

Late Backup

#72



Austin City Council  
City Hall  
301 W 2nd St  
Austin, TX 78701

February 25, 2014

RE: Case # C14-2013-0081

Dear Mayor and Council Members,

SRCC Neighborhood Assoc.  
P.O. 40632  
Austin, TX 78704  
www.srccatx.org

Marc Davis  
president@srccatx.org

Carol Martin  
vicepresident@srccatx.org

Garret Nick  
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Nancy Byrd  
treasurer@srccatx.org

On February 17th, 2014, the South River City Citizens Executive Committee voted to maintain SRCC's opposition to the Apostolic Assembly's request to up-zone their property at 517 E. Oltorf for many of the same reasons that we opposed it at the Planning Commission hearing:

1. The applicant claims that the reason for the request is so that they can build a "community center" which would further increase their already non-compliant impervious cover. We have seen no plans for this proposal other than a simple outline of the proposed structure.

2. The applicant could simply build the proposed structure on some of their existing impervious cover, such as their vast and largely unused parking lot, and avoid increasing their current level of non-compliance.

3. The applicant could simply apply for an impervious cover variance which SRCC voted to support in exchange for some drainage and run-off improvements in our October 7, 2013 General Meeting. These requested improvements would help offset the drainage and water quality issues associated with the site and were proposed by a certified engineer who is a member of our association.

4. Increasing the zoning from SF-2 to GO is an enormous "blank check" gift to the applicant at the expense of the neighborhood. It does not address the fundamental problem that impervious cover restrictions are put in place to address and it would greatly increase the chance the property is sold and redeveloped into something with much more intense use that is in direct conflict with the Neighborhood Plan's FLUM.

5. Even though this up-zoning does not trigger a Neighborhood Plan amendment, the GSRCC Neighborhood Plan Contact Team met about the case and also opposes the up-zoning.

On November 12th, 2013, the Planning Commission voted unanimously to oppose this up-zoning and, in their statements, suggested that there was no compelling reason to change the zoning especially since there were multiple options that could satisfy the existing needs that hadn't been pursued yet. The applicant very plainly indicated that this zoning change was not only motivated by their existing needs, they also proclaimed to be looking out for the potential future uses of the site which included the possibility of a sale or redevelopment. Ultimately, the Planning Commission felt that the Apostolic Assembly's potential future use of the site were not an appropriate reason to grant an up-zoning.

We urge you to support the SRCC Neighborhood Association and the Planning Commission's unanimous decision to deny this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Davis", is written over a horizontal line.

Marc Davis  
President

**Exhibit C - 12**