

C2

September 8, 2014

To City of Austin Planning Commission

RE: Case # C14-2014-0088 (Zoning Change Request for 1023 Springdale Rd)

The EMLK Combined Contact Team supports the zoning request from RR-MU-CO to CS-MU-CO if any only if the following is established:

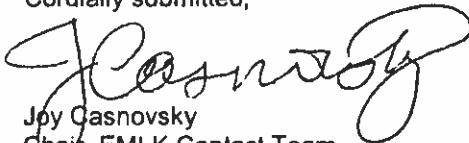
- 25ft from the north and east property lines bordering residential property will be kept free of impervious cover except for any existing structures. This 25ft will include a vegetative buffer for light and sound control purposes enhancing the privacy of the residences bordering the property.
- Vegetative buffer includes native hardwood shade trees no more than thirty (30) feet apart. Full credit will be given to all existing native hardwood trees for this requirement. Rain gardens will be employed as water quality control devices within the vegetative buffer.
- Operating hours are limited to 8am-7pm for commercial trucks for commercial trucks with a gross weight of 14,000 pounds or more (DOT Class 4 and greater), or similar such vehicles or equipment
- Subchapter E light restrictions apply with no direct lateral light visible to adjacent property owners and/or renters.
- We acknowledge that Ordinance 980709-F limiting vehicle trips to 2,000 per day and will remain in effect as a development control for this property.
- Previous Restrictive Covenant will remain in effect.
- We support all development uses for Civic, Commercial & Industrial granted under CS zoning except for the following:

- o Alternative Financial Services
- o Bail Bond Services
- o Construction Sales and Services
- o Convenience Storage
- o Commercial Blood Plasma Center
- o Drop off Recycling Facility
- o Equipment Sales
- o Electronic Prototype Assembly
- o Electronic Testing
- o Equipment Repair Services
- o Kennels
- o Laundry Services
- o Monument Retail Sales
- o Pawn Shop Services
- o Service Station
- o Transitional Housing
- o Transportation Terminal
- o Vehicle Storage
- o Veterinary Services

The following uses could be allowed, but screening will need to take place before businesses following under this category may operate at 1023 Springdale:

- o Ag Sales and Service
- o Indoor Crop Production

Cordially submitted,


Joy Casnovsky
Chair, EMLK Contact Team