



Walnut Creek Neighborhood Association

Walnut Creek Neighborhood

A Hidden Jewel in North Austin

P.O. Box 82746, Austin, TX 78708

WCNANews.com

Item # 72

10 December 2014

Mr. Ron Thrower
Ron Thrower Design
510 South Congress Avenue, Suite 207
Mail: P.O. Box 41957 Austin, Texas 78704

Case C14-2014-0114, Sheahan Business Center

Dear Mr. Thrower,

On 5 November 2014, at its regularly scheduled monthly meeting at the Santorini Café, 11800 North Lamar, with agenda timely posted and meeting timely announced and with a quorum of 6 of 10 members being present, the Board of Directors of the Walnut Creek Neighborhood Association voted 6-0 to support the request for Mr. Sheahan for CS zoning for his property in support of his effort to sell his business and retire. The Board understands that the CS zoning is required for the existing business at 11712 N. Lamar to be properly zoned for purposes of sale in view of the current legacy LR zoning, and accepts Mr. Sheahan's gracious offer of a series of prohibitions on the uses normally allowed in a CS zoning district, per the attached Appendix A.

Best regards,

Robert L. Meadows
President, 2014-2015, Walnut Creek Neighborhood Association
landline: 512 339 0229
cell: 512 633 1459
fax: 512 836 2510
email:

attachment: Appendix A

Ron Thrower

From: Ron Thrower
Sent: Tuesday, October 21, 2014 4:09 PM
To: Sherri Sirwaitis (sherri.sirwaitis@ci.austin.tx.us)
Cc:
Subject: 11712 N. Lamar
Attachments: C14-2014-0114 - 11712 N. Lamar, Sheahan Business Center

Sherri,

To let you know, I have had discussions with Mr. Meadows, copied herein, regarding the rezoning. Mr. Meadows will be in attendance tonight and he believes the neighborhood can find support for the request to CS zoning with some conditions. Attached is the email sent to Mr. Meadows to begin the conversations. While the neighborhood has not voted on this matter, I'd prefer to move the case forward tonight as it appears that the only issues that remain are between City Staff and my client. I'm confident that we can gain the support of the Neighborhood Association and in doing so, we will likely have a longer list of Prohibited Uses. The following is a start for those prohibitions as allowed by the "CS" zoning district that we offer for consideration tonight:

- 1) Agriculture Sales and Service
- 2) Automotive Rentals
- 3) Automotive Repair Services
- 4) Automotive Sales
- 5) Business or Trade School
- 6) Campground
- 7) Equipment Sales
- 8) Financial Services
- 9) Alternative Financial Services
- 10) Hotel-Motel
- 11) Kennels
- 12) Outdoor Sports and Recreation
- 13) Pawn Shop Services
- 14) Pet Services
- 15) Service Station
- 16) Theater
- 17) Community Recreation (Private and Public)
- 18) Congregate Living
- 19) College and University facilities
- 20) Guidance Services
- 21) Hospital Services (limited)
- 22) Private Secondary Education Facilities
- 23) Residential Treatment
- 24) Sexually Oriented Businesses ←
- 25) Whatever use definition fits to prohibit blood plasma centers.

- Add as Prohibited
- 1) Automotive Washing
 - 2) Food Sales
 - 3) Funeral Services
 - 4) Indoor Entertainment
 - 5) Research Services
 - 6) Flea Markets
 - 7) ~~Massage Parlors~~ Personal Improvement SERVICES
 - 8) Commercial Offstreet Parking
 - 9) Offsite Accessory Parking

Drive-in as Accessory use to Restaurant (general and limited) will also be prohibited.

Also we will agree to limit the depth of the "CS" zoning to a depth of approximately the limits of the existing development (approximately 630') and then "LO" zoning on the backside to the creek (approximately 100').

Ron Thrower