



February 16, 2023

To: Planning Commission Members
Re: 506 and 508 West Rezoning (Case Number: C14-2022-0102)

5th & West Residences HOA objects to the rezoning of 506 and 508 West Avenue from DMU to CBD for the following reasons:

- These two properties are located on the banks of Shoal Creek and entirely within the City's 25-year floodplain. CBD allows for increased height. Granting this rezoning would signal that the City is encouraging new development and greater density in the floodplain.
- CBD zoning for these properties will allow permits for overnight concrete pours.
 - The existing DMU zoning does not allow permits for overnight concrete pours.
- 506 and 508 West Avenue are situated entirely within a mid-block location.
 - All ingress and egress from a development on these properties will be consolidated onto the middle of a short block of West Avenue, trapped between stop lights on either end at West 6th and West 5th streets.
 - No other high-rise development in Austin has access to only one short block consisting of only two-lanes. CBD zoning for these properties will allow greatly increased height which will result in more vehicles (residential, delivery, moving).
 - Existing gridlock traffic on this block frequently creates safety concerns and difficulties including traffic backups on:
 - West 5th Street trying to turn left onto West Avenue;
 - West Avenue trying to turn left onto West 6th and left onto West 5th;
 - West Avenue all the way to The Independent, waiting many lights trying to cross West 5th Street; and
 - South bound traffic on West Avenue trying to cross West 6th Street.
 - There is increasingly no space for delivery or ride share vehicles to park on this short block of West Ave. As a result, traffic is blocked when vehicles double park to unload; driveways are blocked preventing residents from egress and ingress to their parking garages; and delivery or passenger drop-off vehicles must back out of an alley or driveway across sidewalks congested with pedestrians and scooters.

Please consider the safety and livability of our immediate area as you contemplate this rezoning request for 506-508 West Avenue.

Thank you,


Dan Young
5th & West Residences HOA President
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