

515 West 15th Street

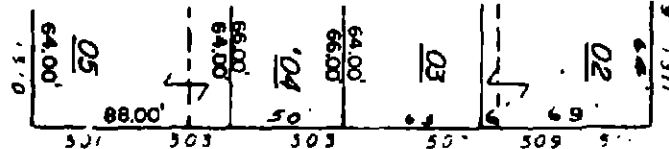
Case No. C-14-05-0190

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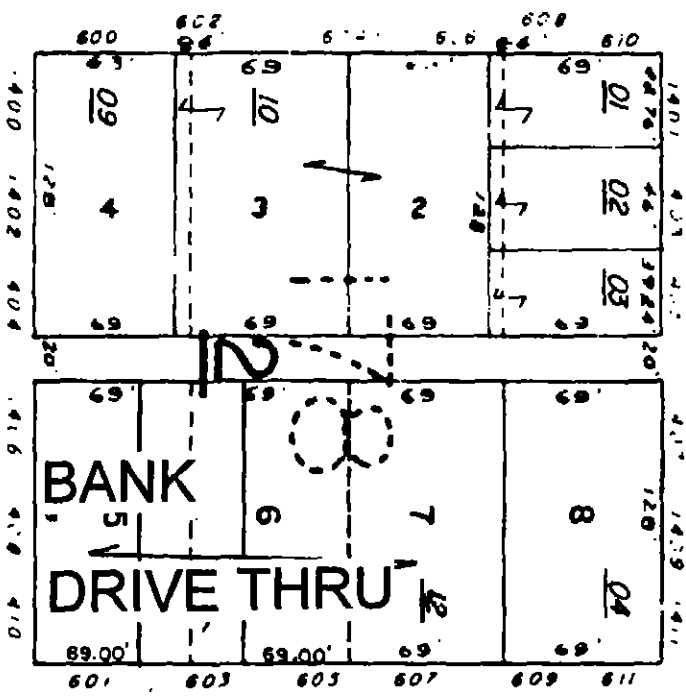
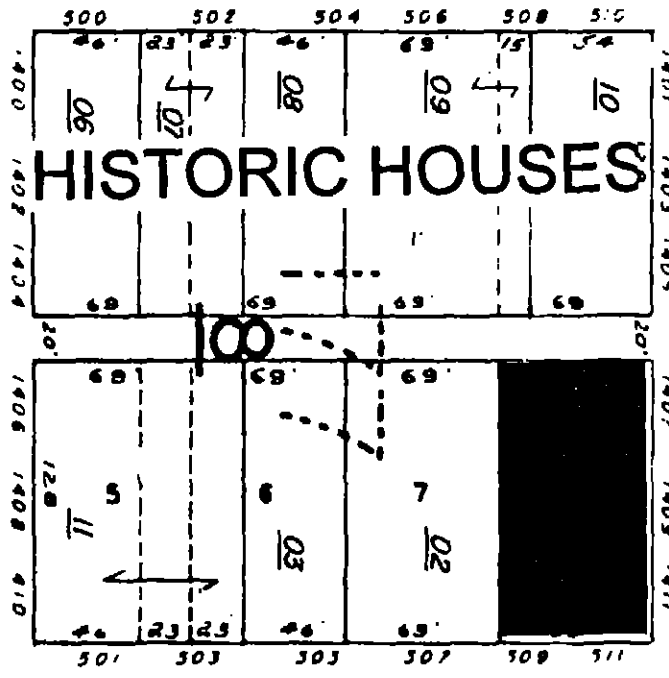
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Proximity of Church and Historic Properties
2. Photo of 515 West 15th St.
Inadequate sidewalk "Great Streets Program is recommended"
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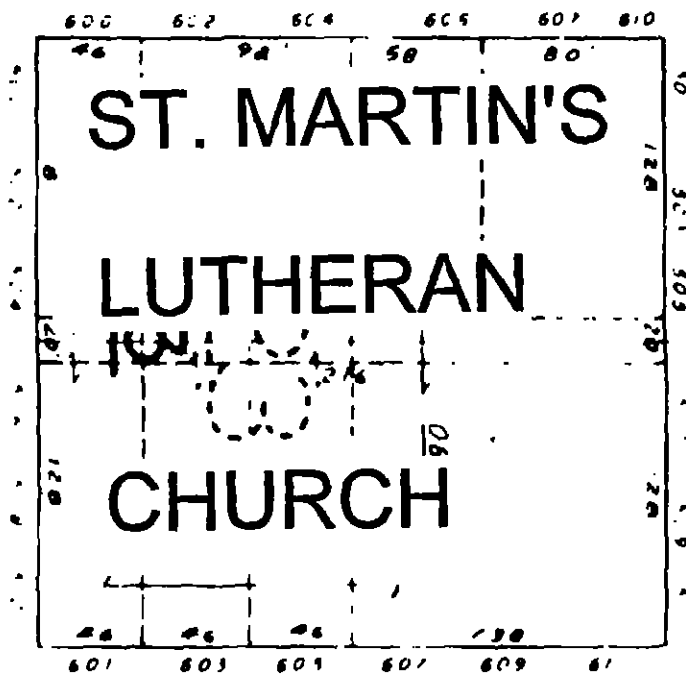
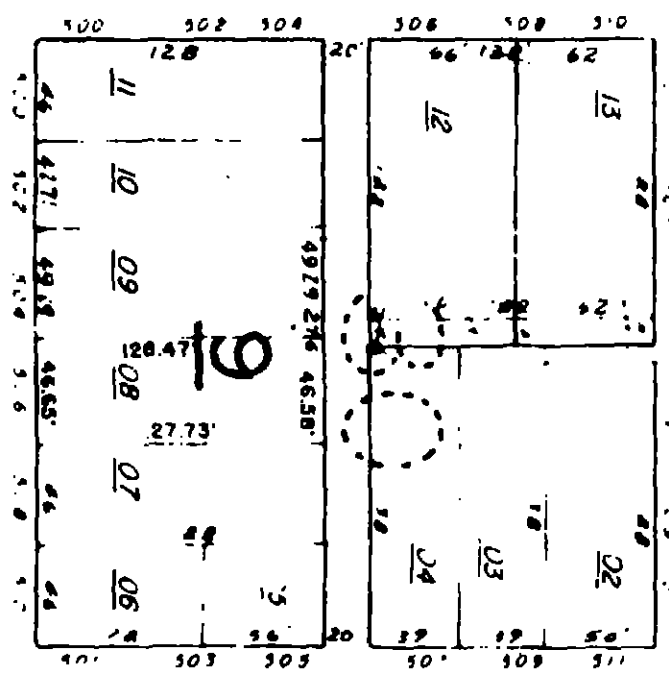


STREET

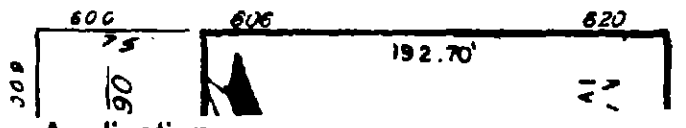
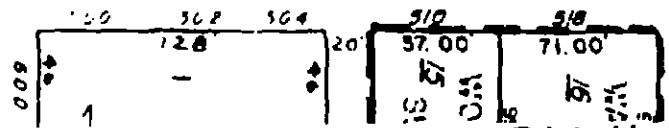


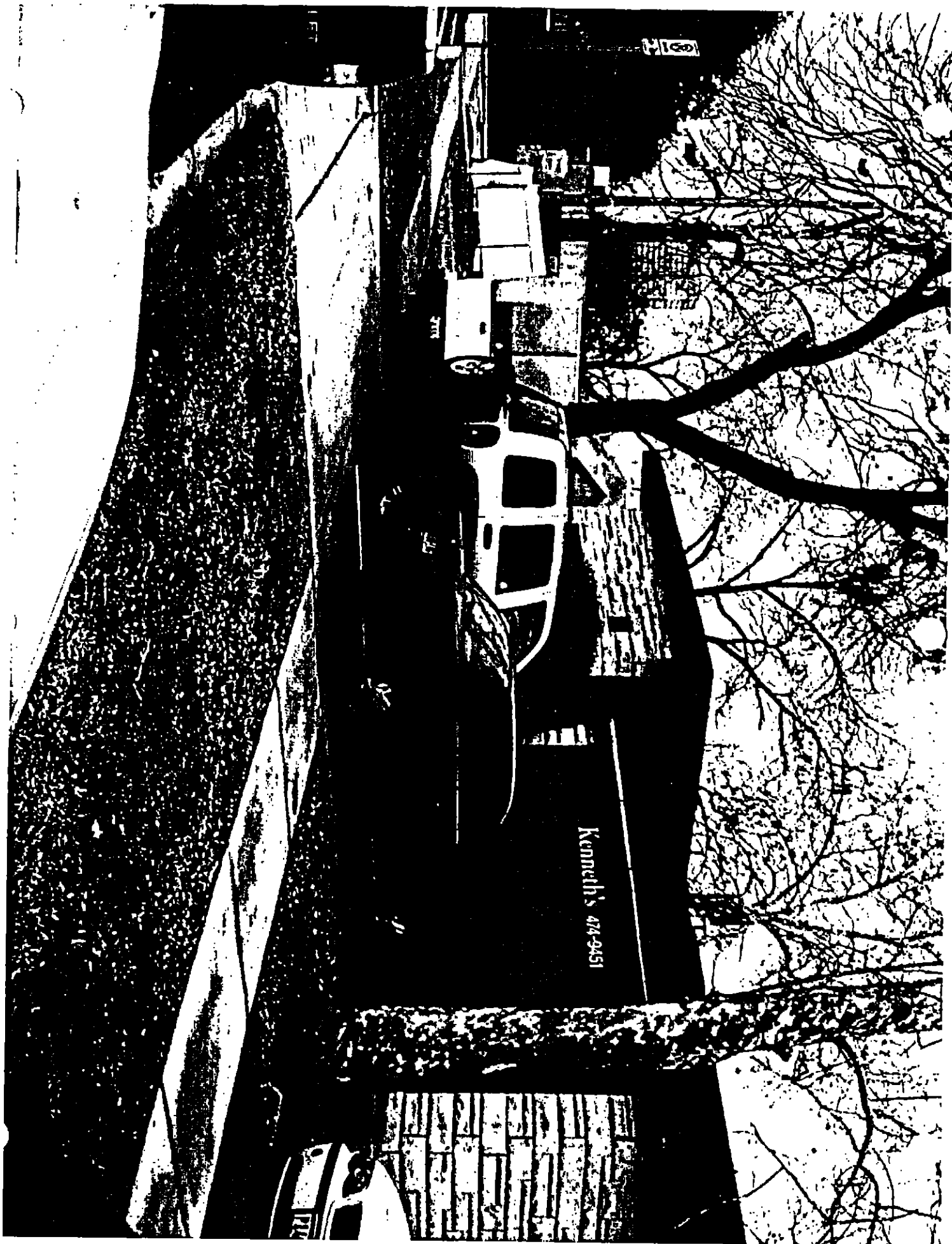
NUCES ST.

W. 15TH ST.

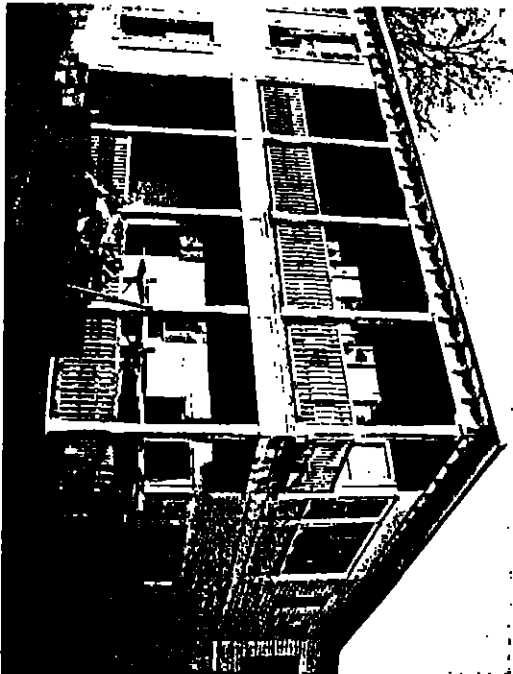


STREET





(6) 506 West 14th



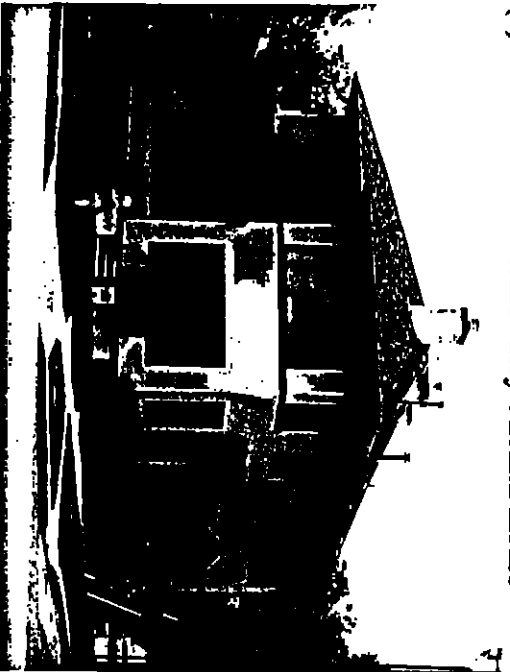
(7) 508 West 14th



(8) Wells Fargo Drive Thru



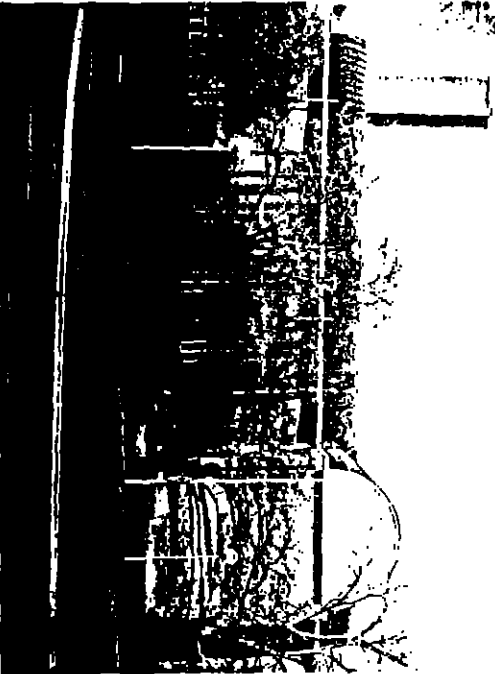
(9) 1510 San Antonio - Roy Thomas House



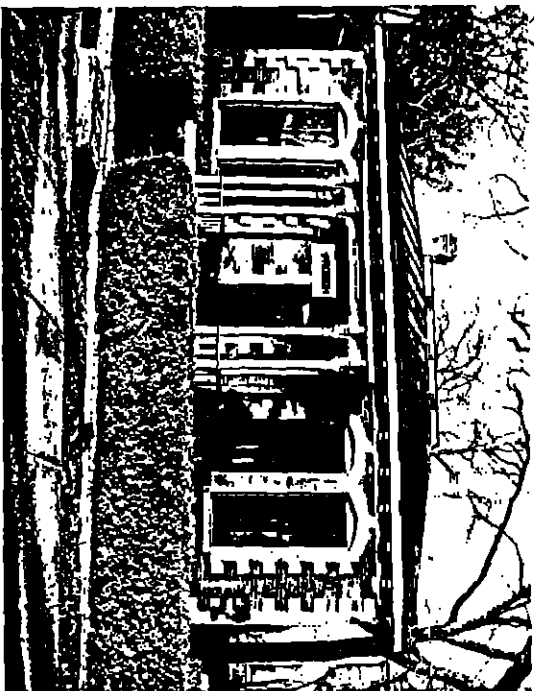
(1) 515 West 15th



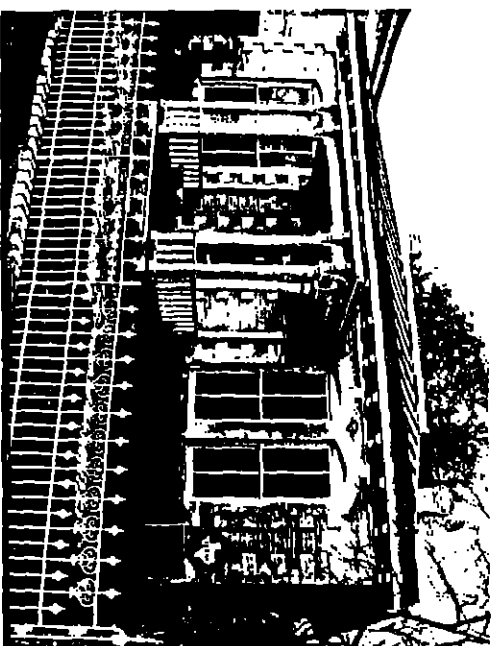
(3) St. Martin's Church



(4) 502 West 14th



(5) 504 West 14th - Smith Clarke Smith



5 RIVERS NEIGHBORHOOD

March 27, 2006

Mayor Will Wynn
Mayor Pro Tem Danny Thomas
Lee Leffingwell - Council Member Place 1
Raul Alvarez - Council Member Place 2
Jennifer Kim - Council Member Place 3
Betty Dunkerley - Council Member Place 4
Brewster McCracken - Council Member Place 5
P. O. Box 1088
Austin, Texas 78767

Re: Zoning Case C14-05-0190 - 515 West 15th Street, Austin, Texas (Property")

Honorable Mayor, Mayor Pro Tem, and Council Members,

We the undersigned each write to you in opposition to a re-zoning request from GO to CBD as is currently requested by the applicant for the above listed Property. **Instead we ask that you consider re-zoning this Property to DMU-CURE-CO, with certain restrictions.**

We do not oppose density at this Property, and ask that instead City Council consider granting the applicant's own original zoning request of DMU-CURE with the following suggested conditions and restrictions.

1. **Conditional Overlay with Requirement for Great Streets Program Streetscape:** DMU-CURE zoning should include the staff supported Conditional Overlay ("CO") to limit vehicle trips to less than 2,000 per day and mandatory participation in the Great Streets Program. Both of these requirements are supported and recommended by both City staff and Zoning and Platting Commission.

2. **Prohibition of Drive-Through and Certain Other Uses:** The Conditional Overlay should include a prohibition of any Commercial Use allowing a Drive-Through and a prohibition against any of the following twelve (12) Commercial and Civic Uses:

§ 25-2-4 COMMERCIAL USES

- (6) Automotive Repair Services
- (7) Automotive Sales
- (8) Automotive Washing
- (9) Bail Bond Services
- (15) Cocktail Lounge
- (17) Commercial Off-Street Parking
- (22) Convenience Storage
- (27) Equipment Sales
- (40) Liquor Sales
- (63) Services Station

§ 25-2-6 CIVIC USES

- (42) Residential Treatment
- (45) Transitional Housing

Prohibition of the above listed twelve (12) Commercial and Civic Uses with a prohibition against any Drive-Through uses is recommended by the Zoning and Platting Commission.

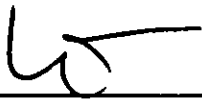
P. O. BOX 5628 - AUSTIN, TX 78763-5628

These same use prohibitions were agreed to on the record by the applicant's agent Ron Thrower at the March 7, 2006 Public Hearing of the Zoning and Platting Commission. **Eliminating these negative uses is critically important to us, and vital to protecting the adjacent church and historic buildings, and fostering a safe, pedestrian friendly urban core.**


Should you believe that CBD-type density is appropriate at this Property the same development densities can be obtained through DMU-CURE without losing Compatibility Standards to protect St. Martin's Church, directly across from this Property. For example the FAR could be modified to match CBD at 8:01 (from 5:01), and height could also be raised from 120 feet. However it should be noted that the applicant has indicated a desire to develop only to 60 feet in height, therefore using CURE to add additional height appears to be unimportant to this applicant.

We urge you to oppose CBD zoning, and alternatively support DMU-CURE-CO with those conditions as outlined herein.


Sincerely,




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President - Five Rivers Neighborhood Association
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Bob Swaffar
President- Judges Hill Neighborhood Association
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Austin, TX 78701
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Andrew Clements
President - Downtown Austin Neighborhood Association ("DANA")
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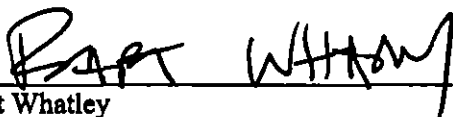
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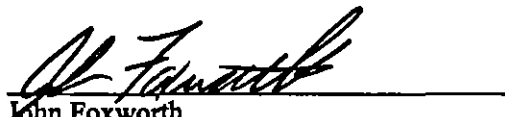
Mary Ingle
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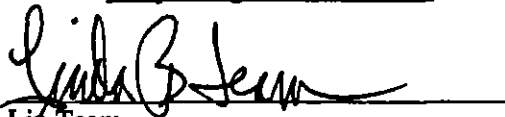
Bart Whatley
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