

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0130 - Rogge Lane

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2906 Rogge Lane (Fort Branch Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Staff Recommendation: To grant limited office-neighborhood plan (LO-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Applicant: Willie Hays, Virginia Conley and Jody Self. Agent: Reg Inc. (Stephen Jensen). City Staff: Robert Heil, 974-2330. First reading approved on November 11/08/07. Vote: 7-0.

ISSUES: Neighborhood is supportive. Related to NPA-2007-0015.02

APPLICANT/AGENT: Jonathan Jensen

DATE OF FIRST READING: November 8, 2007:

CITY COUNCIL HEARING DATE: July 24, 2008

CITY COUNCIL ACTION:

Approved GR-MU-CO-NP and LR-MU-CO-NP on first reading 11/08/07

CASE MANAGER: Robert Heil 974-2330 e-mail address: robert.heil@ci.austin.tx.us



-  **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING CASE#: C14-2007-0130
ADDRESS: 2906 ROGGE LANE
SUBJECT AREA: 1.86 ACRES
GRID: M25
MANAGER: R. HEIL



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

The intent is to

- 1) Leave the existing single family structure intact,
- 2) Leave the wooded portion of the tract across the creek undeveloped, used for only as a greenspace or recreational area, and
- 3) Develop the remainder of the property with a mix of 15-20 condominium units and 3000-8000 square feet of retail uses along the Rogge Lane.

Zoning Request. The zoning request is to change the zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning for the bulk of the property and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning for the remainder. The conditional overlay would

- Limit the permitted non-residential uses (see list – page 17 of this packet)
- Limit non-residential uses to no more than 8,000 square feet
- Limit the total development to less than 2000 daily vehicle trips.

The neighborhood supports the zoning request.

Staff recommendation is for limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning for the entire property. Staff believes that GR zoning is not appropriate mid-block and across the street from existing SF-2 and SF-3 zoned property. Additionally, the commercial uses associated with LR zoning would place an excessive number of trips on Rogge Lane. Staff recommendation is for LO-MU-NP base zoning, which still allow for the condominium use as well as neighborhood serving office uses.

Neighborhood Plan Amendment Request. The neighborhood plan amendment request is to change the future land use designation to mixed use.

The neighborhood supports the request for mixed use land use.

Staff recommendation is for neighborhood mixed use land use. A land use change to neighborhood mixed use would allow for appropriately scaled infill residential development in the neighborhood and other neighborhood-serving uses.

Public Meetings

Neighborhood Planning staff held a community meeting on September 18, 2007 to discuss the project. Attendees at the meeting were supportive of amending the FLUM to change the land use on the site to Neighborhood Mixed Use. The Pecan Springs/Springdale Neighborhood Association has also discussed the proposed project at a recently monthly meeting. A letter from the Pecan Springs/Springdale Neighborhood Association is forthcoming. There currently is not an active Neighborhood Plan Contact Team for the Pecan Springs/Springdale planning area; staff will be working with community members to form a team.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped and one single family house
<i>North</i>	MF-3-NP	Four-plexes and apartments
<i>South</i>	SF-2-NP and SF-3-NP	Single family homes
<i>East</i>	SF-3-NP	Single family homes
<i>West</i>	GR-MU-CO-NP	Single Family Home

AREA STUDY: This property lies within the East MLK Neighborhood Planning area. The future land use for this map calls for single family residential on the property.

TIA: A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117] A Neighborhood Traffic was triggered because of the projected number of vehicle trips. The NTA memo is attached.

WATERSHED: Fort Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- Taking Action Inc.
- East MLK Neighborhood Planning Contact Team
- Mueller Neighborhoods Coalition
- Windsor Park Neighborhood Association
- Pecan Springs / Springdale Neighborhood Association
- PODER
- Anberly Airport Association
- University Hills / Windsor Park Neighborhood Planning Contact Team
- Austin Neighborhoods Council
- Austin Independent School District
- Homebuilder's Association of Greater Austin

SCHOOLS:

Pecan Elementary School Pierce Middle School Reagan High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Rogge Lane	53'	33'	Collector	Yes	Rt 28	300 Govalle

CITY COUNCIL DATE:

ACTION:

November 8, 2007

The first reading of the ordinance changing the land use designation to neighborhood mixed use designation was approved.

The first reading of the ordinance for community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning was approved.

July 24, 2008:

ORDINANCE READINGS:

1st

11/08/07

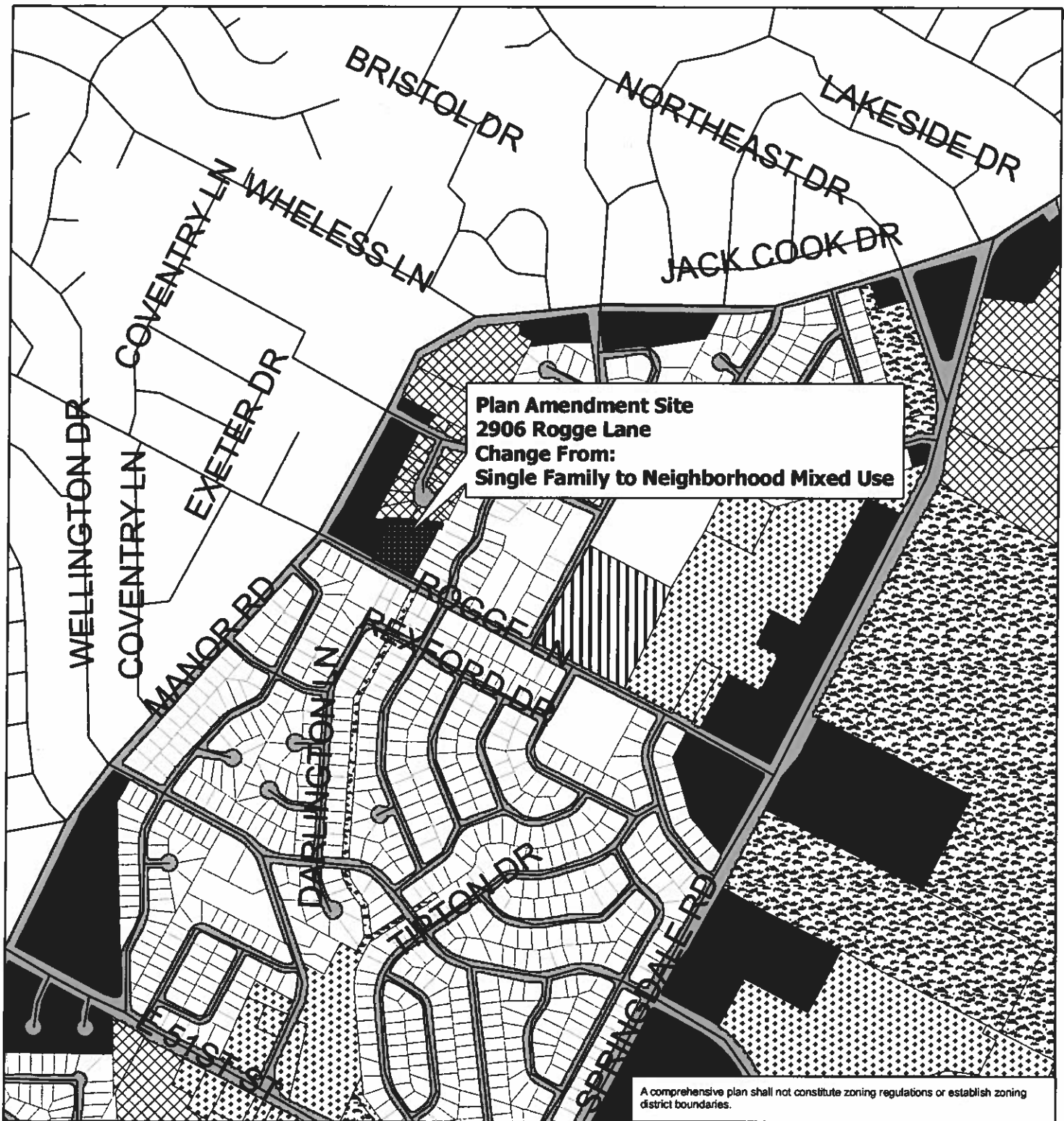
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



East MLK Combined Neighborhood Plan (Pecan Springs Planning Area) Amendment NPA-07.0015.02

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created on 08/28/2007



0 305 610 1,220 Feet

Future Land Use

	Single-Family		Office
	Mobile Homes		Mixed Use/Office
	Mixed Residential		Industry
	Multi-Family		Civic
	Commercial		Recreation & Open Space
	Mixed Use		Transportation
	Neighborhood Mixed Use		



3000 Rogge Lane
C14-2007-0130
From SF-3-NP to GR-MU-CO-NP

SUMMARY STAFF RECOMMENDATION

1. Staff recommends approval of LO-MU-CO-NP zoning.
2. Staff recommends approval of Neighborhood Mixed Use zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Site development standards for limited office (LO) zoning are designed to ensure that the use is compatible with and complimentary in scale with the residential environment.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

Community commercial (GR) zoning is the designation for an office or other commercial use that serves neighborhood and commercial needs and that generally is accessible from major traffic ways. Mid-block on Rogge lane is not an appropriate site for GR zoning.

Goals in the East MLK Neighborhood Plan related to this project include:

“Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and construction of new, infill housing that is compatible with the existing style of the neighborhood.”

“Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.”

“Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.”

The proposed project and the proposed associated land use change are consistent with these goals because they would allow for infill residential development in the neighborhood and also allow for other neighborhood-serving uses.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the East & South property lines, the following standards apply:

1. No structure may be built within 25 feet of the property line.
2. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
3. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
4. No parking or driveways are allowed within 25 feet of the property line.
5. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
6. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

This site is in the Urban Roadway as defined by commercial design standards. A Condo use **will be required** to comply with Subchapter E, Commercial Design Standards, if zoned GR-MU. The site must comply with Urban Roadway Sidewalks and Building placement (2.2.3), building entryways (2.2.6), as well as lighting and screening requirements.

Transportation

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic was triggered because of the projected number of vehicle trips. The NTA memo is attached.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Austin City Council

REGULAR MEETING

MINUTES

THURSDAY, NOVEMBER 8, 2007

100. NPA-2007-0015.02 - Rogge Lane - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11, the East MLK Combined Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to change the land use designation on the future land use map (FLUM) from single family to neighborhood mixed use for the property located at 2906 Rogge Lane (Fort Branch Watershed). Staff Recommendation: To approve neighborhood mixed use designation. Planning Commission Recommendation: To approved neighborhood mixed use designation. Applicant: Willie Hays, Virginia Conley and Jody Self. Agent: Reg Inc. (Stephen Jensen). City Staff: Robert Heil, 974-2330.

The first reading of the ordinance changing the land use designation to neighborhood mixed use designation was approved.

101. C14-2007-0130 - Rogge Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2906 Rogge Lane (Fort Branch Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Staff Recommendation: To grant limited office-neighborhood plan (LO-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Applicant: Willie Hays, Virginia Conley and Jody Self. Agent: Reg Inc. (Stephen Jensen). City Staff: Robert Heil, 974-2330.

The first reading of the ordinance for community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning was approved.

October 9, 2007

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge

Dear Planning Commissioners,

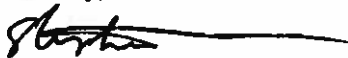
The developers for 3000 Rogge Lane met with leadership of the Pecan Springs-Springdale Hills Neighborhood Association (PSSNA) in June, there was a follow-up meeting with the development subcommittee in July, a special meeting for PSSNA on August 25, and a city-facilitated meeting on September 18, 2007.

In those meetings, the developers presented a plan for a mixed use project with 15-20 condos and commercial retail facing Rogge Lane. We are excited about the opportunity for the project to serve as a catalyst for transformation in the community. With specific plans for a coffee shop and a restaurant, we look forward to the opportunity these venues will provide as a gathering place for neighbors--something sorely lacking in the area. When put to a vote at both the development subcommittee meeting and the neighborhood special meeting, the proposed project received unanimous support.

The plans include uses that fall under the "Restaurant (General)" classification and we understand that the proposal would require a rezoning to GR-MU. We have discussed the conditional overlay restrictions and believe that the proposal with square footage limits and a restriction of uses will ensure that the project serves the community and maintains a scale and application that is consistent with the surroundings.

We ask that you approve the zoning request for GR-MU-CO with a neighborhood mixed use special building option.

Sincerely,



Stephanie Tsen

PSSNA President

October 7, 2007

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge

Dear Planning Commission and City Council Members,

We are writing this letter in support of the zoning application for 2906 and 3000 Rogge.

Steve Jensen, engineer and developer, presented a mixed use development with plans for a coffee shop and/or restaurant and 15-20 condos. We support the plans for this development and believe that a restaurant or coffee shop at 3000 Rogge Lane would be a great gathering place for the neighborhood since nothing like this exists in the area.

The plans include uses that fall under the "Restaurant (General)" classification and we understand that the proposal would require a rezoning to GR-MU. We have discussed the conditional overlay restrictions and believe that the proposal with square footage limits and a restriction of uses will ensure that the project serves the community and maintains a scale and application that is consistent with the surroundings.

We ask that you approve the zoning request for GR-MU-CO with a neighborhood mixed use special building option.

Sincerely,

*Lillian Smith (as per meeting minutes/files
Library in Feb. 2002)
10-7-2007*

3003 Rogge

October 7, 2007

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge

Dear Planning Commission and City Council Members,

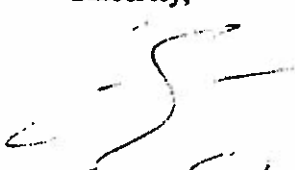
We are writing this letter in support of the zoning application for 2906 and 3000 Rogge.

Steve Jensen, engineer and developer, presented a mixed use development with plans for a coffee shop and/or restaurant and 15-20 condos. We support the plans for this development and believe that a restaurant or coffee shop at 3000 Rogge Lane would be a great gathering place for the neighborhood since nothing like this exists in the area.

The plans include uses that fall under the "Restaurant (General)" classification and we understand that the proposal would require a rezoning to GR-MU. We have discussed the conditional overlay restrictions and believe that the proposal with square footage limits and a restriction of uses will ensure that the project serves the community and maintains a scale and application that is consistent with the surroundings.

We ask that you approve the zoning request for GR-MU-CO with a neighborhood mixed use special building option.

Sincerely,



Eric Schavda
2911 Rogge Ln

October 7, 2007

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge

Dear Planning Commission and City Council Members,

We are writing this letter in support of the zoning application for 2906 and 3000 Rogge.

Steve Jensen, engineer and developer, presented a mixed use development with plans for a coffee shop and/or restaurant and 15-20 condos. We support the plans for this development and believe that a restaurant or coffee shop at 3000 Rogge Lane would be a great gathering place for the neighborhood since nothing like this exists in the area.

The plans include uses that fall under the "Restaurant (General)" classification and we understand that the proposal would require a rezoning to GR-MU. We have discussed the conditional overlay restrictions and believe that the proposal with square footage limits and a restriction of uses will ensure that the project serves the community and maintains a scale and application that is consistent with the surroundings.

We ask that you approve the zoning request for GR-MU-CO with a neighborhood mixed use special building option.

Sincerely,

Mrs. Willard Bostic
LaNell Brown

5705 Manor



July 27, 2007

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge
Proposed GR-MU-CO Zoning

Dear City of Austin Zoning Application Review Staff,

Renaissance Engineering Group, Inc. is pleased to submit this zoning application. The subject proposal follows an extensive process discussing our project with all the neighbors in vicinity of the subject tracts, and with the Pecan Springs - Springdale Neighborhood Association.

PROPERTY DESCRIPTION

The subject property is a 1.64 ac tract currently zoned SF-3. The current SF-3 zoning will allow the approximately 72,000 sf tract to be subdivided into as many as nine duplex lots. We experimented with several layouts, and felt that such a development would sit awkwardly on the tract, and require a severe disturbance of a nice wooded area on the northeast corner of the tract.

ZONING PROPOSAL

As a result, we prepared an alternative proposal with similar density and impervious cover that would be more compact and utilize a GR-MU-CO zoning to mix 15-20 condos/townhomes with 3000-8000 sf of retail in a Neighborhood Mixed Use Building at the front. The compact layout would preserve approximately 30,000 sf of natural area to be enjoyed by residents, retail patrons, and neighbors. This natural area includes the upper headwaters of a tributary to Fort Branch.

DISCUSSIONS WITH NEIGHBORS

We spent time knocking on doors and leaving contact information with all the surrounding neighbors. We were able to talk with approximately 15-20% of the neighbors. Most expressed appreciation and support for the concept, including several neighbors across the street and one adjacent neighbor. We spent additional time discussing development details with the owners of 2906 Rogge Ln (a tract originally part of the subject tract) and 2911 Rogge Ln (the neighbors directly across the street). They presented legitimate concerns while generally supporting our GR-MU-CO proposal.

CONDITIONAL OVERLAY RESTRICTIONS

As a result of those discussions, we presented ideas for screening parking with walls and trees, as well as using a conditional overlay (CO) to restrict development on the site. The proposed CO imposes the following limits:

1. it limits the types of non-residential uses to the attached list,
2. it restricts the total building coverage dedicated to non-residential uses to 8000 sf,
3. and it limits the total development to less than 2000 trips per day.

SPECIAL CONSIDERATIONS FOR THE ADJACENT TRACT

The neighbors at 2906 Rogge Ln own a 0.22 ac tract that was cut out of the subject tract and sits adjacent to a GR-MU-CO tract owned by Ms. Bostic at the corner of Manor and Rogge. Instead of leaving this 0.22 ac tract as an SF-3 island surrounded by GR-MU-CO, this application proposes including the 2906 Rogge Ln tract in the rezoning. This action is supported by the owners, Ginny Conley and Jody Self and their signatures are included in this application.

COMMUNITY COMPONENTS

The current landscape of retail in the neighborhood consists primarily of pawn shops, convenience stores, convenience type retail, and older specialty type retail. The neighborhood is notably absent of the kind of venues that facilitate gathering and socializing. Yet we found the personality of the neighborhood association to be very friendly and the people to be very dynamic in their participation in social gatherings. We were also very pleased that every conversation we had with the neighborhood association and with neighbors was positive and met with general support even though there were legitimate concerns to address. Through those conversations we modified our approach to incorporate elements that compliment the needs of neighborhood.

We are actively working with small business owners to include a coffee shop and a "Kerby Lane" type restaurant. We are even involved in the development of a business plan for the coffee shop. To accommodate this retail, we are proposing including the Neighborhood Mixed Use Building option as part of this application.

On a final note, the natural area along the creek would lend itself very nicely to a space resembling the Umlauf Sculpture Garden (USG) near Zilker Park. As a result we have initiated discussion with some people in the artistic community about cultivating this space into something like USG.

EAST MLK COMBINED NEIGHBORHOOD PLAN

The combined neighborhood plan recommendations for Pecan Springs include the following:

"The neighborhood would also like more pedestrian-oriented commercial development..." and "The major intersections are best suited for mixed use or neighborhood urban center"

development, with more limited neighborhood-oriented mixed use along the Manor Road corridor."

In addition, the neighborhood plan includes a lot of discussion about safety and crime reduction.

This development will be "pedestrian-oriented," near "a major intersection," and include "neighborhood-oriented mixed use" applications that enhance community and promote home ownership. The location of the development will serve as a catalyst for transforming an area that includes some high crime rental property just to the north.

SUMMARY

In summary, this application requests rezoning two tracts, a 1.64 ac tract (Tract One) and a 0.22 ac tract (Tract Two) from SF-3 to GR-MU-CO with a Neighborhood Mixed Use Building option.

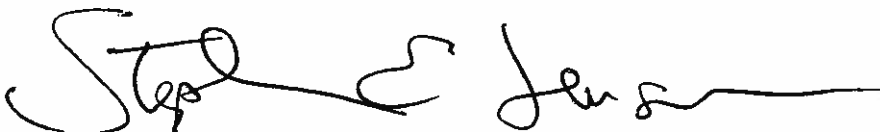
The CO restrictions are:

4. limits on the types of non-residential uses (attached),
5. restrictions on the total building coverage dedicated to non-residential uses to no more than 8000 sf,
6. limits on the total development to less than 2000 trips per day.

These tracts are bounded by current zoning of GR-MU-CO on the west, MF-3 on the north, SF-3 on the east, and SF-3 across manor on the south. The SF-3 property on the east consists primarily of duplexes and houses, and would be buffered by 30,000 sf of natural area. The SF-3 zoning to the south sits across Rogge Ln.

Thank you for your consideration. Please feel free to contact me at 512.220.3881 with any questions or concerns.

RENAISSANCE ENGINEERING GROUP, INC.



Stephen E. Jensen, P.E.
Principal

Attachments

- LIST OF ALLOWABLE NON-RESIDENTIAL USES - A SUBSET OF THE GR ZONING ALLOWABLE USES

LIST OF ALLOWABLE NON-RESIDENTIAL USES - A SUBSET OF THE GR ZONING ALLOWABLE USES:

The conditional overlay (CO) shall restrict the GR uses for the property to the following list. The total building square footage dedicated to these uses on Tract One shall be no more than 8,000 sf.

Administrative and Business Offices	Food Sales	Printing and Publishing
Art Gallery	General Retail Sales (Convenience)	Professional Office
Art Workshop	General Retail Sales (General)	Restaurant (General)
Business Support Services	Indoor Entertainment	Restaurant (Limited)
Consumer Convenience Services	Personal Improvement Services	Software Development
Consumer Repair Services	Personal Services	Religious Assembly
Financial Services	Pet Services	Custom Manufacturing
Food Preparation	Plant Nursery	

July 30, 2007

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge

Dear City of Austin Review Staff,

We are writing this letter in support of the zoning application for 2906 and 3000 Rogge.

We prefer the condo and retail proposal to the possible SF-3 development of the tract presented by Renaissance Engineering Group. It is our understanding that the condo and retail proposal would require a rezoning to GR-MU.

We support the conditional overlay restrictions described in the application as they take into consideration the neighborhood's input and ideas for the most fitting retail usage.

In addition, we have requested that Renaissance Engineering Group include our tract (Tract Two) in the zoning application so that our zoning is consistent with the zoning of the surrounding properties. At this time and for the foreseeable future, we plan to continue to maintain a residential use for the tract.

Renaissance Engineering Group has agreed to include screening of our property by perimeter fencing and appropriate landscaping to address privacy and noise concerns produced by traffic and tenants/ patrons.

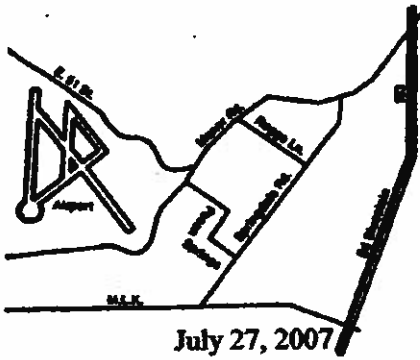
Preference is given to the re-zoning because Renaissance Engineering Group has made it evident that they will be keeping much of the north eastern corner of the property of 300 Rogge Ln in its natural state and even improved for the use of their tenants and the neighborhood. If the project were to move forward as an SF-3 development, we fear much of the verdant landscape would be lost.

Renaissance has met with us on several occasions and from our meetings we feel that their project will introduce a more cohesive plan to the neighborhood by creating a space for all to come and enjoy, be it a coffee shop, diner or small park. We have enjoyed working with them and we hope to see the best come out of this development.

Sincerely,

(this letter was sent via email the day of submittal - a signed copy will be added to the application when it is obtained)

Virginia Conley and Jody Self
2906 Rogge Ln
Austin, TX 78723
512.291.2286
(Tract Two)



PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD ASSOCIATION

Watershed Protection and Development Review
City of Austin
505 Barton Spring Road
Austin, TX 78752

RE: Zoning Application for 3000 Rogge

Dear City of Austin Review Staff,

This letter is written at the request of Steve Jenson (developer) to represent the Pecan Springs-Springdale Hills Neighborhood Association (PSSNA) regarding the zoning application for 3000 Rogge.

While PSSNA is currently in discussion on the above-mentioned property with the developers, I want to indicate the diligence of the developers in their attempts to gather the perspectives of both the neighborhood association and the immediate surrounding neighbors of the above-mentioned property.

Through further meetings with the developers, immediate neighbors, the Development Review Committee of PSSNA, and the body of membership of PSSNA, PSSNA will consider the developers' proposal and determine our position. This position will be represented during the typical proceedings of the zoning case.

Sincerely,

Stephanie Tsen
PSSNA President

- 415-0658