

#66

## Late Backup



*People Organized in Defense of Earth and her Resources*

February 10, 2013

Mayor Lee Leffingwill, Mayor Pro Tem Sheryl Cole, Council Members Mike Martinez, Laura Morrison, Kathie Tovo, Bill Spelman, and Chris Riley:

PODER is against any zoning change in case #C-14-2012-0114/Monaco II that will allow alcohol sales including beer and wine as a principal and accessory use at any outlets including convenience store, neighborhood grocery store, or any other type of outlet. There are several convenience stores/ neighborhood stores in the near vicinity, and these outlets are targets of robberies, shoplifting, loitering, and alcohol sells to minors, drug activity and vandalism.

The developer had originally agreed to prohibition of all alcohol / liquor sales including beer and wine because of neighborhood opposition while the case was with the City of Austin's Planning Commission as a condition to the zoning change, but later changed his mind and has now asked the City Council, which is the last step to the zoning change to remove the Prohibition of alcohol sales as principal and accessory use.

Furthermore, if the developer decides to sell the property or changes his development plans, once the zoning change is approved, the current developer or the new owner can completely disregard the current plans and develop just a convenience store or a strip center that will not enhance the property values and create problems and increase crime in the area with the addition of another outlet that sells beer and wine.

PODER had a meeting with Marc Knutsen, the developer and his team on Monday, January 28th, but the developer did not want to prohibit alcohol sales. As a compromise, we offered that we would support the zoning change if he agreed to prohibit beer and wine sales at convenience stores and grocery stores and we would support alcohol sales at a restaurant where the alcohol must be consumed on site and be limited to 49% of sales at the restaurant. The developer did not agree to this condition either, and as a result, our organization is skeptical of the developer's plans for the site, a project of this magnitude the developer is projecting should not hinge on a neighborhood grocery store selling beer and wine. We are not opposed to the whole development; we are just OPPOSED to ALCOHOL SALES as a principal and accessory use at the development. Our position and the neighbor's position have been clear from the very beginning.

Please support the condition of prohibiting liquor sales, which includes alcohol and wine, as a principal and accessory use and help preserve the quality of life and keep the neighborhood safe.

Sincerely,  
*Susana Almanza*  
Susana Almanza, Director  
PODER

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