, and their representative, Armbrust and Brown. They met with us to have a conversation about our items but they have not provided their responses to them. Furthermore, we've also requested documents in an effort for us to better understand and to make informed decisions on their development plans. As of this morning, we have not received any of these requested documents.

We are the landowners along this part of the Colorado River corridor. My neighbors and I will be directly impacted, as the development will be directly across the river from our neighborhood.

Thank you,  
Kim Vasquez

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** [Claudia Voyles](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Rivera, Andrew](#)  
**Subject:** postponement request: C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA).  
**Date:** Monday, November 20, 2023 8:29:31 PM

---

You don't often get email from claudiavoyles@yahoo.com. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Ms Sirwaitis and Mr Rivera,

I am respectfully asking that these cases regarding Bolm West and Bolm East developments be postponed until the December 19th Zoning and Platting Commission meeting: C14-2023-0050 (Bolm West PDA) and C14-2023-0049 - (Bolm East PDA).

I regret having to write this email. I understand that there are contractual reasons that Kai Roi did not want to delay and wanted to have this on tomorrow night's agenda, and we hastened to try to meet that timeline. However, we have not received the responses to our requests and suggestions that were promised and are not supportive of the proposal going through as is without further discussion and negotiation.

We were told that our requests were "reasonable." We were also told that they could not commit to the changes we requested until they had met with a landscape architect (for limited direct river access routes) and until they could come back with a counter proposal solution for disputed issues such as the setback. We are awaiting responses and promised documents. It would appear that they are not yet ready so we ask that in keeping with the importance of the this project to the health and safety of the people, wildlife and plant life, any vote be postponed.

Best, Claudia Voyles (6614 Hergotz Lane)

Claudia Voyles, LAc,

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**From:** [Katherine Brown](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Rivera, Andrew](#)  
**Subject:** Request to postpone  
**Date:** Monday, November 20, 2023 8:41:46 PM

---

External Email - Exercise Caution

Dear Ms. Sirwaitis,

I am writing again for a request to postpone items C14-2023-0050 and C14-2023-0049 to at least December 19th.

The reasons are as follows:

1. After meetings with the developers, they have yet to respond to requests made by our neighborhood association, although they indicated that they would do so.
2. Further assessments are needed to ensure a high quality of life for all residents in this area (current and future) that impact on public health and climate resilience that align with goals by the City of Austin Office of Sustainability.
3. As a result consensus has not yet been achieved.

Yours sincerely,  
Dr. Katherine Brown

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).