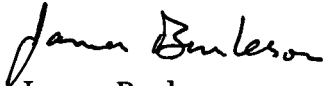


Dear Planning Commission Member:

I have sent the enclosed letter to the case manager for the rezoning case noted.

Please do not allow this rezoning and redevelopment in our neighborhood.

Thank you sincerely,

A handwritten signature in cursive script that reads "James Burleson".

James Burleson

2010 A Gathright Cove

Austin, Texas 78704

Mr. Lee Heckman

Case Manager: C14 - 2014 - 0150

Planning and Development Review Department, COA

Dear Mr. Heckman:

Please include this letter immediately among the documents to be considered by officials regarding the case noted above.

If zoning has any meaning in the first place for Austin residents who have established homes for the purpose of having one dependable place for peace, quiet, and privacy, then rezoning at 4102 and 4200 Manchaca Road will not be allowed. I write with my emphatic objection to these proposed developments. Our neighborhood on the short street of Gathright Cove is comprised in the main of older people, either retired or near retirement. All of us mind our own business; our lifestyle requires a tranquil environment.

Yet already:

there is an almost continuous background noise of traffic on Ben White, two blocks away;

there are occasional roaring airliners overhead;

police helicopters often circle, creating a huge disturbance sometimes for hours; sirens wail frequently at any/all hours nearly every day and night;

trash pickups for the newly built Radio Bar crash like falling planes almost every night around 4:00 a.m. as does that for the Texan Market; the city Resource Recovery heaves and crashes (20 steps from my own front window) along the street three times per two weeks long before many of us are ready to awaken. Each of these removals is on an industrial scale, far beyond any consideration for or compatibility with normal human life.

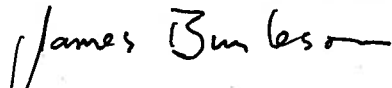
The added noise of yet another regular trash pickup in the middle of the night for the development proposed will further rob our peace and quiet nightly, as will the unregulated noise of dismantling and development itself, an inescapable occurrence almost anywhere in this city for decades. Development in this city is an endless process that maintains an atmosphere polluted with dust, exhaust, and particulates from building materials, a toxic "air" for us to breathe.

Worse, new commerce next to us will further inflate property values; this factor will drive up rents even further. Older citizens with low, either fixed or decreasing income (like me) – **some of us will then be homeless**. I speak without exaggeration. **Please do not destroy us in the Sunset of our lives with this rezoning and its certain, disastrous results.**

Further, parking on this street along about half its length on both sides has begun to occur frequently as a result of the city's recent rezoning to accommodate The Radio Bar. This invasion also impinges on our peace and quiet, and privacy, and parking space. This new bar has insufficient parking space; thus any added commercial development adjacent to or near it is also sure to have insufficient parking as well and is sure to impinge further on residents. If your department can drive a sacred and revered enterprise like Casa de Luz out of its long-held site for "insufficient parking space", then this proposal must not be allowed at all.

Further, the more readily available alcohol is made, the more chaos befalls a sedate neighborhood. Please do not infuse more alcohol into our neighborhood.

I realize that, if ordinary citizens' voices were truly significant, most new developments in our neighborhoods would never occur at all, your sign giving notice of this redevelopment case would have been replaced after it disappeared within a few days of its appearance, the map on the reverse of your mailed notice would not show a proposed development on North I 35, you would be willing to transmit my phoned protest to the Planning Board, it would not have taken ten days to find you, the actual case manager for this proposal, and wealth would not usually trump average people and ultimately rob them of their normal lifestyle in this city. Austin is rapidly becoming **an uninhabitable wasteland**. Yet I call on you, the Planning Commission and the Council to act on your highest impulses and thus to reject this rezoning proposal. Please just leave us in peace, such as we have left to us. Commerce, where commerce is already excessive, cannot improve the quality of life for us. Commerce itself cannot flourish without a flourishing citizenry.


James Burleson

Associate Professor

9.21.14

512 444 3458 after 1:00 p.m.

2010 A Gathright Cove Austin 78704

Cc: Planning Commission, City Council

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.

R 10/21/14

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: C14-2014-0150

Contact: Lee Heckman, 512-974-7604

Public Hearing: Oct 28, 2014, Planning Commission

Nov 20, 2014, City Council

Julie Gallagher
Your Name (please print)

2012 Gathright Cove

Your address(es) affected by this application

Julie Gallagher

Signature

Oct. 18, 2014

Date

Daytime Telephone: 512-448-2374

Comments: No more changing the zoning in our neighborhood. We already are experiencing the traffic problems with the new commercial lot "Radio" @ FortViews and Mart HALL. I have lived here 12 years and do not want noise, traffic, more people etc. No more restaurants and/or offices etc - Keep our neighborhood Residential only!
We will fight this -

evs While street (Gathright)

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

Don't want this to be zoning to happen.

PUBLIC HEARING INFORMATION

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R 10/21/14

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Case Number: C14-2014-0150
 Contact: Lee Heckman, 512-974-7604
 Public Hearing: Oct 28, 2014, Planning Commission
 Nov 20, 2014, City Council

JAMES BURLISON
 Your Name (please print)

I am in favor
 I object

2010 A STARLIGHT COVE 78704
 Your address(es) affected by this application

James Burlison
 Signature 10.19.14
 Date

Daytime Telephone: 512 4443458 AFTER 1:00 P.M.

Comments:

PLEASE SEE ATTACHED LETTER.

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Development Review Department
 Lee Heckman
 P. O. Box 1088
 Austin, TX 78767-8810 ?

From: David Roach
Sent: Monday, October 27, 2014 1:50 PM
To: Heckman, Lee
Subject: Traffic Impact for Case Number C14-2014-0150

Dear Mr. Heckman,

I attended the planning commission meeting on October 14th to provide comment on this case, but the case was postponed until the meeting tomorrow night, which looks to be a very busy meeting; possibly so busy that all comments will not be heard.

I am concerned about the current gridlocked traffic at the corners of Manchaca Road/Gathright Cove and Manchaca Road/Fortview. The upgrade of Dan's Hamburgers early this year, combined with the new Radio Bar has significantly increased the gridlock and parking congestion on both corners as well as parking on both Fortview and Gathright.

An addition of a restaurant at the corner of Gathright and Manchaca would overwhelm the traffic and parking situation. I was surprised that no Traffic Impact analysis was required as a result of the rezoning requests in this case, and would like to see whether it is possible to require one. Unless the new restaurant owner builds a parking garage, I don't see how it's possible to accommodate the increased traffic and parking that will result from the rezoning.

I've spoken with a number of other residents in the area, and all have the same concern. Residents on Fortview have already applied for permit-only parking on the street (due to Radio Bar) and residents on Gathright are ready to apply for the same. Left turns are very difficult (often impossible during rush hour) from Gathright onto Manchaca, from Manchaca onto Gathright, from Manchaca into Dan's parking lot, and from Manchaca onto Fortview (both eastbound and westbound). Southbound traffic crossing Ben White is often backed up past Gathright to Bert Street.

And that's the current conditions! It seems like adding a restaurant on the corner of Manchaca and Gathright will result in much greater gridlock at all of these locations.

Please let me know if there is any way for concerned neighbors to request a Traffic Impact Analysis.

Also, please let me know if the hearing on this case will be postponed for another two weeks, due to the large number of items on the docket for tomorrow's hearing.

I plan to be present at the hearing tomorrow evening. Will you or a member of your staff be present?

Is it possible to speak with you in person or by phone before the meeting tomorrow night? I'd very much like to better understand the process and be aware of the options available to address the parking and gridlock concerns.

Thanks,

David Roach
2021B Gathright Cove
Austin, TX 78704