

***GAIN- Guadalupe Association for an Improved Neighborhood***

**1111 East 8<sup>th</sup> Street - Austin, Texas 78702**

*Ph 512-479-6275*

November 26, 2012

Re: 1123 East 11<sup>th</sup> Street

To Whom It May Concern:

I write to inform you that the Guadalupe Association for an Improved Neighborhood (GAIN) supports the request for an amendment to the East 11<sup>th</sup> Street NCCD and Urban Renewal Plan to add Hotel-Motel as a conditional use. The majority of neighbors feel a boutique hotel, especially if it is owner-operated by the prospective owners, Mark Vornberg and Shelly Leibham, with the conditions attached to the zoning change and with the agreement between the Owners, Adjacent Neighbors and G.A.I.N., will be a benefit to the neighborhood.

We appreciate the fact that the owners owners and City staff are proposing that hotel-motel will be a conditional use and that outdoor entertainment and parking variances will not be allowed. Other issues, mostly related to preserving the privacy of the adjacent single-family residents, have been addressed by the private Agreement.

Sincerely,



H. Michael Guajardo, President

Guadalupe Association for an Improved Neighborhood

November 19th, 2012

Re: Agreement between the owners of 1123 E. 11th street, the adjacent neighbors on 10<sup>th</sup> street, and the GAIN neighborhood association.

We have agreed to make the following changes to our project at 1123 E. 11<sup>th</sup> street for consideration on adding Hotel/Motel as an allowable use.

This agreement will take the place of the previous agreement between these same parties dated April 2<sup>nd</sup>, 2012, which shall null and void as of the signing of this document.

- Under the conditional use of a hotel/motel, no late night alcohol permit (after 12 a.m.) will be requested for the hotel/motel use.
- Under the conditional use of a hotel/motel, no mixed-beverage permit (hard alcohol) will be requested for the hotel/motel use.
- Removal of all 2nd & 3rd floor windows less than 7ft above finished floor facing the south within 45 feet of the single-family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. This does not include the single-family adjacent property to the west (1119 E. 11<sup>th</sup> street). See diagram #1
- Removal of the potential for access onto the rooftop or a rooftop deck within 48'-9.5" on the West property line and 60'-3.5" on the East property line from the single-family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. This does not include the single-family adjacent property to the west (1119 E. 11<sup>th</sup> street). See diagram #1
- Lower the allowable overall height to 28'-0" to the top of the roof, with the parapet sticking up not more than 12" above that, within 45 feet of the single family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. This does not include the single-family adjacent property to the west (1119 E. 11<sup>th</sup> street). See diagram #1
- Design the building to focus the views away from and limit the views into the backyard of the southside neighbor at 1108 & 1110 E. 10<sup>th</sup> street, on the portion of the building within 45 feet of the single-family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. See diagram #1

This agreement shall bind the current and transfer to any future owner's of 1123 E 11th

# DIAGRAM #1

11th STREET

1123 E. 11th Street

ALLEY

ROOFDECK LINE

45' LINE FROM REAR NEIGHBORING SINGLE FAMILY

40'-3 1/2"

28'-9 1/2"

