

C15-2015-041
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July 8, 2015

Re: Variance & rezoning request for 1404-1412-1414 Oltorf 78704

To Whom It May Concern:

My name is Kary Aycock and I own 1402 and 1400 Oltorf, adjacent to the east of the land described above. My property is zoned CS but we currently have residential use (and tenants) there.

I have met with Mr. Scott Trainer about his plans for the property and **I am in agreement that his proposed development is compatible with the area and will provide community benefit. I am not opposed to granting the requested zoning and variance requests to these parcels.**

Further, the current residential use at 1404 Oltorf is inhibiting my ability to develop my property within its current zoning, as reflected in our previous variance request. I would hope that any changes granted to Mr. Trainer's property would also encourage the board to grant our variance (if still required) and remove our residential use compatibility setback at 1402 and 1400 West Oltorf.

Cheers,



Kary Aycock
Managing Member, 1402 West Oltorf LLC
512-619-7131

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Zilker Neighborhood Association

♦ 2009 Arpdale ♦ Austin, TX 78704 ♦ 512-447-7681 ♦

November 9, 2015

Board of Adjustment
City of Austin Watershed Protection and
Development Review Dept.

Re: Variance requests C15-2015-0141, 1404-1414 Oltorf

Dear Chairman and Board Members:

Since our letter of Oct. 6, 2015, outlining the conditions under which the Zilker Neighborhood Association (ZNA) Executive Committee agreed not to oppose the setback and height variances requested in Case C15-2015-0141, we have clarified parts of our agreement with the applicant. Regarding the compatibility issues triggered by the residential use to the west and by the SF-3 zoning to the east, ZNA requests that any driveway and height variances granted here include the following conditions:

1. **Prohibit late-hours alcohol sales.** (Our objective is to reduce late-night car traffic on the driveway adjacent to the residential use and to reduce after-midnight disturbances experienced by residents south of Oltorf, east of the creek, and west of South Lamar.)
2. **Prohibit live outdoor amplified music within the 100-foot compatibility setback surrounding 1416 Oltorf, except where the setback intersects the courtyard north of the Market building** (Exhibit A). Performances may be permitted in that part of the courtyard if they are shielded by buildings or other sound barriers on the west and south. Outdoor events on the courtyard will not exceed the terms currently in effect for the rest of the neighborhood: 70 decibels, with cutoff times of 8 p.m. Sunday-Thursday and 10 p.m. Friday-Saturday. Additionally, outdoor events shall comply with the sound agreement between the property owner and the Zilker Neighborhood Association. (Our objective is to prevent the creation of rooftop patios within the setback or the staging of performances on the site of Building C, if Building C is not constructed, that could project amplified sound to the west and south over most of the neighborhood.)
3. **Require improved screening (trees) on the side and back of 1416 Oltorf.**
4. **Implement superior streetscape and commercial design standards on the Oltorf frontage.** (Our objective is to assure that wider sidewalks with street trees and more landscaping are installed consistent with the design standards required on South Lamar.)
5. **Limit impervious cover to 90% within the compatibility setback.**
6. **Restore and enhance the creek and floodplain.** Details of the applicant's proposal to

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restore and enhance the creek and floodplain are listed in the letter from Michele R. Lynch dated Oct. 26, 2015. ZNA's interest in the City-owned property is that it remain available for future greenbelt access and public use, and that the floodplain and urban forest be protected. The applicant's proposal advances that objective by establishing a high standard for creek and forest protection, as described in our previous letter.

7. **Prohibit these uses:**

Drive-in service use as an accessory
use to a commercial use (contained in the
2011 conditional overlay for 1414 Oltorf)

Adult oriented businesses
Agricultural sales and services
Automotive rentals
Automotive repair services
Automotive sales
Automotive washing (of any type)
Bail bond services
Campground
Construction sales and services
Convenience storage
Drop-off recycling collection facility
Equipment sales

Equipment repair services
Exterminating services
Funeral services
Kennels
Laundry services
Limited warehousing and
distribution
Outdoor entertainment
Outdoor sports & recreation
Pawn shop services
Plant nursery
Scrap and salvage services
Service station
Vehicle storage
Veterinary services

All of these conditions will help to mitigate the compatibility issues and help to preserve the intent of our previous agreements.

(signed)

Lorraine Atherton,

ZNA Zoning Committee member, on behalf of the ZNA Executive Committee

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riggering Lot:
416 W. Oltorf
Zoning: CS
nt Use: Residential

riveway are 5'-0" min. away
le

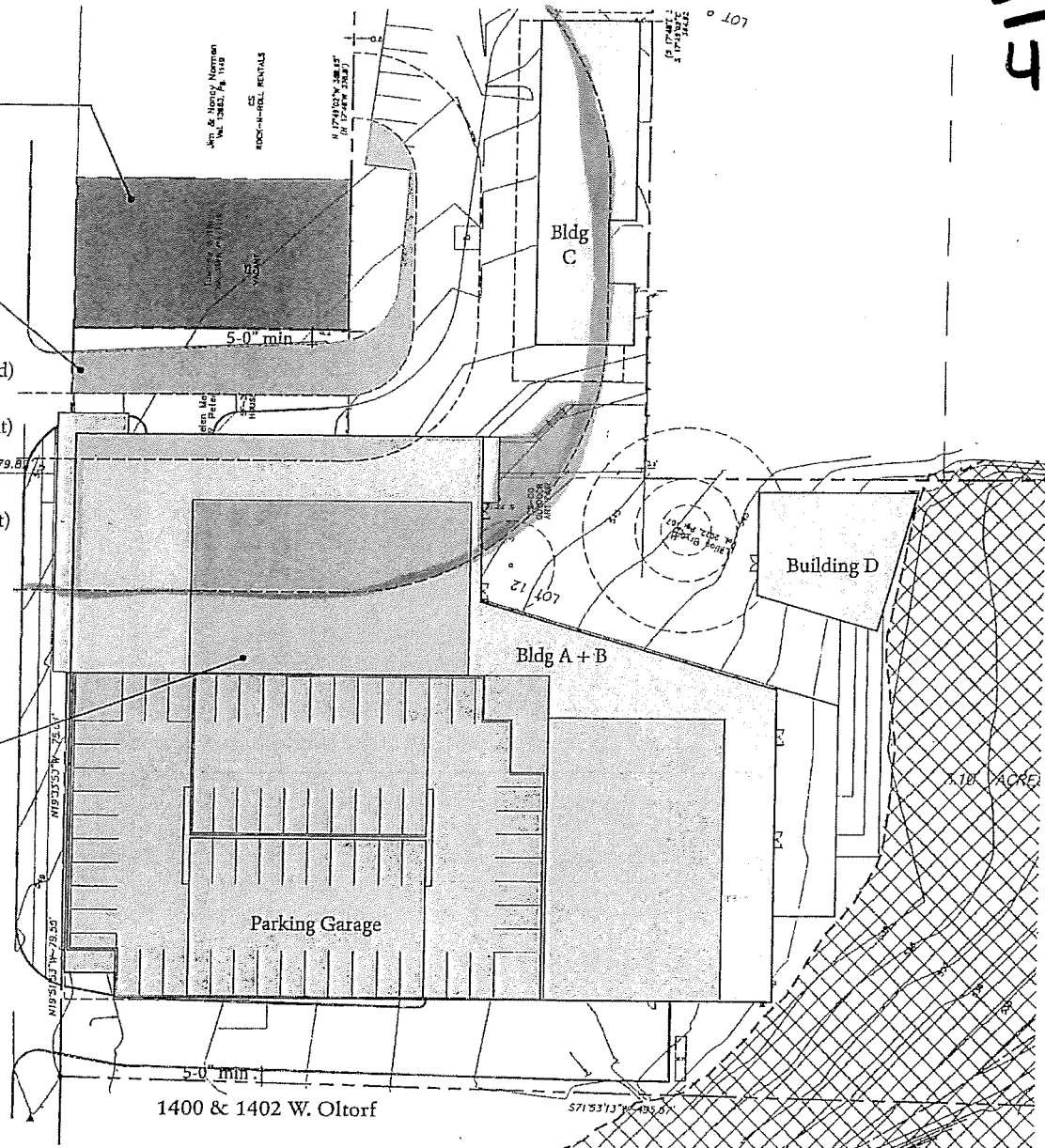
>25'-0" (no build)

50'-0" (30'-0" max two story limit)

1'-0" (40'-0" max three story limit)

tion of the building
one for reference

velope (shown in yellow)



Site Roof Plan
scale: 1/64" = 1'-0"

LEGEND

Requesting encroachment for at grade internal street from 5' to 25' from 25-2-1063(B)

Building Area Requesting Variance From 25-2-1063(C)(1)
Allowed Height: 2 stories and 30'-0"
Proposed Height: 1 story and 45'-6"
Variance Request: 15'-6"

Building Area Requesting Variance From 25-2-1063(C)(2)
Allowed Height: 3 stories and 40'-0"
Proposed Height: 2 stories and 55'-6"
Variance Request: 15'-6"

100 Year Floodplain

**(Note: The above legend pertains to this sheet only, all heights based off of average grade)

giggering Lot:
16 W. Oltorf
Zoning: CS
t Use: Residential