

C5

**Neighborhood letter of Support for CS Zoning to allow Convenience  
Storage on Loop 360**

December 20, 2010

Greg Guernsey, Director  
Planning and Development Review Department  
505 Barton Springs Road, Suite 500  
Austin, Texas 78704

Re: Loop 360 Storage Project  
2631 Capitol of Texas Highway

Dear Mr. Guernsey:

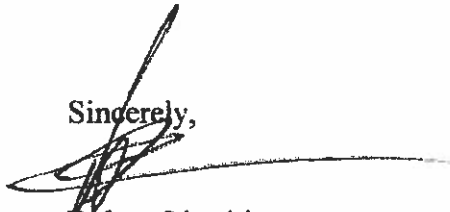
The purpose of this letter is to inform you that the Hill Country Estates HOA is in support of the proposed CS-CO zoning for the proposed convenience storage on Loop 360. We are hesitant to support an increased zoning, but the developer has met with our homeowners and has presented a project design that is financially viable for him, but creates the least disruption in the pristine area that is adjacent to our property. Our support is subject to the following conditions for the Convenience Storage use as represented to us by the developer:

1. **Zoning:** CS, General Commercial Services, with conditional overlays such that convenience storage is the only permitted CS use and allowing all GR uses except those that are currently prohibited under the 2001 zoning of the property, ordinance # 011025-29 (case # C14-01-0034).
2. **Building Elevation and Height:** The project entails two buildings where the maximum height of the northwest building is 731 feet and that of the southeast building is 723 feet above sea level, plus or minus 3 feet. The height of any building be limited to 36 feet as defined by the City of Austin Land Development code.
3. **Roofing and Siding:** The developer will use non-reflective, dark green metal roof (i.e., a standing seam metal roof). The back of the buildings (facing adjoining residential property) will be dark green, non-reflective and maintained in good order.
4. **Air Conditioning Units:** No HVAC or other equipment will be placed on the roof.
5. **Lighting:** Exterior lighting must be hooded or shielded to direct light downward

so that the light source is not directly visible from adjacent properties.

6. **Sound:** No outside speakers with the exception of fire / alarm will be allowed.
7. **Utilities:** Any septic field or water retention will be located within the current GR-CO zoning boundary.
8. **Usage:** There will be no outside storage allowed (e.g., for items such as RVs, boats, trailers, equipment, and so forth).
9. **Trees:** Other than replacement trees used for landscaping in the front of the building, any replacement trees required by the City are to be planted in the bare areas to the north (not to the sides) of the buildings, between the buildings and the residential properties.
10. **Design:** The HOA and Developer have held numerous meetings on the development. HOA approval has been granted based upon representations by the developer for the specific use and design of the storage facility. The HOA would not agree to approve a general rezoning to CS-CO without the inclusion of the conditional overlays as detail above. Our approval is conditional based upon no major changes to the location of the facility on the site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Litschi', with a long horizontal flourish extending to the right.

Robert Litschi  
President HOA