

APPENDIX B – Eastwoods and Hancock NA's resolution opposing St. David's PUD

JOINT NEIGHBORHOOD RESOLUTION on St. David's PUD

WHEREAS the Eastwoods and Hancock Neighborhood Associations are included in a neighborhood plan adopted by the City of Austin in 2004, which provides for a 60 foot height limit along the Red River St. corridor; and

WHEREAS St David's Hospital has applied for a Planned Unit Development requesting heights as high as 90 and 125 feet along Red River; and

WHEREAS city staff recommended denying St. David's PUD application because it failed to meet the criteria required for a PUD pursuant to § 25-2-144: to preserve the natural environment, encourage high quality development and innovative design, ensure adequate public facilities and services for development within a PUD, and demonstrate that the PUD is superior to the development that could occur under conventional zoning and subdivision regulations; and

WHEREAS the proposed PUD now provides for more building area than reviewed by city staff and the Planning Commission; and

WEREAS the Eastwoods and Hancock Neighborhoods believe that additional

negotiations can result in an agreement that will allow the neighborhood plan to continue to stabilize SF-3 housing stock west of Red River St. through height setbacks from Red River St. and a compromise on heights east to IH-35, and afford St. David's an opportunity to successfully obtain necessary variances or file a PUD application that conforms to the city ordinance; and

WHEREAS the impact of on traffic and infrastructure of St. David's proposed PUD together with the proposed Concordia PUD has not been addressed by the City of Austin.

THEREFORE, BE IT RESOLVED BY the Eastwoods and Hancock Neighborhood

Associations that:

1. The Eastwoods and Hancock Neighborhood Associations urge the City Council to provide additional time and opportunity for the Eastwoods and Hancock neighborhoods to negotiate a settlement with St. David's Hospital to allow the neighborhoods to support St. David's PUD application with setbacks from Red River and negotiated height limits east to IH-35;
2. The Eastwoods and Hancock Neighborhood Association urge the City

Council to deny St. David's PUD application in its present form because it does not comply with the requirements of § 25-2-144 of the city ordinance governing Planned Unit Developments since it is too vague, provides for no environmental preservation and has not demonstrated that the proposed PUD is superior to conventional zoning, and, is now more dense than the proposal presented to the Planning Commission;

3. The Eastwoods and Hancock Neighborhood Associations urge the City Council to limit any PUD to the 60 foot height limit along Red River St. to meaningfully support the neighborhood plan, buffer SF-3 zoning to the west of Red River and provide the zoning stability contemplated by the neighborhood plan; and

4. The Eastwoods and Hancock Neighborhood Associations urge the City Council to only approve St. David's proposed PUD after its impact on traffic is addressed by specific traffic flow requirements and improvements stated in the PUD provisions.

DONE this _____ day of December, 2006.

EASTWOODS NEIGHBORHOOD ASSOCIATION

HANCOCK NEIGHBORHOOD ASSOCIATION