

Chaffin, Heather

From: DAVID MENDOZA <[REDACTED]>
Sent: Tuesday, August 11, 2015 4:25 PM
To: Chaffin, Heather
Subject: C14-2015-0081 Protest

CG

Ms. Chaffin:

Regarding the change of zoning for the property located at 2513 E. 10th : Please record my protest.

I represent the Mendoza Family located at 2505, 2507, 2509 on E. 8th Street. Related Mendoza family resides contiguous to subject property at 2512 & 2514 E. 9th.

Our primary concern with the proposed zoning change -- that calls for mixed office and residential use -- is with the negative impact on parking with potential increased traffic. The impact will particularly be on Northwestern Ave which is basically a two car width street that's including parked cars. As early as the summer of 2014 parts of Northwestern was narrowed to accommodate sidewalk build out. Besides hindering traffic on Northwestern, parking on residential streets -- 9th and 10th streets -- can be negatively impacted. The neighborhood is dotted with small to tiny lot sizes where residents rely on street parking for daily access to their homes

We prefer and propose that any zoning change that would occur should be solely single family resident zoning. Although the current property zoning of light-industrial may be more permissive to structural use it is highly unlikely that a light industrial business would be seriously entertained. Light-industrial operations would have to contend with environment regulations that can counter balance the broader land use benefits. Also, this single property zoning change should be evaluated in it's precedent setting impacts on traffic and parking. Intimate knowledge of the neighborhood would speaks to those negative impacts far more than knowledge of the specific zoning categories and their intended benefits and mitigating impacts.

A little historical perspective might be useful. Circa 2010 or 2011 a zoning exception was proposed by the owner of the property located on the corner of Northwestern Ave and Webberville Rd -- approximately 2502 Webberville Rd., about 3 blocks from the subject property. The owner sought parking requirement exceptions to their commercial zoned property. Webberville Rd is a wide street, able to accommodate street parking on both sides without inhibiting two-way traffic, the business customers tended to park on the residential streets of Northwestern, Harvard, 8th street. The business owner did not make successful showing of not detrimentally impacting the neighborhood residents despite being located on a commercial zoned street (Webberville). Another zoning change proposal for the old Gamboa Grocery store located at 2315 E. 8th. was also made circa 2011. Again the new owners sought parking exceptions but I believe were not successful in acquiring that change.

I could discuss further on the unintended and detrimental impacts zoning changes had on the neighborhood when the under the Kirk Watson mayorship the City of Austin undertook an aggressive neighborhood plan rewrite across the city. But I believe you get the message.

Thank You

David Mendoza
512-789-4839