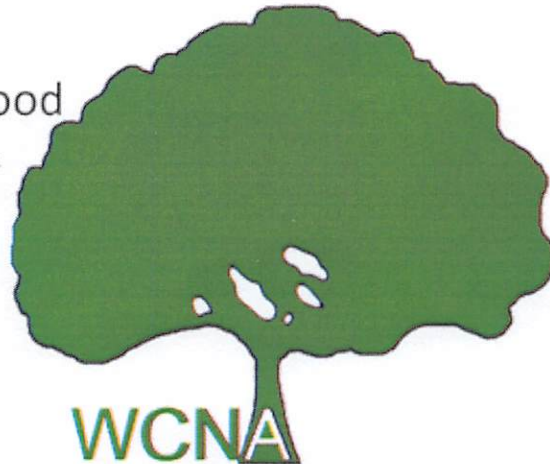


The Walnut Creek Neighborhood

A Hidden Jewel in North Austin

P.O. Box 82746, Austin, TX 78708

Sponsored by the
Walnut Creek Neighborhood Assoc.



June 14, 2021

Sherri Sirwaitis
Case Manager for C14-2021-0054, City of Austin
Re: 11700 North IH35 service road, southbound

Dear Sherri,

The Board of Directors of the Walnut Creek Neighborhood Association has voted to support the rezoning request for case number C14-2021-0054 from LO to GR-CO. The Board believes that the proposed food court clearly represents a desirable implementation of the Compact, Connected, and Complete theme of Imagine Austin, because the proposed food court provides the neighborhood with a distinctly Austin food alternative that is walkable and bikable, yet still relatively low impact.

To lessen the impact on the neighborhood from noise and cut-through traffic, the Association has asked the applicant to consent to some additional conditional overlays, i.e.,

alternative financial services	hotel-motel
business or trade school	off-site accessory parking
business support services	outdoor entertainment
drop off recycling center	pedicab storage and dispatch
exterminating services	pet services
financial services	printing and publishing
	restaurant (general),

while recognizing that not all of these COs may be possible.

Best regards,
Robert Meadows
President, Walnut Creek Neighborhood Association, 2021-2022

Robert L Meadows