

To the Chair and Commissioners of the Zoning and Platting Commission:

I write to express my support for the COA Staff recommendation for conditional rezoning regarding Item 4, C14-2022-0050 by Owner/Applicant Allandale Village Ltd. (Meredith Knight), doing business as Twin Liquors. This item relates to a change of use for 5806 Burnet Road (tenant space), situated within the Allandale Shopping Center, a commercial property located at the SW Corner of Burnet Road and Allandale Road in Council District 7.

The Applicant, Allandale Village, Ltd., and the COA Case Manager, Heather Chaffin, are in accord regarding the rezoning of this space from CS-V to CS-1-V-CO, subject to the condition that the newly approved use will allow package liquor sales only, and prohibit any use as a bar now or in the future.

The location of this space, in close proximity to an Austin ISD middle school, church and residential neighbors, as well as to a major and long-established grocery store with high traffic volume, make it more suitably located for package sales and not to a bar. The approach the Applicant has shown, and the work of staff on this item, is appreciated.

Given the significant increase of the size of this new store, I would hope that in the future another liquor store would not be located in the existing space that will be vacated with this action.

Thank you for your consideration.

Mary Fero  
Allandale Neighborhood resident, Council District 7

Good Morning, Chair and Commissioners of the Zoning and Platting Commission, Mr. Rivera, and Ms. Chaffin -

Mr. Rivera - Could you please add the attached to backup?

I respectfully ask that the Commission vote to support Ms. Heather Chaffin's recommendation and the applicant's willingness to rezone the tenant space at 5806 Burnet Road from CS-V to CS-1-V-CO, which will allow for package liquor sales only.

We deeply appreciate Ms. Chaffin's and the applicant's sensitivity to early neighborhood concerns that the tenant space at 5806 Burnet could become a bar now or in the future. For those commissioners unfamiliar with that locale, the area is very walkable and there are several vulnerable pedestrian groups, locations, and uses in both Allandale and Brentwood that are within mere feet of the property site.

Within less than 1/3 mile, children walk to 5 different schools or their bus stops:

- Northwest Montessori 800 feet
- Lamar Middle School – 800 feet

- School for Children with speech and language disorders, Capitol School of Austin, 2011 West Koenig Lane, 700 feet
- Kealing Magnet Middle School School bus stop 700 feet
- Liberal Arts and Science Academy Magnet High School bus stop 700 feet

Disabled/Elderly/Medical:

- Ally Medical Emergency Room .3 mile
- Elderly/Disabled Residential Complex with 130 Units, Housing Authority of the City of Austin, 2300 West North Loop .8 mile
- Walgreen's Pharmacy 500 feet
- HEB Pharmacy 300 feet

Neighborhood Institutions that are daily life and pedestrian draws include:

- Saint John's United Methodist Church 900 feet
- H.E.B grocery store 300 feet
- Amy's Ice Creams 400 feet

Our early concerns were compounded by the fact that many streets near the property (e.g., Montview Street, Northland Drive, and others) do not have sidewalks, which require pedestrians and wheelchair-bound neighbors to traverse in the streets. The Allandale Shopping Center parking lot has egress onto a residential street. The risk of inebriated bar patrons driving these heavy pedestrian-use streets was very concerning.

Please vote to support Ms. Chaffin's recommendation to rezone to CS-1-V-CO, not CS-1-V.

Sincerely,

Nathalie Frensley

To the Chair and Commissioners of the Zoning and Platting Commission:

Thank you very much for your dedicated service on ZAP. Your role can be exhausting at times, but the outcomes of your efforts help shape Austin's future.

Please vote in favor of the staff recommended conditional rezoning of the Allandale Village shopping center Item 4, C14-2022-0050. The rezoning concerns a change of use in a tenant space at 5806 Burnet Road, a commercial property located at the southwest corner of Burnet Road and Allandale Road in Council District 7.

The Applicant and the COA Case Manager, Heather Chaffin, have agreed on the rezoning of this space from CS-V to CS-1-V-CO subject to a conditional overlay that will allow for package liquor sales only and prohibit future use as a bar. This will accommodate the move of Twin Liquors, an existing tenant, into a much larger space at the shopping center.

Respectfully,  
Ranleigh Hirsh  
2624 W 49th St, Austin, TX 78731  
512-293-0378

City Council District 7  
Dear Members of the Zoning and Platting Commission,

I live a few blocks away from the Allandale Shopping Center, and am concerned about pedestrian and traffic safety in the area if there were to be a bar there now or in the future. Please support the City Staff's recommendation to rezone the tenant space at 5806 Burnet Road at the shopping center, from CS-V to CS-1-V-CO, which would allow for package liquor sales only and would exclude the space from becoming a bar. The applicant is also willing to support this rezoning, so there should be no barrier to rezone. Thank you for your consideration.

Sincerely,

Carolyn Croom  
Albata Avenue  
District 7

To the Chair and Commissioners of the Zoning and Platting Commission:

Please vote in favor of the COA Staff recommendation for conditional rezoning regarding Item 4, C14-2022-0050 by Owner/Applicant Allandale Village Ltd. (Meredith Knight), doing business as Twin Liquors. This concerns a change of use for 5806 Burnet Road (tenant space), situated in the Allandale Shopping Center, a larger commercial property area located at the SW Corner of Burnet Road and Allandale Road in Council District 7.

The Applicant, Allandale Village, Ltd., and the COA Case Manager, Heather Chaffin, have expressed accord about approving the rezoning of this space from CS-V to CS-1-V-CO being subject to the condition that the newly approved use will allow package liquor sales only, and prohibit any use as a bar now or in the future.

The cooperation of the Applicant in regard to this safety concern is appreciated. The Allandale Shopping Center parking lot has egress onto busy Burnet Road as well as a residential side street. There are residential properties on the western side of the block. Obviously, if a bar were to be approved in this location, any inebriated patrons could present risks to vehicle drivers, pedestrians (including middle school students), and neighborhood residents.

Respectfully,  
Janis Reinken

*Council District 7, Precinct 220*  
*512-960-0282*

Dear ZAP,

I support City Staff's recommendation to rezone the tenant space at 5806 Burnet Road from CS-V to CS-1-V-CO. Although I would prefer a different retail use, I believe requiring a CO for a liquor store only - not a bar - will minimize the impact for the neighborhood. And the space has been vacant long enough.

Thanks,  
Cynthia Keohane on Wynona - the street behind Allandale Village