

Mr. Rivera, please include this in the backup.

Dear Planning Commissioners,

CANPAC the contact team for the Central Austin Combined Neighborhood plan opposes the re-zoning Item C-10 - 2902 Medical Arts - C14-2018-0062.

We had been presented with zoning change from LR-CO-NP to GR-CO-NP that included additional height in lieu of using a conditional use permit. Since then the applicant has further revised the conditional overlay with staff, but has not presented these items to us or responded to questions we had about using a conditional use permit process. The applicant has said that the Transportation Department requires parking upgrades with CUPs, but not with re-zoning and that is why they have to up-zone the property. CANPAC has questions about this. The applicant desires regarding Medical Office could be achieved with an adjustment to the maximum Medical Office size in the current zoning.

Overall, it is not good planning practice to up-zone properties and then further restrict that upzone with conditional overlays. The applicant has started this process because they did not want to get a conditional use permit with their existing zoning. CANPAC is fine with a CUP for financial services and a removal of the CO limiting to 5000 sq ft of medical office. This course of action would be in line with good planning practice that has been promoted by staff during the course of Code Next.

CANPAC voted to support a conditional use permit to allow financial services and a zoning change only to remove the condition limiting medical office to 5000 sq ft. CANPAC opposes the zoning change to GR-CO-NP as the change to GR is not needed to accomplish the applicant's stated goals.

Sincerely,

CANPAC / Central Austin Combined Neighborhood Plan Team

Bart Whatley, Co-Chair

Adam Stephens, Co-Chair