



MEMORANDUM

TO: Mayor and City Council

FROM: Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

DATE: July 20, 2022

SUBJECT: NPA-2019-0022.02 and C814-89-0003.02 – 305 S. Congress
(District 9)
Request for Postponement

The Neighborhood has requested a postponement of the above-referenced neighborhood plan amendment and PUD amendment cases to September 1, 2022. Please refer to the attached correspondence.

If you need additional information, please contact Jerry Rusthoven at 512-974-3207.

Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

xc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager



South River City Citizens Inc.
P O Box 40632
Austin TX 78704

Wendy Price Todd, President
Noah Balch, Vice President
Ken Burnett, Co-Vice President
Will Andrews, Treasurer
Dan Fredine, Secretary
Mary Friedman, Membership

July 19, 2022

Ms. Rosie Truelove, Director
Housing and Planning Department

RE: Request for Postponement - 305 South Congress
City Council Meeting July 28, 2022
Agenda Items 131 NPA-2019-0022.02 and 132 C814-89-0003.02

Dear Mayor, Mayor Pro-Tem and City Council Members,

The above-referenced cases border the northwestern boundaries of South River City Citizens Neighborhood Association ("SRCC") and the South River Combined Neighborhood Planning Team ("SRC NPT"). As registered interested parties, according to 25-1-131(2)(C), SRCC and the SRC NPT oppose the proposed neighborhood plan amendment and rezoning.

Pursuant to Section 25-2-283(C)(1), as an officer on behalf of SRCC, I respectfully request a postponement for the above-referenced cases to the September 1, 2022 meeting of the Austin City Council.

The reason for our current request for postponement is that SRCC does not meet in July. Our next general membership meeting is set for August 16, 2022. Before that meeting, SRCC plans to meet with the applicant, analyze the project and related assessments, and vote on whether the posted ordinance adequately addresses and resolves long-expressed community concerns about affordable housing, parkland, and accessibility.

The South Central Waterfront Vision Plan, adopted in 2016, required a Regulating Plan and financial tools such as a Public Improvement District or Tax Increment Redevelopment Zone to incentivize and manage the equitable distribution of increased entitlements (height, density, impervious cover) in exchange for significant community benefits (on-site affordable housing, parkland and trails, green infrastructure). SRCC seeks to understand the subsidy agreement between the City and the applicant.

The ordinance, as posted on July 15, 2022, does not appear ready for a hearing or an approved second or third reading. The ordinance substantially amends a 30 year-old amendment of a 37 year-old Planned Unit Development. Yet, there is no redline of the previous ordinances and according to the ordinance itself, if there is a conflict with the exhibits, the ordinance controls.

In connection with these cases, SRCC has adopted two positions: (i) in September 16, 2019 SRCC voted to oppose the PUD in South Central Waterfront until it included a regulating plan with financial tools; (ii) on February 2, 2022, SRCC voted to support the stated conditions in the conditional recommendations from boards and commissions. Currently, this project does not meet SRCC's stated positions.

For the reasons stated above, SRCC respectfully requests a postponement of the cases until the language of the ordinance accurately reflects its history and substantial amendments, that the applicant demonstrates an understanding of its obligations, and the City receives SRCC's updated position following its August 16, 2022 general membership meeting.

Thank you for your consideration.

Sincerely,

Wendy Price Todd

Cc Wendy Price Todd
President
South River City Citizens

Cc Jerry Rusthoven, Joi Harden, Wendy Rhoades