

**Rusthoven, Jerry**

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**From:** Maurer, Jason  
**Sent:** Wednesday, October 26, 2005 4:34 PM  
**To:** Guernsey, Greg; Rusthoven, Jerry; Gray, Erine  
**Subject:** FW: City Manager Toby Futrell - Spring Condominium Zoning case # C14-05-0136

fyi -

Jason A. Maurer  
Assistant to the City Manager

-----Original Message-----

From: spascoe@grandecom.net [mailto:spascoe@grandecom.net]  
Sent: Wednesday, October 26, 2005 3:57 PM  
To: Futrell, Toby  
Subject: City Manager Toby Futrell - Spring Condominium Zoning case # C14-05-0136

Date/Time Submitted: Wednesday, 10/26/05, 1556 hours  
From: Susan Pascoe - Austin Neighborhoods Council  
E-mail address: spascoe@grandecom.net  
Subject: Spring Condominium Zoning case # C14-05-0136  
Comments:

Mayor and Council Members:

The Austin Neighborhoods Council requests a one month postponement of the referenced case. The Spring Condominium is currently scheduled for first reading at City Council on November 3, 2005. As you know, this case presents significant policy issues for our City regarding; 1) appropriate transitional zoning surrounding the Central Business District, 2) the use of the Central Urban Redevelopment (CURE) ordinance and 3) the appropriate scale of buildings along the Town Lake corridor.

The disposition of this zoning case will set a significant precedent not only for the downtown area but for all neighborhoods that rely on transitional zoning designations as buffers between commercial and residential areas. Important issues were raised during the Zoning and Platting Commission's deliberations on this case as indicated in their comments about design criteria for building type and spacing, developer provided city amenities, affordable housing, traffic impacts and intersection congestion, and the appropriate transition to surrounding neighborhoods. It is important to note that the ZAP commission could not come to a consensus on the issue of appropriate height since there was a wide range of opinions on that issue also.

We appreciate the time that the ZAP commission took reviewing this case and their appointment of a subcommittee to address various points and counter-points. However, the commission did not have the time or resources to investigate all of the issues raised. There are still many factors that should be considered by the City Council before acting on this case. Therefore we strongly recommend that this zoning case be referred to the Council's Land Use and Transportation Subcommittee for further review and opportunity for additional community commentary. Since there is less than two weeks until the scheduled first reading on November 3rd, we request a postponement to the December 1 Council meeting.

Sincerely,

- Austin Neighborhood Council, Susan Pascoe, President
- Brentwood Neighborhood Association Steering Committee, Dale Henry, Representative
- Bouldin Creek Neighborhood, Cory Walton
- Castlewood Oak Valley Neighborhood Association, Doug DuBois, President
- Coronado Hill/Creekside Neighborhood Association, Joan Gibb, President
- Deer Park at Maple Run, Mary Eichner, President

Old West Austin Neighborhood Association, Richard McCown, Chairperson  
Rainey Street Area Residents, Laurie Snedden, Representative  
South River City Citizens, Danette Chimenti and Jean Mather, Co Presidents  
West University Neighborhood Association, Barbara Bridges, President  
Zilker Neighborhood Association, Jeff Jack, President