

September 22, 2014
(Via Email)

IN RE: NPA-2014-0020.01 and C14-2014-0034 located at 113 Industrial Boulevard, 4323 South Congress Avenue and 4300 Block of Willow Springs Road generally known as SOCO @ ST ELMO project.

Mayor and Member of the City Council
Chair and Members of Planning Commission

Mayor Leffingwell and Members of the Council, Chair Chimenti and Planning Commission:

As the owner of a business on property located at 4341 South Congress Ave., west of and adjacent to the above referenced project (SOCO @ ST ELMO), I wish to communicate my general support for the project as proposed. This is an area of Austin that has long been underutilized. The appropriate conversion to higher density residential and retail commercial uses will ultimately improve the livability of the area and provide more moderate cost housing opportunities close to the central city utilizing existing transportation corridors.

I believe this is a logical first step in the ultimate transition of this area (north of St Elmo to Ben White), away from its industrial character to a high density residential/commercial mixed use area that will be well buffered from the existing single family neighborhoods to the south.

Someone has to be the first to start this process with a tract of land large enough to create a commercially viable project. Other tracts that have proper zoning along the east side of South Congress Avenue are too small to be economically viable and workable.

I urge you to pass the proposed plan amendment and zoning change to allow this project to proceed.

Cordially,

A handwritten signature in black ink, appearing to read 'R. Benson', written over a horizontal line.

Robert D. Benson
Congress Access LTD.

EC: Alice Glasco
Wendy Rhoades
Maureen Meredith

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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0034

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 12, 2014, Planning Commission
September 25, 2014, City Council

ROBERT BENSON

Your Name (please print)

4243 S. BENSON AVE.
4341 S. CONGRESS AVE

Your address(es) affected by this application



Signature

9-22-14

Date

Daytime Telephone: _____

Comments:

I AM IN FAVOR OF THIS
ZONING CHANGE TO
REGULATE THE
REVISION OF THIS
APPEAL

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

CITY OF AUSTIN

PLANNING & DEVELOPMENT REVIEW DEPT.
P.O. BOX 1088
AUSTIN, TEXAS 78767-1088

C14-2014-0034 WR 692938

ACCESS SELF STORAGE
1502 W 6TH ST
AUSTIN TX 78703

CITY OF AUSTIN

PLANNING & DEVELOPMENT REVIEW DEPT.
P.O. BOX 1088
AUSTIN, TEXAS 78767-1088

C14-2014-0034 WR 0412040502

CONGRESS ACCESS LTD
1502 W 6TH ST
AUSTIN TX 78703-5134

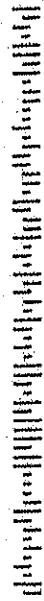
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PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

<http://www.austintexas.gov/department/neighborhood-planning>.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0020-01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

ROBERT BENSON

Your Name (please print) 4243 S. CONGRESS AVE,
4341 S. CONGRESS AVE.

Your address(es) affected by this application

Signature

Date

9-22-14

Comments:

I AM IN FAVOR OF THIS
PLAN AMENDMENT TO
FACILITATE THE REVITALIZATION
OF THIS AREA

ITY OF AUSTIN

DEVELOPMENT REVIEW DEPT.
P.O. BOX 1088
AUSTIN, TEXAS 78767-1088

NPA-2014-0020.01 MM 0412040502

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1502 W 6TH ST
AUSTIN TX 78703-5134

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DEVELOPMENT REVIEW DEPT.
P.O. BOX 1088
AUSTIN, TEXAS 78767-1088

NPA-2014-0020.01 MM 672189

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C/O BENSON INVESTMENTS
1502 W 6TH ST
AUSTIN TX 78703

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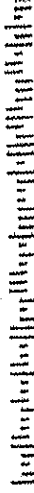
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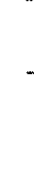
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