

**From:** Matt Synatschk  
**Sent:** Saturday, June 11, 2016 12:25 PM  
**To:** Sirwaitis, Sherri  
**Cc:** Brinsmade, Louisa;  
**Subject:** CC Delay Request C14-2016-0023.SH

Hi Sherri,

I hope you had a good weekend.

I wanted to follow up on the Northwood neighborhood's request for a delay in the zoning case. The neighborhood requests that the Public Hearing and First Reading for the application is postponed until the August 4<sup>th</sup> 2016 Regular City Council Meeting.

Would it be possible to get an idea of staff's presentation for Thursday? I want to make sure that we're on the same page for the item.

For clarification, our delay request is based upon the following items:

1. The applicant has presented multiple plans to the neighborhood, including a last minute change at the May 17<sup>th</sup> ZAP meeting, resulting in changes to the proposed Conditional Overlay. The multiple changes make it difficult for the neighborhood to understand the proposed development. The applicant's agent, Megan Lasch, confirmed today that there have not been any further changes to the project, so the additional time will allow us to evaluate the project and make an informed decision.
2. We are hosting a neighborhood meeting on June 20<sup>th</sup> to discuss the proposed changes to the CO and the site plan. Due to the end of the school year, graduations and the holiday, we were unable to schedule a meeting at an earlier date. The delay will allow time to present the project to the neighborhood and receive feedback from the affected neighbors.
3. The TDHCA decision regarding the 9% tax credits will be announced in July, and the applicant has indicated that they will withdraw the application of the tax credits are not awarded for this project. Therefore, this delay does not place any additional burden on the applicant.
4. Council Member Pool has stated that she will be putting an item on the 6/23 agenda requesting that the city environmental review be conducted as soon as possible and prior to the site planning stage. We feel that the results of this review are critical given the nature of the site and should be available for discussion by Council as well as available to our neighborhood for presentation to Council. That review will not be available before August, but it should be completed and available by then.
5. The applicant has repeatedly and publicly stated that they will pull the zoning request if the tax credits are not awarded. Given the position taken by the applicant, we may not need to use valuable Council time and city staff time and resources at all in August as there will be no zoning change request to consider. A postponement to a date prior to August could potentially mean

setting a public hearing and devoting Council time to hearing a zoning case that may be withdrawn by the applicant.

Thank you again for your time and attention to this project. We appreciate the support and assistance that you have provided throughout the project.

Thanks,

Matt