



October 10, 2023

FROM: The Bouldin Creek Neighborhood Association  
TO: The City of Austin Planning Commission  
CC: Sherri Sirwatis, Maureen Meredith, Joi Hardin, Mark Walters  
  
RE: 700 Dawson Rd. Zoning Case: C14-2023-0013.02 (From: SF-3-NP To: CS-MU-NP)  
Related Neighborhood Plan Amendment: NPA-2023-0013.02  
Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)  
Agent: Armbrust and Brown, PLLC (Michael J. Whellan)

Dear Planning Commission Members and Staff,

The Zoning Committee of the Bouldin Creek Neighborhood Association (BCNA) **supports a very restrictive Conditional Overlay (CO)** in order to facilitate the applicant's request for rezoning from SF-3-NP to GR-MU-CO-NP. The BCNA's support is based on the explicit understanding that a CO would limit permitted uses to Club/Lodge and Residential uses only as shown below:

For the purpose of clarity, BCNA **opposes** any rezoning that would allow the following: Hotel/Motel use, Restaurant use other than an accessory restaurant for a Club/Lodge "kitchen", Paid Parking or offsite parking use, and any other commercial uses not directly aligned with Residential use - all as codified in a Conditional Overlay directly tied to the zoning for this site.

**Permitted Uses**

- Club or Lodge (conditional use)
- Condominium Residential
- Duplex Residential
- Multifamily Residential
- Single-Family Attached Residential
- Single-Family Residential
- Small lot Single-Family Residential
- Townhouse Residential
- Two-Family Residential

**Additionally, the following base items listed in the Conditional Overlay would be included:**

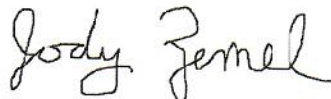
The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A structure may not be constructed less than 50 feet from a southern property line where the Property abuts a property with a single-family use. In this section, the term "structure" excludes fences, walls, gardens, vegetation, trails, benches, lights, or tables (without food or beverage service); except that driveways used exclusively for emergency access may be constructed not less than 25 feet from a southern property line where the Property abuts a property with a single-family use.
- B. A structure may not be constructed less than 50 feet from a property line abutting Dawson Road right-of-way. In this section, the term "structure" excludes fences, walls, gardens, vegetation, trails, benches, lights, tables (without food or beverage service), drives, driveways, any driveway approach, fire lanes, streets, or sidewalks.
- C. Between 50 feet and 100 feet from a southern property line where the Property abuts a property with a single-family use, a building's height may not exceed 40 feet.
- D. The maximum building coverage shall be 65%.
- E. The maximum impervious coverage shall be 80%.
- F. The maximum Floor Area Ratio shall be 0.85:1
- G. Residential, Club/Lodge and mandatory uses only.

Sincerely,



Thom Parker, President  
Bouldin Creek Neighborhood Association



Jody Zemel, Zoning Chair  
Bouldin Creek Neighborhood Association