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March 03, 2021

City of Austin
Permitting and Development Center
PO Box 1088, Austin TX 78767
Attention: Mashell Smith 3230.01
landmanagement@austintexas.gov

RE: Objection to Application for Right of Way Alley Vacation, File Number 10350-2010

To Whom It May Concern:

This letter is in regards to a Notice of Application for Right of Way Alley Vacation, File Number 10350-2010, requested by James M. Schissler of Civiltude, LLC, regarding an area generally known as between 2201 and 2209 South First Street.

As a nearby landowner, I am objecting to this application for the following reasons:

1. The mailing date of the notice is February 23, 2021, and the postmark date on the Certified Mail envelope is February 24, 2021. However, the letter was not delivered until March 2, 2021. While the recent historic winter storms are likely to have delayed the delivery of the letter, the delay does not allow sufficient time between the time of notice and the time of review to consider the full impact of the application. Objecting on this basis, the City Council's timeline for a decision should be delayed in accordance with the delayed delivery of the application notice.
2. The South First Corridor is a key artery in South Austin that has the potential to offer unique cultural benefits for residents and visitors alike. Though recently proposed re-zoning did not take not take shape, it is likely this area will continue to evolve rapidly, particularly as the ongoing Covid-19 pandemic has led to dramatic shifts in demand for local real estate. The retail businesses formerly adjacent to this alley provided significant idiosyncratic and artistic culture to the South First area, and it is my hope and expectation that future businesses will return this type of culture and benefit to the area. Objecting on this basis, vacating the alley will impair the ability of the adjacent lots to support local businesses and culturally-regenerative mixed-use development, and will therefore negatively impact quality of life on South First in the long-term.



3. The alley proposed to be vacated lies adjacent to Bouldin Creek, an iconic waterway in South Austin and that lies in close proximity to numerous residential properties. It is unclear what environmental and watershed impacts vacating this alley may have on Bouldin Creek and its surroundings. Objecting on this basis, the City Council should require an assessment of any environmental and flood-related risks from the proposed application as part of its decision-making process.

Thank you for your time and consideration.

Regards,

Marko M. Cekic