

From: Bart Whatley

Sent: Friday, November 23, 2018 4:47 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Cc: Adam Stephens <Adam.Stephens@capstarlending.com>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>; DeHoyosHart, Angela - BC <bc-Angela.DeHoyosHart@austintexas.gov>; Seeger, Patricia - BC <bc-Patricia.Seeger@austintexas.gov>; McGraw, Karen - BC <bc-Karen.McGraw@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Kenny, Conor - BC <BC-Conor.Kenny@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Witte, Tracy - BC <BC-Tracy.Witte@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Burkhardt, William - BC <bc-William.Burkhardt@austintexas.gov>; Teich, Ann - BC <BC-Ann.Teich@austintexas.gov>; Kazi, Faye - BC <bc-Faye.Kazi@austintexas.gov>

Subject: 2902 Medical Arts St. - Planning Commission Case C14-2018-0062

To Andrew Rivera, Planning Commissioners, Katherine Loayza.

Cc Adam Stephens, CANPAC Co-Chair

2902 Medical Arts St. - Planning Commission Case C14-2018-0062

Dear Mr. Rivera, please include this letter in back-up to case C14-2018-0062.

The Central Austin Combined Neighborhood Plan Contact Team, the Central Austin Neighborhood Planning Advisory Committee (CANPAC) opposes zoning to GR-MU-CO-NP, as an up-zoning is not required for the applicant to achieve their goals.

We support the available Conditional Use Permit process to allow Medical offices > 5,000 sq ft. for this property. We also support the removal of the neighborhood plan zoning conditions so that Financial Services is permitted and Medical offices > 5,000 sq ft is conditional at 2902 Medical Arts.

The applicant has stated they don't need the additional height associated with a GR up-zoning, yet they oppose reducing height to 40', as is in the base zoning.

A Conditional Use Permit process should be the tool to use over an up-zoning, when a desired use can be achieved in a CUP. We find it is not good planning practice to up-zone properties and then further restrict that up-zone with conditional overlays due to the added complexity and unpredictability in zoning that results.

Sincerely,

Bart Whatley, Co-Chair CANPAC

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CANPAC MEMBERS: Eastwoods Association, Hancock Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners