

C6/
14

Old West Austin Neighborhood Association

September 3, 2015
Planning Commission
City of Austin
Re: 1407 W. 5th Street
Case No.: C14-2015-0078)

Dear Members:

This letter is sent on behalf of Old West Austin Neighborhood Association ("OWANA") in reference to the proposed zoning change for the property located at 1407 W. 5th Street. OWANA supports the application to rezone the property from LI-CO-NP to LI-PDA-NP.

OWANA has worked with the owner/applicant in the design of the proposed project, resulting in restrictions for the PDA for incorporation into the conditional overlay. A copy of the PDA restrictions is attached.

At OWANA's September 1, 2015 meeting, the general membership voted to support the approval of the rezoning application with the incorporation of the PDA restrictions into the conditional overlay.

Again, OWANA supports the application for rezoning.

Sincerely,



Paul Seals, Chair, OWANA Steering Committee

Clo/15

1407-1411 W 5th Street and 403 Paul Street Rezoning
C14-2015-0078
PDA Conditions

As part of the LI-PDA rezoning, the following will apply to the Property:

1. The use of convenience storage is permitted.
2. The following uses are prohibited:

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|------------------------|--|
| Basic industry | Drop-off recycling collection facilities |
| Exterminating services | General warehousing and distribution |
| Kennels | Recycling center |
| Resource extraction | Scrap and salvage |
| Vehicle storage | |
3. The following uses are conditional:

| | |
|----------------------------------|------------------------------------|
| Automotive rentals | Automotive sales |
| Automotive washing (of any type) | Equipment repair services |
| Equipment sales | Maintenance and service facilities |
| Service station | |
4. The maximum FAR is 4.4:1.
5. The following setbacks are established:
 - a. The minimum setback for an above ground structure or building is 25 feet from the north property line.
 - b. The minimum setback for an above ground structure or building is 20 feet from the south property line.
 - c. The minimum interior side yard setback is two feet.
 - d. The first 10 feet of the building from 5th Street shall be no greater than 33 feet in height.
6. The maximum impervious cover is 85%.
7. Outdoor amplified music is prohibited.
8. A late hours permit under City Code Section 25-2-808 (*Restaurants and Cocktail Lounges*) is prohibited.
9. Vehicular trips will be limited to 2,000 per day.