



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

December 7, 2017

To: Planning Commission
City of Austin

Re: SPC-2017-0339A (1210, 1304 & 1306 W. 49th St.)
Compatibility Setback Variance Request

Chair and Planning Commission Members:

Last night at our monthly Brentwood Neighborhood Association Steering Committee, the Applicant made a presentation regarding their desire for a variance from the Compatibility Standards. Due to the lengthy frontage of the three combined lots along W. 49th St., the required Compatibility Setback is twenty-five (25) feet from the adjacent, residential properties to the north of this proposed development.

Concerns were voiced by a close resident (on the opposite side of W. 49th St.). The Steering Committee is generally concerned about any encroachments into the setbacks dictated by the LDC (Land Development Code). These ordinance requirements are one of the only tools available to neighborhoods to buffer and mitigate inherent incompatibilities between commercial and residential uses.

That said, our Steering Committee voted to **support the variance** to allow Parking up to (but not exceeding) five (5) feet from the property lines that trigger Compatibility Standards setbacks **with the following conditions** (which we are asking the PC to include in their determination):

1. The developer shall provide an eight (8) foot privacy fence along the north property line.
2. The developer shall delete the proposed four (4) Compact Parking Spaces and replace them with Standard Parking Spaces (9 ft. wide).

We think that these concessions are very reasonable and will provide some protection to the immediately adjacent neighbors. It should be noted, that our support of this variance should in no way be misconstrued to indicate that we are not adamant now (and in the future) that Compatibility Standards should be upheld except in the most extreme circumstances. We lament the loss of the residences and residential structures that will be demolished as part of this development; however, due to the shallow depth of these lots this compromise appears warranted.

We thank you for your consideration of our request and hope that you will support our neighborhood by requiring the conditions listed above as part of the variance.

Respectfully,

A handwritten signature in black ink, appearing to read "Bill Spiesman".

Bill Spiesman, Brentwood Neighborhood Association President