



MEMORANDUM

TO: Zoning and Platting Commission Members

FROM: Sherri Sirwaitis
Planning and Zoning Department

DATE: June 13, 2017

RE: C14-2017-0051 (Waters Park Commercial) Postponement Request

It has been determined by the Transportation review staff that a Transportation Impact Analysis (TIA) is required for this case. Therefore, the staff is requesting an indefinite postponement of the case so that the applicant can prepare and submit a TIA. The staff will reschedule and re-notice this case at the Zoning and Platting Commission once we have completed the TIA review.

The postponement request was made in a timely manner and meets the Zoning and Platting Commission policy.

From: Cathy Baird []

Sent: Thursday, June 15, 2017 9:58 AM

To: Sirwaitis, Sherri

Subject: Cathy and Dan Baird Oppose Case C14-2017-0051

1. We oppose that Bar Czar LLC, Matias Segura III, and Jesse Fortney should be granted this permit for rezoning and development. Research shows that Jessie Forney, who was part of Weird Times LLC abandoned his lease for the Weirdos Establishment at 12408 N Mopac Expressway, bordering Waters Park Road, and has not taken steps to remedy the lawsuit, which has resulted in extreme decay of the building, creating a safety hazard for our business neighborhood. We do not feel he has demonstrated a responsible contribution to his community, so he should not be allowed to repeat his performance, this time with more acreage, closer to our business building where we try to put forth a professional office to serve our clients as per our contract and relationship with State Farm Insurance, our employer.
2. We object to any research or thinking that Waters Park Road in its current condition would be an appropriate access to this development. Waters Park Road, a dated and narrow street with no night lighting and little maintenance (weed mowing, overgrowth mitigation) is simply not positioned to accommodate extra traffic and parking on both sides of the street, which is often occurring now with overflow parking from The Hideout Establishment during various events. We don't want customers from this new project parking on our business property: whether or not we are open for our customers. We do not want the potential for late hours accidents, disputes, disturbances involving law enforcement, trespassing, or trash to affect our ability to serve our clients in a safe and professional environment.
3. There is concern of the immediate flooding that occurs on the property featured in the case when there is a sizeable storm, and the obvious opportunity for clients of this development to park on adjacent property.
4. We do not want Waters Park Road to be zoned for another cocktail lounge. We already have one: The Hideout at 12164 N Mopac (also bordered by Waters Park Road.) It is popular, but not necessarily disruptive during our normal business operating hours. We fear that Mr. Segura's business model is one that would attract clients during most of the work day.
5. We simply do not want to allow a repeat performance of being granted opportunity to develop a project by people who do not have a successful track record, have them experience another failure, and then leaving the existing business neighborhood with no recourse. Meanwhile, the property tax assessment from this initial improvement would be even more burdensome on the existing property owners but with no appropriate neighborhood improvement to show for it.

We plan to attend the hearings as scheduled and ask for the opportunity to speak against this project.

We assist clients with handling their risks of everyday life. We do this by providing comprehensive insurance and financial solutions that are customized to fit their individual needs.

PS. Our overview analysis of your risk allows you to see not only immediate concerns; it also allows you to anticipate those that will follow in the future. It's FREE for all our Clients!

Cathy J. Baird CPCU

Office Products Representative

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From: Meg D []

Sent: Tuesday, June 13, 2017 12:28 PM

To: Sirwaitis, Sherri

Cc:; Denkler, Ann - BC; Brinsmade, Louisa; Garry Brown; Erik Harris;

Subject: Postponement Request for Zoning Case C14-2017-0051

Dear Ms. Sirwaitis:

Milwood Neighborhood Association and Walnut Crossing Neighborhood Association would like to respectfully request a postponement for the June 20th Zoning and Planning hearing of Zoning Case C14-2017-0051 on Waters Park Rd until August.

There are a number of issues surrounding this case deserving of the time required to properly research the data and facts needed in order for our neighborhoods to take an informed position on the merits of the zoning change request.

Additionally, we have been informed that the City Staff Report and Recommendation will not be available until Friday June 16, only one working day before the June 20 meeting. This is not enough time for our Neighborhood Associations to review the material and communicate with our members, nor to research properly the data and facts we need for our neighborhoods to have an informed position on the merits of the zoning change request.

We believe this is a fair and reasonable request, especially since the summer months make collecting the data required, communicating with our membership, and soliciting their input and opinions on the case, a lengthier process than it might otherwise be.

Please let us know if your office has any questions regarding this postponement request. Thank you for your consideration on this matter.

Sincerely,

Meg Davis

[512-636-9176](tel:512-636-9176)

Pres, Milwood Neighborhood Assoc.

Kernan Hornburg

[512-470-3123](tel:512-470-3123)

Pres, Walnut Crossing Neighborhood Assoc.