



June 7, 2019

To the City of Austin Planning Commission:

Blackshear-Prospect Hill Neighborhood Association voted at the May 30, 2019 meeting to request a conditional overlay combining district for the property at 2202 Webberville Road, item C-14 (C14-2019-0074) on the June 11, 2019 Planning Commission agenda. The following language is requested to be included in the zoning change ordinance.

The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Floor to area ratio is not to exceed 2:1

The maximum height of any structure on the site shall not exceed that which is permitted by the base zoning (CS) and Title 25 setback requirements for sites greater than 20,000 sf.

Total units may not exceed 62.

The following land uses shall be prohibited on the property: Automotive sales, Automotive rentals, Commercial off-street parking, Convenience storage, Dropoff recycling collection facility, Equipment repair services, Vehicle storage, Pawn shop services, Equipment sales, Campground, Laundry service, Hotel.

The following land uses shall be conditional on the property: Communication service facilities, Kennels, Limited warehousing and distribution, Building maintenance services, Construction sales and services.

At the same meeting the neighborhood association voted to support Item C-24, a compatibility waiver to reduce the no-build zone in the rear of the development from a setback of 25' to 15' on the north side of the property in order to pave the alley and put in retaining wall, contingent upon the Pearlstone development (SP-2018-0243C) being built as designed for residential use with 10% affordable units.

Please contact me should you have any questions, concerns, or suggestions regarding developments in the Blackshear-Prospect Hill Neighborhood.

Liz McConnell,

President

Blackshear-Prospect Hill Neighborhood Association