

C4



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: June 7, 2013

SUBJECT: C14-2012-0100 / Woodland Commercial Park
Postponement Request and Possible Petition

The South River City Citizens Neighborhood Association (SRCC) has requested a postponement of this rezoning case, as well as stating their opposition (please see attached).

At this time, a date for subsequent consideration by the Planning Commission has not been identified. It is expected the SRCC will identify a length of postponement, or future public hearing date, when they speak to their postponement request on Tuesday. The applicant is not providing a written response to the postponement request, given the uncertainty of the request, but will speak to the SRCC request at the meeting.

Staff has also received signatures comprising a petition effort against the rezoning (see attached). At this time, staff has not ascertained whether the petition is valid.

A handwritten signature in black ink, appearing to be "LH", with a long horizontal stroke extending to the right.

Lee Heckman
Planning and Development Review Department



SRCC Neighborhood Assoc.
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Austin, TX 78704
www.srccatx.org

Lee Heckman
Planning and Development Review Department
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505 Barton Springs Road
Austin, TX 78704

Marc Davis
president@srccatx.org

Carol Martin
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Nancy Byrd
treasurer@srccatx.org

June 6, 2013

RE: C14-2012-0100 Reagan Signs Re-Zoning

Mr. Heckman,

In the South River City Citizens Neighborhood Association's General Meeting on June 3rd, 2013, the membership voted unanimously to oppose the proposed re-zoning of the Reagan Signs property at 1640 S. IH35 from GR-CO-NP to CS-CO-NP for the following reasons:

1. The adverse affects that CS use on this site will have on the quality of life for the residents of the neighboring residential properties.
2. CS use next to residential properties is not compatible with neighborhood and City of Austin planning principals.

In two meetings prior to our General Meeting, the applicant made many efforts to minimize the effects of having a 125,000 square foot storage warehouse directly next to residential properties but significant concerns still remained regarding the impact of this use on the neighbors. Additionally, there were significant concerns about the long-term enforceability of many of the applicant's proposed restrictions and compromises as well as the over-arching concern over "zoning creep." The membership felt that it would be very likely that granting CS zoning, even with a conditional overlay, could open the door for even higher impact uses down the line.

In addition to this letter of opposition, SRCC is also requesting a postponement of the Planning Commission hearing of this case that is currently scheduled for June 11, 2013. At this point, the July 9th meeting will not work for us due to travel schedules. It is also important for us to have enough time for preparation and to make sure that the affected members of our neighborhood can participate.

Sincerely,

Marc Davis
SRCC President

RE: Case # C14-2012-0100

Location: 1640 S IH 35 SVRD

Owner: Woodland I-35, L.P., Billy Reagan II

Applicant: Brown McCarroll, L.L.P., Nikelle Meade

As a South River City resident, I am opposed to the proposed zoning change from GR-CO-NP to CS-CO-NP on this property. By definition, CS zoning is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements *generally incompatible with residential environments*. A substantial area of this site is adjacent to residential properties. I support the adopted Neighborhood Plan as it currently stands.

Name	Address	Phone or Email	Signature
Sarah E Campbell	1201 Woodland Ave	512 638 9255	Sarah Campbell
Brian Talenti	1515A Betty Jo Dr.	512-992-0136	Brian Talenti
Karlie Talenti	1515A Betty Jo Dr.	512 992-0136	Karlie Talenti
VICTORIA MONICA	1516B Betty Jo	512-445-2133	Victoria Monica
1201 S Suttler	1403 Kenwood Ave	512 447-2150	1201 S Suttler
Norma Henderson	2304 Alta Vista Ave	512-442-0737	Norma Henderson
Maria Meddock	2307 Alta Vista Ave	512-297-2627	Maria Meddock
Russell Fraser	507 Lockhart Dr.	512-447-2284	R. Fraser
Joe Arriaga	1110 Woodland Ave		Joe Arriaga
Scott Ryder	505 Leland St	512 657 0641	Scott Ryder
JEAN MATHER	1611 ALAMEDA	512 444-4153	Jean Mather
Toni House	1503 Ing lewood St	447-8090	Toni House
GAYLE GOLF	1106 Upland	443-5041	GAYLE GOLF
Sam Martin	1901 Travis Hts Blvd	441-5222	Sam Martin
Garret Nick	2608A Carnarvon Ln	914-7882	Garret Nick

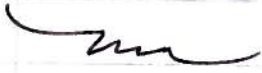
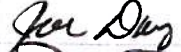










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Name	Address	Phone or Email	Signature
Mary Lovell	1401 S Congress 78704	512 282-2818	
JOE DAY	1609 NICKERSON ST	512 441 1759	
Robert Reeves	1000 Alta Vista 78704	512 422 2443	
Michael Mayo	2213 Alta Vista 78701	512-443-4249	
GRETCHEN OTTO	512 E MARY, 78701	512-291-2006	
Jim Hallinan	503 Sunrise Circle 78701	512-560-2631	
Josie Rodriguez	1118 Woodland Ave.	512 736-3536	
Ges Creaton	1118 Woodland Ave	512 785 4903	
Andy Greene	2110 Glendale Pl.	512-314-1877	
PATRICK ROEDER	1523 CHILCOT LN	512 147-5716	
KATHY PIGGAX	"	"	
Feresa Griffin	1111 Woodland	512 444-6914	

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Name	Address	Phone or Email	Signature
Carol Redman	1707 Kenwood	512-462-1823	Carol Redman
HELEN FLEMING	2000 BREEZE HOLLOW	512-917-1935	Helen Fleming
D. REDMAN	1707 Kenwood	512-462-1873	
RICH BROTHERTON	1108 WOODLAND AVE	512-443-0478	Rich Brotherton
Kathy Brotherton	1108 Woodland Ave	512-443-0478	Kathy Brotherton
Kent C Anschutz	1800 Alta Vista	512-478-4947	Kent Anschutz
Kathy Henley	409 Terrace	512-272-9191	Kathy Henley
Rich Weigand	1112 Travis Hts	512-443-9341	Rich Weigand
HESTER WEIGAND	1112 TRAVIS HEIGHTS	512-443-9341	Hester Weigand
Carol Martin	1901 Travis Hts Blvd	512-441-5222	Carol Martin
Nancy Byrd	1335 Bonham Terrace	512-441-4071	Nancy Byrd