

Hi Maureen,

Can you please include this doc in the file for the planning commissioners for today's meeting. Please confirm thanks,

Daniel Jaanes, Chair  
G/TNP Contact Team  
512-431-9665

2409 Coronado Negotiation series – June 8, 2021

\*\*\*The **applicant chose (2)** with modification of deleted elements

(2)

- Proceed with city staff recommendation of **LR-MU**
- No conditional overlay or restrictive covenants

Case # NPA-2020-0016.04  
#C14-2021-0011

- Move forward with **GR-MU** as the base zoning.
- Add a conditional overlay that:
  - **Limits uses to LR**
  - **Adds a conditional use designation** for Restaurant (General), Restaurant (Limited), General Retail Sales (Convenience), General Retail Sales (General), & Food Sales
- Add a **restrictive covenant** to:
  - Ensure a portion of the project is residential
  - Ensure there's an affordable housing unit
  - Restrict operating hours to 8p

- GR-MU as the base zoning.
- Add a conditional overlay that:
  - o Limits uses to LR
  - o Apply the LR Restaurant Restrictions to any restaurant use (those set forth 25-2-587(D) and in 25-8-809

**\*\*\* (3) Neighborhoods reinstated conditional use element. This represents the compromise we are willing to agree to.**

**(3) 2409 Compromise**

Case # NPA-2020-0016.04  
# C14-2021-0011

- GR-MU as the base zoning.
- Add a conditional overlay that:
  - Limits uses to LR
  - Applies the LR restaurant restrictions to any restaurant use (those set forth 25-2-587(D) and in 25-8-809.
- Add a conditional use:
  - For Restaurant (General), Restaurant (Limited), General Retail Sales (Convenience), General Retail Sales (General), and Food Sales.

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**From:** Ricky Hennessy [

**Sent:** Monday, June 07, 2021 12:29 PM

**To:** Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>; Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Shaw, Todd - BC <[BC-Todd.Shaw@austintexas.gov](mailto:BC-Todd.Shaw@austintexas.gov)>; Hempel, Claire - BC <[BC-Claire.Hempel@austintexas.gov](mailto:BC-Claire.Hempel@austintexas.gov)>; Flores, Yvette - BC <[bc-Yvette.Flores@austintexas.gov](mailto:bc-Yvette.Flores@austintexas.gov)>; Shieh, James - BC <[bc-James.Shieh@austintexas.gov](mailto:bc-James.Shieh@austintexas.gov)>; Llanes, Carmen - BC <[bc-Carmen.Llanes@austintexas.gov](mailto:bc-Carmen.Llanes@austintexas.gov)>; Thompson, Jeffrey - BC <[bc-Jeffrey.Thompson@austintexas.gov](mailto:bc-Jeffrey.Thompson@austintexas.gov)>; Schneider, Robert - BC <[BC-Robert.Schneider@austintexas.gov](mailto:BC-Robert.Schneider@austintexas.gov)>; Azhar, Awais - BC <[BC-Awais.Azhar@austintexas.gov](mailto:BC-Awais.Azhar@austintexas.gov)>; Connolly, Joao - BC <[BC-Joao.Connolly@austintexas.gov](mailto:BC-Joao.Connolly@austintexas.gov)>; Howard, Patrick - BC <[BC-Patrick.Howard@austintexas.gov](mailto:BC-Patrick.Howard@austintexas.gov)>; Praxis, Solveij - BC <[BC-Solveij.Praxis@austintexas.gov](mailto:BC-Solveij.Praxis@austintexas.gov)>; Cox, Grayson - BC <[BC-Grayson.Cox@austintexas.gov](mailto:BC-Grayson.Cox@austintexas.gov)>; Mushtaler, Jennifer - BC <[BC-Jennifer.Mushtaler@austintexas.gov](mailto:BC-Jennifer.Mushtaler@austintexas.gov)>; [bc-Richard.Mendoza@austintexas.gov](mailto:bc-Richard.Mendoza@austintexas.gov); Singh, Arati - BC <[BC-Arati.Singh@austintexas.gov](mailto:BC-Arati.Singh@austintexas.gov)>; Cohen, Jessica - BC <[BC-Jessica.Cohen@austintexas.gov](mailto:BC-Jessica.Cohen@austintexas.gov)>

**Subject:** Neighbor Letter of Support for 712-714 Pedernales / 2409 Coronado Cases NPA-2020-0016.04 / C14-2021-0011

\*\*\* External Email - Exercise Caution \*\*\*

Dear Planning Commissioners, Mayor, and City Council Members:

I live six doors down from the subject property and respectfully request that you vote to **approve** CS-MU zoning and a Mixed-Use designation for the property at 712-714 Pedernales and 2409 Coronado Street. The property has been in a horrible state of disrepair for many years, and we are excited for the proposed improvements. We support Mr. Soto's plan to provide a small Mexican restaurant on the ground floor next to Pedernales (especially since the property has historically had a mix of commercial and residential uses), along with several multi-family residential units above. Also, please do not impose a conditional use permit requirement on a restaurant use, since doing so would cause unnecessary expenses and delays by forcing Mr. Soto to go back to the Planning Commission before he would be allowed to open his small cafe.

The proposed project would provide much-needed housing for area residents and enable people to live, work, and dine in close proximity. The property is also ideally situated adjacent to a bike path and public transit options, and the restaurant would be a welcome addition to our neighborhood. Me and seven other neighbors within 500' of the property previously stated our support for the project, and we ask that you vote in favor of it so that this welcome improvement to our neighborhood may become a reality.

Thank you for your consideration and support.

Sincerely,

Ricky Hennessy

2519 Gonzales Street