

Heil, Robert

From: Jeff Jack [jjack2@austin.rr.com]
Sent: Thursday, July 27, 2006 10:21 AM
To: Heil, Robert
Cc: Lorraine Atherton; Bobby Rigney
Subject: Postponement Request C14-06-0079 2215 Bluebonnet

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Robert

On behalf of the Zilker Neighborhood Association I would like to request a postponement of case C14-06-0079, 2215 Bluebonnet Lane that is schedule to be heard this evening by the City Council.

This project was originally proposed by Mr. Charles Whitford. We had negotiated with Mr. Whitford and had reached a compromise based on retaining SF-3 zoning on one lot at the front of the tract facing Bluebonnet. This was consistent with our neighborhood associations efforts to prevent higher intensity zoning from extending into our existing single family residential areas (commercial creep). However Mr. Whitford reneged on that compromise during the Planning Commission meeting because he was miss-informed about the impact of compatibility standards. As we tried to point out, if a SF-3 lot was created on the front of the tract with MF-3 behind, and the whole tract was done as a unified site plan, then because it would have one owner, the MF-3 portion would NOT be constrained by compatibility standards. This has been confirmed by city staff.

This approach to protection our single family areas (retaining some SF-3 zoning on the front of these deep tracts) has been used effectively earlier in our neighborhood. This would be similar to the Kinney Lofts Project at 1209 Kinney that our association supported and the council approved in 2005. In that case we maintained a SF-3 lot on the street side of the tract and rezoned the remainder of the tract as MF-2 CO. The SF-3 on the front did NOT trigger compatibility standards on the MF-2 portion of the lot.

Since the Planning Commission meeting the property has changed hands with Mr. Dave Ward now in possession of the tract. Mr. Ward has discussed with us our desire to have a SF-3 lot on the front of the tract and has indicated he is considering the idea. Mr. Ward indicated he would confirm with city staff our understanding that as a unified site plan the front portion of the lot could be zoned SF-3 without triggering compatibility standards for the rear portion of the lot. However we have not received any further information from Mr. Ward as of this morning. We are hopeful that Mr. Ward can proceed with his development incorporating our request, but since we have not seen anything from him, we respectfully request that this case be postponed until we can complete our negotiations with him.

Sincerely

Jeff Jack
Zilker Neighborhood Association President

7/27/2006