



07/23/2021

Dear Chair Shaw and Planning Commission members,

We write this letter in support of the applicant's request for rezoning 1901 North Lamar. Unfortunately, this case began with a filing for CS zoning with no conditions and no initial discussion with the neighborhood association. For that reason, you will likely see a progression of letters- from strong opposition, to this letter of support. Since the initial filing, there have been a total of four neighborhood meetings on this case, two of which included the agent. After weeks of discussion and compromise, The Original West University Neighborhood Association (OWUNA) membership voted on 6/15/21 unanimously to support this application.

Although we concur with staff that traditional CS zoning is incompatible with this specific section of Lamar Blvd., we feel that all the restrictions on uses, impervious cover, height, and FAR, support that position. With our current Land Development Code, CS proved to be an awkward tool, but ultimately provided for a project that, we believe, is compatible with the unique area and topography. The process was not easy, and both sides worked incredibly hard to come up with the current proposal.

We believe the certainty and compatibility provided by this project is of benefit to the neighborhood and we enthusiastically hope for your approval of the zoning necessary to support it. Every restriction was integral to our support, and it is our hope that they are included in any final zoning decision. The final terms are included in this email, along with a letter from CANPAC, the official contact team, recognizing OWUNA as the neighborhood association for the geographic area including this parcel.

## CONDITIONAL OVERLAY

### Existing CO items to be maintained:

No vehicular access from the site to Lamar and access to the site shall be from adjacent street or through adjacent site

Maximum building height is 30feet

Maximum building height is two stories

Drive-in service use is prohibited as an accessory use to commercial uses

### New CO items to be added:

F.A.R. is limited to 1.35:1

Impervious Cover is limited to 85%

## PUBLIC RESTRICTIVE COVENANT- Case No. C14-2011-0100

All elements, including added protections for the heritage oak, are to remain in place. OWUNA makes an additional request for roof-top restriction for all uses, in addition to the existing restriction in the event of restaurant use.

### USES PROHIBITED:

Agricultural Sales & Services

Alternative Financial Services

Automotive Rentals

Automotive Repair Services

Automotive Sales

Automotive Washing (of any type)

Bail Bond Services

Building Maintenance Services

Business or Trade School

Business support services

Campground

Commercial Blood Plasma Center

Commercial Off-Street Parking

Communication Services

Construction Sales and Services

Consumer Convenience Services

Consumer Repair Services

Convenience Storage

Drop-off Recycling Collection Facility

Electronic Prototype Assembly

Electronic Testing

Equipment Repair Services

Equipment Sales

Exterminating Services

Food Preparation

Food Sales

Funeral Services

General Retail Sales (general)

Hospital Services (general)

Hotel-Motel

Indoor Entertainment

Indoor Sports and Recreation

Kennels

Laundry Services

Monument Retail Sales

Off-Site Accessory Parking

Outdoor Entertainment

Outdoor Sports and Recreation

Pawn Shop Services

Pet Services

Plant Nursery

Printing and Publishing

Research Services

Restaurant (limited)

Service Station

Theatre

Indoor Crop Production

Vehicle Storage

Club or Lodge

Veterinary Services

Maintenance and Service Facilities

Custom Manufacturing

Limited Warehouse and Distribution

**CONDITIONAL USES:**

Food Sales

Personal Improvement Services

Medical Offices – exceeding 5,000 sq. ft.

Hospital Services (limited)

Restaurant (general)

Hospital Services (limited)

Community Recreation (private)

Residential Treatment

Community Recreation (public)

Telecommunication Tower (PC)

Congregate Living

Sincerely,

Karrie League

President OWUNA

# CANPAC

## *Central Austin Neighborhood Planning Advisory Committee*

To: City Staff & Members of the Austin Planning Commission  
From: CANPAC – Central Austin Neighborhoods Planning Advisory Committee

Re: Neighborhood Plan Contact Team membership relating to current zoning cases

As co-chairs, we write to you on behalf of the Central Austin Neighborhood Planning Advisory Committee (CANPAC). We are recognized by the City of Austin as the Central Austin Combined Neighborhood Plan Contact Team. We are made up of 7-member Neighborhood Associations, each representing a different geographic area:

Original West University N.A. Eastwoods N.A.  
Hancock N.A.  
Heritage N.A.

North University N.A. Shoal Crest N.A. University Area Partners

The Original West University Neighborhood Association, OWUNA, is the recognized member association for the geographic area bounded by: Lamar Blvd, Martin Luther King, San Gabriel St., and 24th Street.

Each neighborhood association represented in CANPAC must provide to CANPAC their neighborhood bylaws that show a minimum of: (1) Neighborhood boundaries, (2) Open membership (without regard to dues requirements) to residents and/or commercial property owners within the neighborhood boundaries. And (3) At least 3 elected officers with yearly elections. CANPAC, by a majority vote, may request member neighborhood associations to provide a list of their members. Additionally, each neighborhood association shall hold regular meetings according to City of Austin requirements with prior notification of meeting times and locations publicly posted.

Sincerely,  
CANPAC / Central Austin Combined Neighborhood Plan Team Bart Whatley, Co-Chair -

[Redacted]  
Adam Stephens, Co-Chair - [Redacted]

### *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

**From:** Christopher Ruud  
**To:** Graham, Mark  
**Subject:** I am in favor of C14-2021-0010  
**Date:** Friday, July 23, 2021 3:04:54 PM

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

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0010  
Contact: Mark Graham, 512-974-3574  
Public Hearing: July 27, 2021, Planning Commission

Christopher Owen Ruud  
Your Name (please print)

1308 Old 19th Street #3  
Your address(es) affected by this application

I am in favor  
 I object

Chg O. Ruud  
Signature

7/23/2021  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
City of Austin, Housing and Planning Department  
Mark Graham  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)

Sent from my iPhone