

79
11/11/07

Thrower Design

2807 Manchaca Road, Building 2
Austin, Texas 78704
(512) 476-4456 • Fax (512) 476-4454

August 31, 2006

Mr. Greg Guernsey
Director
Neighborhood Planning & Zoning Department
City of Austin,
P.O. Box 1088
Austin, Texas 78767

RE: C14-06-0117
Time Insurance Two
1317 E. Riverside Drive

Dear Mr. Guernsey,

The above referenced zoning case was filed as "LI-PDA" to allow some flexibility in the design envelope of any proposed building.

The site is narrow and backs up to residentially zoned property. Our endeavor for this and the property covered under zoning case number C14-04-0030 is to have the proposed buildings as far from the neighborhood as possible. For the property covered under C14-06-0117 the desire is to lessen the building setback to a point equal to the property line / right-of-way line for IH 35 frontage road. The frontage road pavement is approximately 17'-18' and placing a building along the property line should not cause any issues greater than what is proposed under the soon to be adopted Commercial Design Guidelines. At the corner of IH 35 and E. Riverside is an expansive right-of-way area that is normally vacant and the distance across this area is about 100'. TxDOT does not have any plans to use that area except for the continued use as a staging area for equipment.

The zero foot setback along the IH 35 frontage of the property is the only condition we are seeking to relax under the "LI-PDA" guidelines and the remainder of the development is to be in equal with the request of the adjoining tract which is for "GR-MU".

I believe that the neighbors, staff, commission and council would agree that commercial buildings further away from the neighborhood is preferable to commercial buildings that are closer to the neighborhood.

Should you have any questions or need additional information, please call me at my office.

Sincerely,

A. Ron Thrower

A. Ron Thrower