ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0084 (River Place – Autism Center)

Z.A.P. DATE: December 15, 2015
January 19, 2016
July 5, 2016
September 20, 2016
October 18, 2016
November 15, 2016
December 20, 2015
January 17, 2017
February 21, 2017

ADDRESS/PROJECT LOCATION: East of River Place Boulevard

DISTRICT AREA: 6 & 10

OWNER/APPLICANT: Berta Bradley

AGENT: McLean & Howard, LLP (Jeff Howard)

ZONING FROM: DR **TO:** GO-CO* **AREA:** 40.005 acres

*The applicant submitted a letter on February 15, 2016 stating they would like to amend the rezoning request to include a conditional overlay to restrict development to the regulations associated with the Neighborhood Office (NO) district, limit the vehicular trips per day to 2,000 and permit only those primary and accessory uses required to operate the Autism Center and those required by the City to comply with Fair Housing and other legal requirements. The primary and accessory uses required to operate the Autism Center include, but are not limited to: congregate and group living, family visitation and overnight stays, therapeutic equestrian and gardening, medical offices for visiting physicians, nursing facilities, classrooms and studios and an onsite cafe for residents, employees and visitors (Please see Attachment B).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO-CO, General Office–Conditional Overlay Combining District, zoning. The conditional overlay will:

1. Prohibit the following uses:
   Business or Trade School
   Business Support Services
   Communication Services
   Medical Offices (exceeding 5,000 sq. ft. gross floor area)
   Medical Offices (not exceeding 5,000 sq. ft. gross floor area)
   Off-site Accessory Parking
   Personal Services
   Printing and Publishing
   Restaurant (Limited)
   Club or Lodge
   Cultural Services
   Hospital Services (general)
   Hospital Services (limited)

2. Make the following uses conditional:
   College or University Facilities
   Private Secondary Educational Facilities,

3. Limit the development intensity for the entire site to less than 2,000 vehicle trips per day

4. Prohibit access to Milky Way Drive for Office (Administrative and Business Offices or Professional Office) uses.

ZONING & PLATTING COMMISSION RECOMMENDATION:

12/15/15: Approved Staff's request for a postponement to January 19, 2016 by consent [B. Evans-1st, S. Lavani-2nd] (7-0).

1/19/16: Approved Staff's request for an indefinite postponement by consent [T. Weber-1st, S. Lavani-2nd] (10-0).

7/05/16: Approved Staff's request for postponement to September 20, 2016 by consent [A. Denkler / S. Harris-2nd] (10-0, T. Weber-absent).

9/20/16: Postponed to October 18, 2016 at the staff's request (8-0, S. Harris and D. Breithaupt-absent, A. Denkler-arrive late); G. Rojas-1st, S. Lavani-2nd.

10/18/16: Approved staff/applicant's request for a postponement to November 15, 2016 by consent (10-0, J. Kiolbassa-absent); G. Rojas-1st, S. Lavani-2nd.

11/15/16: Postponed to December 20, 2016 at the applicant's request (6-3, D. Breithaupt and G. Rojas-absent); S. Harris-1st, B. Evans-2nd.

12/20/16: Postponed to January 17, 2017 at the neighborhood's request (8-0, D. Breithaupt, A. Denkler, S. Harris-absent); T. Weber-1st, G. Rojas-2nd.

1/17/17: Postponed to February 21, 2017 at the applicant's request (10-0, D. Breithaupt-absent); A. Denkler-1st, G. Rojas-2nd.

2/21/17: Approved the staff's recommendation of GO-CO zoning (10-0, D. Breithaupt-absent); J. Duncan-1st, A. Denkler-2nd.

DEPARTMENT COMMENTS:

The property in question is approximately 40 acres of undeveloped land that does not have direct access to a public right-of-way. The applicant has stated that this tract of land takes access through a private easement. The property is primarily surrounded by undeveloped land to the north, east and south. To the west is a church. The property is heavily wooded and has a significant degree of topographic changes that could present challenges to development.

A rezoning to General Office district has been requested so that the property may be used for congregate living with the proposed development of a long term living facility for people with autism. The applicant has requested a conditional overlay that will prohibit all GO district uses that are not permitted in the NO zoning district. Additionally, the applicant has requested that vehicular trips be limited to no more than 2,000 per day as part of the conditional overlay.

The staff recommends GO-CO, General Office-Conditional Overlay Combining District, zoning. The site under consideration is consistent with the intent of the GO district as it will provide a service for community and city-wide needs. GO-CO zoning will promote orderly planning as there is office

zoning adjacent to the north of the site. The proposed zoning will permit the applicant to develop a Congregate Living use while providing a conditional overlay that would limit the property to all other permitted Neighborhood Office zoning district uses. The property in question is adequate in size to be redeveloped to allow for a civic or low density office use.

The applicant agrees with the Zoning and Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR	Undeveloped
North	NO-CO	Undeveloped (Owned by Church – Austin Christian Fellowship)
South	DR	Undeveloped
East	DR	Undeveloped, City of Austin -Balcones Preserve Land
West	NO-CO	Religious Assembly – Austin Christian Fellowship

NEIGHBORHOOD PLANNING AREA: N/A **NTA:** Yes

WATERSHED: West Bull Creek Watershed **DESIRED DEVELOPMENT ZONE:** No

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Friends of Austin Neighborhoods
Steiner Ranch Community Association
River Place HOA
Sierra Club, Austin Regional Group
Bike Austin
Long Canyon Phase II & III Homeowners Assn. Inc.
Long Canyon Homeowners Assn.
2222 Coalition of Neighborhood Associations Inc.
Bull Creek Foundation
Glenlake Neighborhood Association
Leander ISD Population and Survey Analysts
Lake Austin Collective
The Real Estate Council of Austin, INC.
SELTEXAS

SCHOOLS: Leander I.S.D. Schools

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2015-0037 – Coelho Living Trust; 5833 Riverplace Boulevard	I-RR to SF-2	4/21/2015 – Approved SF-2 zoning.	5/14/2015 – Approved SF-2 zoning.
C14-06-0184 – Austin Christian Fellowship Phase II; 6401 Riverplace Boulevard	DR to NO	10/3/2006 – Approved NO-CO zoning.	11/2/2006 – Approved NO zoning.
C14-06-0095 – Lot 9-A, The Preserve at Riverplace, Section 2, Block B, Lots 8&9; Resubdivision – Milky Way Drive	DR to SF-1	6/6/2006 – Approved SF-1-CO zoning.	7/27/2006 – Approved SF-1-CO zoning; with a CO limiting vehicle trips to 2,000/day.
C14-06-0094 - LOT 8-A; THE PRESERVE AT RIVERPLACE, SECTION 2, BLOCK B, LOTS 8 & 9; RESUBDIVISION; Milky Way Drive	DR to SF-1	6/6/2006 – Approved SF-1-CO zoning.	7/27/2006 – Approved SF-1-CO zoning, with a CO limiting vehicle trips to 2,000/day.
C14-02-0156 – River Place Two; Riverplace Boulevard	SF-5 to SF-6	12/3/2002 – Approved SF-6 zoning.	1/9/2003 – Approved SF-6 zoning.
C14-01-0121 – Austin Christian Fellowship; 6401 Riverplace Boulevard	RR to NO	9/25/2001 – Denied NO-CO zoning request.	12/6/2001 – Approved NO-CO, with a CO limiting vehicle trips to 2,000/day.
C14-99-2130 – Austin Christian Fellowship; 6401 Riverplace Boulevard	DR to GR	9/26/2000 – Approved NO-CO zoning.	10/26/2000 – Approved NO-CO, with a CO limiting vehicle trips to 2,000/day
C14-98-0068 – Riverplace Estates; Riverplace Bloulevard		7/7/1998 – Approved RR zoning.	9/3/1998 – Approved SF-1-CO zoning, with a CO for no more than 49 residential units may be developed on the property. Each lot must be a minimum of 30,000 sq. ft. (.688 acres)
C14R-87-073 – City of Austin W & WW (Four Points Reserve); Bonaventure Drive	RR to P	8/4/1987 – Approved P zoning.	11/12/1987 – Approved P zoning.

RELATED CASES: C14-2015-0083

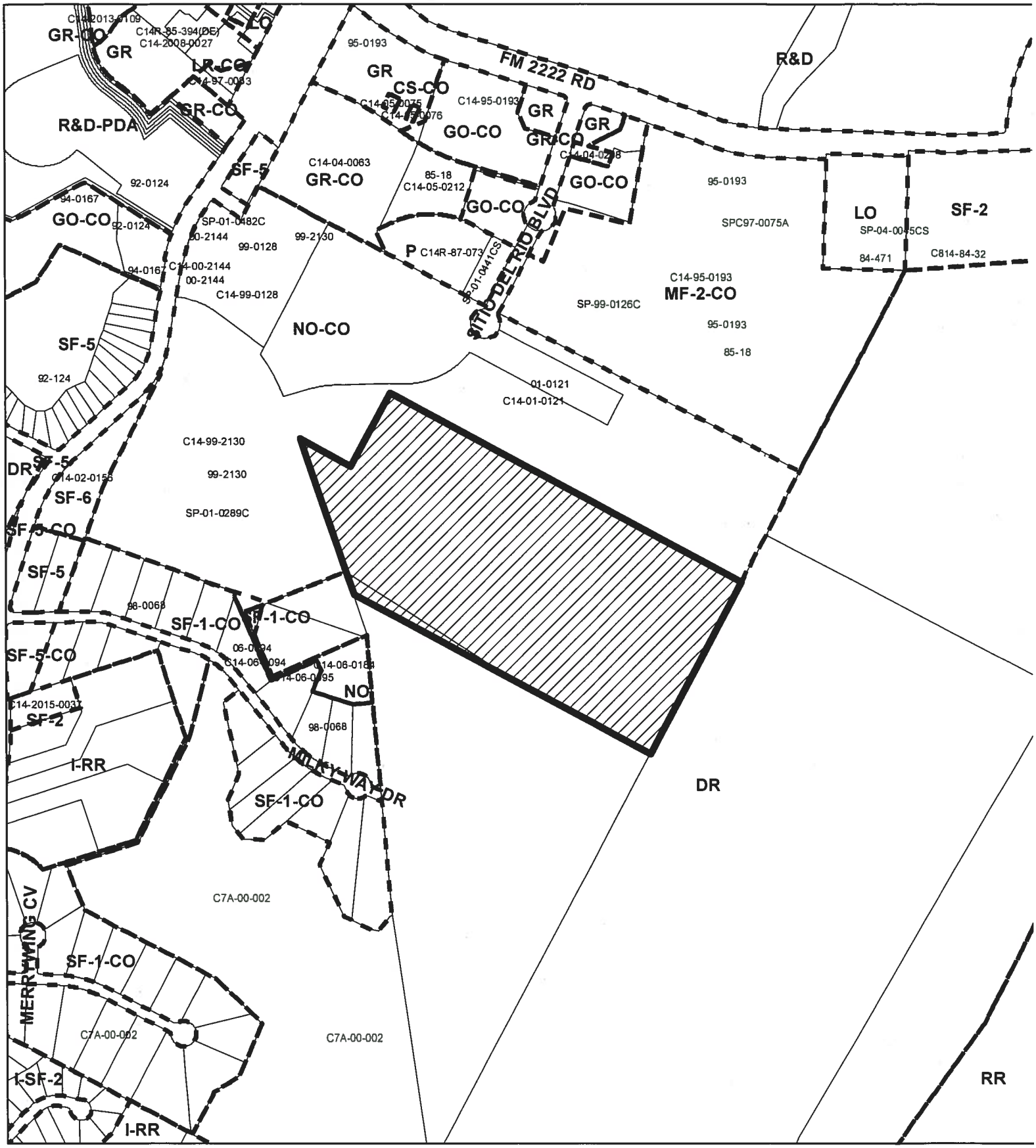
ABUTTING STREETS: None

CITY COUNCIL DATE: **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 512-974-3057
EMAIL: sherri.sirwaitis@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

CASE#: C14-2015-0084

1 " = 600 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


NORTH

STAFF RECOMMENDATION

The staff's recommendation is to grant GO-CO, General Office–Conditional Overlay Combining District, zoning. The conditional overlay will:

1. Prohibit the following uses:
   Business or Trade School
   Business Support Services
   Communication Services
   Medical Offices (exceeding 5,000 sq. ft. gross floor area)
   Medical Offices (not exceeding 5,000 sq. ft. gross floor area)
   Off-site Accessory Parking
   Personal Services
   Printing and Publishing
   Restaurant (Limited)
   Club or Lodge
   Cultural Services
   Hospital Services (general)
   Hospital Services (limited)

2. Make the following uses conditional:
   College or University Facilities
   Private Secondary Educational Facilities,

3. Limit the development intensity for the entire site to less than 2,000 vehicle trips per day

4. Prohibit access to Milky Way Drive for Office (Administrative and Business Offices or Professional Office) uses.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

2. *The proposed zoning should promote consistency and orderly planning.*

   GO-CO zoning will promote consistency and orderly planning as there is office zoning adjacent to the north of the site. The proposed zoning will permit the applicant to develop a Congregate Living use that would allow for the development of a long term living facility for people with autism. The conditional overlay would limit the property to all other permitted Neighborhood Office zoning district uses.

3. *The proposed zoning should allow for a reasonable use of the property.*

   GO-CO zoning would allow for a fair and reasonable use of this property because the site is adequate in size to be redeveloped to allow for a civic or low density office use.

EXISTING CONDITIONS

Site Characteristics

The subject property is approximately 40 acres of undeveloped land that does not have direct access to a public right-of-way. The property is primarily surrounded by undeveloped land to the north, east and south. To the west is a church. The property is heavily wooded and has a significant degree of topographic changes that could present challenges to development.

Comprehensive Planning

Imagine Austin

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve *'complete communities'* across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, *"While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city."*

Based on the comparative scale of this site relative to other civic uses near this site (a large church and an elementary school), as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning. However, due to the site's location within an environmentally sensitive area (over the Edwards Aquifer), there will be at the site planning stage if this property is ever redeveloped, an environmental review to determine if any critical environmental features are located on the site.

Environmental

The site is partially located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable

regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80 %. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

Note: The most restrictive impervious cover limit applies.

Site Plan

Development on the site will be subject to *Subchapter E: Design Standards and Mixed Use.* Additional comments will be provided upon submittal of site plans for the proposed improvements.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

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 Analysis will be required at the time of site plan if triggered per LDC 25-6-114. LDC, Sec. 25-6-114.

At the time of Subdivision review, it is recommended that stub outs be created to the property to the north and south in accordance with the City of Austin Complete Streets Policy Ordinance #20140612-119.

If the requested zoning is granted, at the time of Subdivision or Site Plan review, right of way should be dedicated to connect through adjacent properties to Milky Way Drive to the south side to Sitio Del Rio Boulevard to the north for future connectivity.

During Subdivision or Site Plan review, pedestrian connectivity may be created between the adjacent sites so the neighborhood can have access to the church, school, and reserved lands to the east.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Water and Wastewater

FYI: 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 any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. There are currently no City mains within 100 feet of this property. As such water and or wastewater service extension request applications would be required to determine the required improvements by the landowner to obtain City service. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

Attachment A

M&H
McLEAN & HOWARD, L.L.P.
Real Property Lawyers

Barton Oaks Plaza, Building II
901 South MoPac Expy | Ste 225
Austin, Texas 78746
phone 512.328.2008
fax 512.328.2409
www.mcleanhowardlaw.com

February 15, 2017

Greg Guernsey, Director
Planning & Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

via email delivery

RE: Disregard Request Regarding Zoning Case C14-2015-0083 and C14-2015-0084; Amend Zoning Cases to Included Conditional Overlay

Dear Mr. Guernsey:

This letter is to request the withdrawal and disregard of the previous letter dated February 14, 2017 regarding the revision of Zoning Case No. C14-2015-0083 and the withdrawal of Zoning Case No. C14-2015-0084. Please continue for consideration the two cases in their current form under the two separate above-referenced zoning case numbers with amendments to the language of the conditional overlays provided below.

Please note that both tracts are under common ownership. Development of each tract is intensely tied to the other in that the rezoning for both tracts must be approved for development of the properties to progress. Pursuant to Section 25-2-245 of the Austin Code of Ordinances, consideration of the two zoning cases is required to occur concurrently. However, contrary to previous assurances from staff that consolidation of the two cases would not create any notice issues, the previous attempt to ensure the cases are considered together have resulted in such issues. Therefore, I respectfully request the previous consolidation request be disregarded.

Additionally, please amend each of the zoning cases to include the following conditional overlays:

C14-2015-0083: Limit the vehicular trips per day to 2,000 and the maximum total dwelling units to 82, which is less than 2 units per acre.

C14-2015-0084: Restrict development to the regulations associated with the Neighborhood Office district (NO), limit the vehicular trips per day to 2,000, and permit only those primary and accessory uses required to operate the Autism Center and those required by the City to comply with Fair Housing and other legal requirements. The primary and accessory uses required to operate the Autism Center include, but are not limited to: (i) congregate and group living, (ii) family visitation

and overnight stays, (iii) therapeutic equestrian and gardening, (iv) medical offices for visiting physicians, (v) nursing facilities, (vi) classrooms and studios, and (vii) onsite café for residents, employees and visitor.

Please consider the zoning requests for each tract to be amended accordingly and disregard the previous letter dated February 14, 2017. Should you have any questions regarding this information, please contact me at 512-328-2008.

Sincerely,

Jeffrey S. Howard
McLean & Howard, LLP



River Place Homeowners Association

December 14, 2016

Planning and Development Review Department
505 Barton Springs Road
One Texas Center
Austin, TX 78704
Attn: Sherri Sirwaitis

Re: Rezoning applications C14-2015-0083 (River Place Milky Way) and C14-2015-0084

Dear Ms. Sirwaitis,

On July 10, 2015 the River Place Homeowners Association representing the 1146 homes submitted a letter in opposition to the proposed rezoning and development of the 40.005 acres abutting Milky Way Drive (C14-2015-0083) until the COA provides approved plans and immediate funding for several infrastructure improvements.

We are in receipt of the zoning case report for this project and are in support of the Staff Recommendations to grant SF-1-CO, Single-Family Residence-Large Lot-Conditional Overlay Combining District zoning which will limit the size of each lot to a minimum of 30,000 sq. ft. and limit the entire site to less than 2000 vehicle trips per day. While this recommendation does not provide immediate funding for the infrastructure improvements in our July 15, 2015 letter, the proposed zoning, CO and limitation on vehicle trips per day provide an acceptable compromise for this proposed development.

Re: Rezoning applications C14-2015-0083 (River Place Milky Way) and C14-2015-0084

December 14, 2015

We have also reviewed and are in support of the zoning case report for project C14-2015-0084 specifically the conditional overlay prohibiting or making conditional certain uses outlined in the report, limiting vehicle trips per day and prohibiting access to Milky Way drive.

We wish to thank the Staff for their work on these cases listening to the concerns of the community.

Sincerely,



Scott Crosby

President – River Place Homeowners Association

Cc: 2222 CONA

COA City Council

COATS | ROSE

A PROFESSIONAL CORPORATION

JOHN M. JOSEPH
DIRECTOR

JMJOSEPH@COATSROSE.COM
DIRECT: (512) 541-3593
FAX: (512) 469-9408

February 20, 2017

Sherri Sirwaitis, Case Manager
City of Austin
Planning and Zoning Department
P.O. Box 1088
Austin, TX 78767-1088
VIA REGULAR MAIL AND EMAIL: Sherri.Sirwaitis@austintexas.gov

Re: Zoning Case Numbers C14-2015-0083 and C14-2015-0084

Dear Ms. Sirwaitis:

I represent Austin Christian Fellowship ("ACF"), an interested property owner adjacent to the tracts of real estate referenced in the above zoning cases.

On November 23, 2015, ACF advised Milestone and the Milky Way Home Owners Association that ACF could not support the zoning applications in the form and density requested at that time. ACF also offered to act as a "bridge" between the Milky Way neighbors and the developer. To that end, ACF hosted several meetings at ACF's facilities. Although no common ground was reached as a result of the meetings, ACF was educated about the issues and benefits of the residential development proposed by Milestone as well as the development of The Autism Trust on an adjacent tract.

ACF was able to identify, and has offered to relieve, some of the burdens of the development that otherwise would have fallen on the Milky Way homeowners. Among other negotiations, ACF has agreed:

1. To allow all construction traffic for the construction of both the Autism Trust and the residential subdivision to take access through ACF's property rather than through Milky Way Drive;

2. To grant fire and EMS access to River Place Boulevard for the residential subdivision through ACF's property;

3. To grant public water and wastewater easements through ACF's property to spare the Milky Way homeowners the inconvenience of installing utilities within Milky Way Drive; and

4. To grant access to River Place Boulevard for the Autism Trust through ACF's property.

5. To restrict the Autism Tract to a single residence if it ceases to be used for an autism center or another non-profit, religious or charitable organization acceptable to ACF.

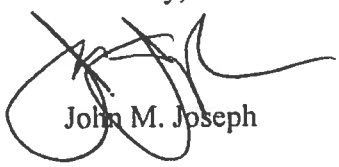
In addition, ACF has secured commitments from Milestone to limit construction activity as to not interfere with the activities of the LISD school and to protect the safety of students traveling to and from the school.

ACF has continually made known that an important part of its mission is to minister to those incapable, or less capable, of ministering to themselves. The poor, the homeless, the sick and those with special needs, like the autistic, are groups that ACF feels compelled to serve. Milestone has expressed a willingness to ensure the approval and construction of the first phase of The Autism Trust as well as its ongoing operation, and on the conditions set forth above.

For these and other reasons, ACF desires to do all that it can to make The Autism Trust a reality. Consequently, ACF withdraws its opposition to the referenced zoning cases and offers its support therefor – contingent upon reaching an agreement with Milestone and The Autism Trust reflecting the above-referenced items. Given the complexity of the issues, it is important to ACF that these two zoning cases be considered together.

In the terms of my client, ACF's position on these zoning cases is based upon Matthew 25:40, *"Truly I tell you, whatever you did for one of the least of these brothers and sisters of mine, you did for me."*

Sincerely,



John M. Joseph

cc: Milestone Community Builders
c/o Jeff S. Howard
MCLEAN & HOWARD, LLP
Barton Oaks Plaza, Building II
901 S. Mopac Expressway, Suite 225
Austin, Texas 78746
jhoward@mcleanhowardlaw.com

Milky Way Home Owners
c/o Steve O. Drenner
DRENNER GROUP, PC
200 Lee Barton Drive, Suite 100
Austin, TX 78704
sdrenner@drennergroup.com

Riverplace Homeowners Association
c/o Vangie Bocanegra, CMCA
CERTIFIED MANAGEMENT OF AUSTIN, LLC
9600 Great Hills Trail, Suite 100E
Austin, TX 78759
Vangieb@cmaaustin.com

Leander ISD
c/o Jimmy Disler, Chief Facilities and Operations Officer
P.O. Box 218
Leander, TX 78646
Jimmy.disler@leanderisd.org

City of Austin Zoning and Platting Commission Members:
Tom Weber, Chair
Ann Denkler, Parliamentarian
Jolene Kiolbassa, Secretary
Gabriel Rojas, Vice Chair
Ana Aguirre
Dustin Breithaupt
James Duncan
V. Bruce Evans
Yvette Flores
Betsy Greenberg
Sunil Lavani

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March 15, 2017

Greg Guernsey, Director
Planning & Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

via email

RE: River Place **(C14-2015-0083)** and River Place–Autism Center **(C14-2015-0084)** on the **March 23, 2017** Council Agenda

Dear Mr. Guernsey:

As agent for the Applicant in the above-referenced zoning cases, I respectfully request postponement of consideration of the zoning cases to May 4, 2017. Pursuant to Section 25-2-283 of the City of Austin Code of Ordinances (the "Code"), this is the first postponement request by the Applicant.

The postponement request is made because I will not be able to attend the Council meeting scheduled on March 23, 2017 and appropriately represent the Applicant in this matter. The request is also made to allow time to consider and pursue additional options and alternatives based on concerns raised by the neighborhood and the Zoning and Planning Commissioners.

As such, I hereby request postponement of C14-2015-0083 and C14-2015-0084 to the regular meeting scheduled for May 4, 2017. Please contact me with any questions regarding my request.

Sincerely,

Jeffrey S. Howard

cc: Garret Martin
Ron Thrower
John Joseph
Steve Drenner