



604 West 11th Street
Austin, TX 78701

www.originalaustin.org

9 February 2023

RE: C14-2022-0177; 707 W. 10th Street – **Attn:** Sherri Sirwaitis, Case Manager

Dear City of Austin:

At its regularly scheduled monthly meeting on Tuesday 7 February 2023 the Board of Directors (BoD) of the Old Austin Neighborhood Association (OANA) considered the rezoning request referenced above, and upon a vote of 6-2-1, the BoD respectfully offers our qualified support for the requested change in zoning districts from General Office (GO) to Downtown Mixed Use (DMU).

Our support is predicated on the following conditions:

- The DMU zoning district height entitlement for the property is limited to 60 feet, a height entitlement currently applicable to the property under GO. This limitation reflects guidelines from the Downtown Austin Plan/Northwest District as well as proposed guidelines under the subsequent CodeNext iteration of the Land Development Code.
- That the following permitted/conditional uses available under the DMU zoning district be classified as prohibited uses under the new rezoning: a. Bail bond services; b. Pawn shop; c. Liquor sales; and d. Outdoor entertainment.

There was concern brought up during our discussion of the rezoning centered on the applicant's desire for a stand-alone cocktail lounge use being available to the property once rezoned, a conditional use not normally deemed acceptable by the OANA BoD for this area of our neighborhood, specifically the properties located north of W 7th Street.

We would respectfully ask that if this conditional use is allowed that the use be predicated on the cocktail lounge being no larger than 1,000 square feet and that the applicant agrees to prohibit and not use or seek off-site accessory parking for the uses allowed on the property. We would also ask that the applicant agree to not allow amplified outdoor entertainments, specifically music and/or sounds.

It is our understanding that the applicants for this rezoning request along with their representatives are aware of the conditions outlined above and are in accord with them, and that these conditions will be memorialized in a legally binding agreement between the applicants and OANA.

Sincerely,

Ted Siff, President

Board of Directors

Ted Siff, President
Perry Lorenz
Austin Stowell

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