

Old Austin Neighborhood

604 West 11th Street
Austin, Texas 78701-2007
512-657.5414

18 February 2016

Victoria Haase, Case Manager
Planning & Zoning Department
City of Austin

RE: C14-2015-0133; 1204 San Antonio & 1205 Nueces Streets

City of Austin:

The Board of Directors (BoD) of Old Austin Neighborhood Association (OANA), after discussions at our regularly scheduled monthly meetings and meetings with the applicants' representative, have voted electronically to support City Staff's recommendation of downtown mixed use-conditional overlay (DMU-CO) combining district with the conditional overlay restricting building height to 60 feet. We agree with City Staff's interpretation of the Downtown Austin Plan/Northwest District in that limiting the development height to a maximum of 60 feet will better compliment the historic character of the district while the expansion of entitlement rights will encourage a mix of land uses while also implementing district specific goals.

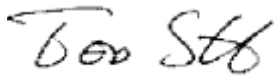
In addition to limiting the height of the development to a maximum of 60 feet, the OANA BoD would also ask for the following additional conditions:

Recognizing that the referenced property lies within the Criminal Justice Overlay, the following Uses are accepted as Prohibited rather than Conditional: bail bond services, a stand-alone cocktail lounge use, pawn shop use and liquor/package store. In addition, an outdoors entertainment/amplified music use of the site is prohibited.

Vehicle trips per day are limited to less than 2,000.

Please feel free to contact us with questions, and representatives of the neighborhood association will be in attendance at the Planning Commission and City Council hearings.

Sincerely;



Ted Siff, President
Old Austin Neighborhood Association

OANA Board members:

Blake Tollett, Austin Stowell, Perry Horton, Bill Schnell, Michael Portman, Charles Peveto, Ray Canfield, Perry Lorenz, Diana Zuniga