

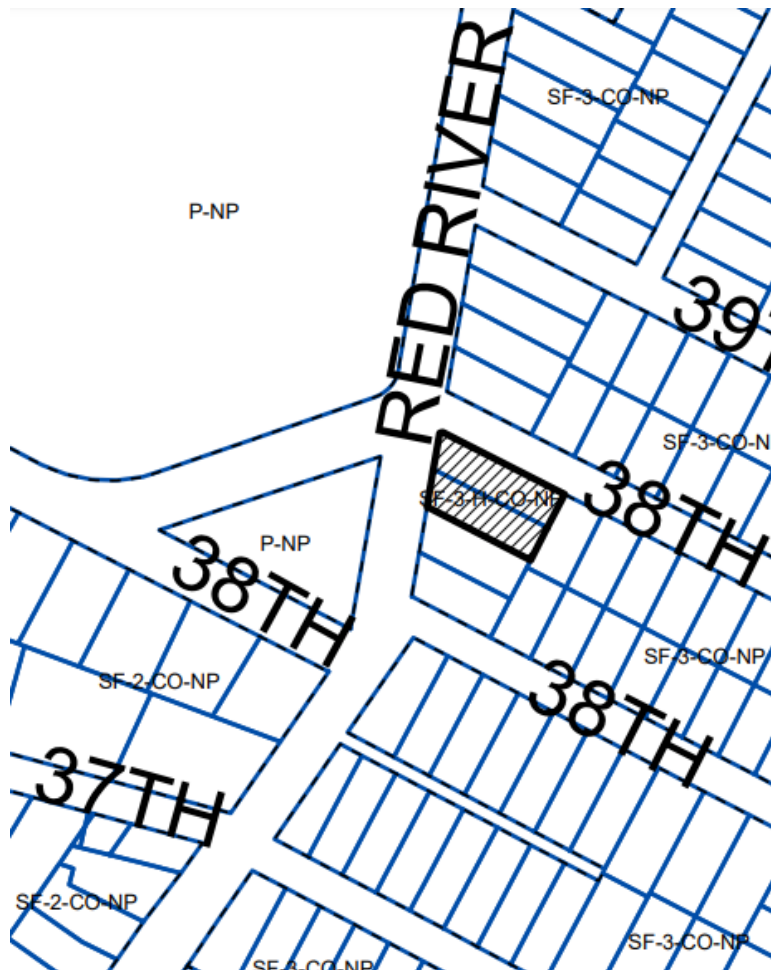
The HNA-Zoning committee will meet, [next Tuesday](#) the 9th of April 2019 at 3805 Red River (38th ½ and Red River) at 6:00pm. The Mtg has been requested, by a potential buyer of the property, so the HNA Zoning Committee can consider the request and present findings at the next regular HNA meeting. It is open to those wishing to attend.

HNA Zoning Committee Meeting
Call to Order: 6:00pm

New Business:

1. Consider New Zoning Committee Member
2. Proposal to rezone the property at 3805 Red River
From SF-3-H-CO-NP
To: GO-MU-H-CO-NP

See attached Note from Developer



Members of the Hancock Neighborhood Association-

I am reaching out to you in regards to the historic house located at 3805 Red River. The property is currently under contract and I along with a handful of historic preservation colleagues are working with the potential buyer to explore opportunities for preservation and restoration of the property. As the neighborhood has developed Red River has become a major thoroughfare, which has had a significant impact on this property. We feel the likelihood of a residential use inhabitant may be difficult to find and are exploring rezoning the property to GO-MU-H-CO-NP. This mixed use would lend itself to this particular property being utilized for both residential and professional office uses and would provide the finances necessary to support continued preservation of the property. This use also suits the layout of the historic house and would allow it to be restored to its former glory. We will work closely with the Historic Landmark Commission to ensure that the work done to the property is in keeping with their guidelines.

We understand how important neighborhood involvement is when seeking rezoning as well as when working with a historic property. We reached out to Bart Whatley and he recommended we meet with you all as a stakeholder and leaders in the neighborhood prior to presenting at the next Hancock Neighborhood Association meeting.

As you may know, in order to rezone a property the Future Land Use Map must be updated from Single Family to Mixed Use - Office. To meet City deadlines we submitted our FLUM application February 28th, understanding that support from the Hancock Neighborhood Assoc. will be key to obtaining any change to the existing FLUM.

We would appreciate the opportunity to meet with you at the property to walk through our proposal and make ourselves available to answer questions you may have concerning our request.

Please feel free to contact us at the following numbers:

Norma Yancey, Sidetracked Studio
norma@sidetracked-studio.com | 512-220-6865

Richard Kooris, Pegalo Properties
rkooris@501studios.com | 512-485-3000