

Late Backup



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April 10, 2008

Mr Greg Guernsey
Director - Neighborhood Planning and Zoning Dept - City of Austin
One Texas Center, 5th Floor
505 Barton Springs Rd
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APR 10 2008

Neighborhood Planning & Zoning

RE C-14-2007-0084 - Elm Terrace

Mr Guernsey,
I would like to thank you and the other members of the City of Austin Neighborhood Planning and Zoning Dept for your professional assistance as you've work on the zoning application process for Elm Terrace. I am grateful for the time and energy that's been afforded my case. Further, I appreciate the thoughtful consideration and judgments extended by the Planning Commission and City Council in their hearings of this matter.

While all of the stakeholders have worked diligently to craft a solution, ultimately the density limitation and conditions imposed at 2nd reading do not allow me to achieve the goals of the project, which were to provide a diversity of housing types and a LEED-ND development. This past week, the City of Austin hosted the Center for New Urbanism conference, which promotes the type of development I had envisioned for this site. In order to continue the dialogue and hopefully apply some of the principles we all learned from the Congress for New Urbanism conference, I would like to withdraw my case.

I am hopeful that this withdrawal allows the benefit of time - time to heal some of the divisions within our community that this application has exposed and time for the various parties to engage in further discussion within the Neighborhood Planning Process - currently underway for the Central West Austin (CWA) - in order to assess the property's use in the context of the larger community's vision. Accordingly, I will commit to active participation in that process and continued dialog with my neighbors as well as the West Austin Neighborhood Group.

Truly,

Steve D. Beuerlein
President, as General Partner of Austin Elm Terrace, LP