

Mayor Adler and  
Members of the Austin City Council

Zoning Case # C14-2021-0155

### LETTER OF OPPOSITION

NASWC opposes CS zoning on any portion of the subject property. This zoning district is too commercially/ industrially broad for this property and is not compatible with the residential neighborhoods and existing commercial properties along this one mile section of North FM 620 Road North Bound from Lake Creek Pkwy to Briar Hollow.

NASWC agrees with and supports the recommendations by Zoning and Platting Commission and the Staff for GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District with the conditional overlay of prohibited uses:

Automotive Sales  
Bail Bond Services  
Commercial Off-Street Parking  
Drop-Off Recycling Collection Facility


Exterminating Services  
Off-Site Accessory Parking  
Pawn Shop Services  
Personal Improvement Services

This Conditional Overlay is especially important since Tract 2 shares a property line with residences. All other commercial and undeveloped properties along this section of North FM 620 Road NB also share property lines with residences or an elementary school, making these properties incompatible with CS zoning.

GR-MU-CO would be consistent with other properties along this section of North FM 620 Road NB. Properties between Lake Creek Parkway and Broadmeade Avenue are all zoned GR or "less" in density and use, and allow for a blend of residential and commercial uses. The side streets of Lyndhurst Street, Broadmeade Avenue, and Briar Hollow are narrow 2-lane roads leading into the neighborhoods and are not designed for commercial traffic.

We appreciate your review and consideration of our concerns as stated in this letter, as well as previous correspondence with the Zoning and Platting Commission.

Sincerely,

  
Bryan Finley  
President, NASWC