

SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2022-0050 Allandale Village CS-1

DISTRICT: 7

REQUEST: C14-2022-0050 – Allandale Village CS-1 - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 5800 Burnet Road (Tenant Space: 5806 Burnet Road) (Shoal Creek Watershed). Applicant's Request: To rezone from general commercial services-vertical mixed-use building (CS-V) combining district zoning to commercial-liquor sales-vertical mixed-use building (CS-1-V) combining district zoning. First reading approved on September 15, 2022. Vote: 10-0; Mayor Pro Tem Alter – off the dais. Owner/Applicant: Allandale Village LTD (Meredith Knight). Agent: Thrower Design (Ron Thrower). City Staff: Heather Chaffin, 512-974-2122.

DEPARTMENT COMMENTS: No comments at this time.

OWNER/APPLICANT: Allandale Village LTD (Meredith Knight)

AGENT: Thrower Design (Ron Thrower)

DATE OF FIRST READING: First reading approved on September 15, 2022.

CITY COUNCIL HEARING DATES/ACTION:

September 29, 2022:

September 15, 2022: First Reading approved, on consent. Vote: 10-0, Mayor Pro Tem Alter - off the dais.

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin

e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0050 -- Allandale Village CS-1

DISTRICT: 6

ZONING FROM: CS-V

TO: CS-1-V

ADDRESS: 5800 Burnet Road (Tenant Space: 5806 Burnet Road)

ZONING AREA: 8,278 square feet (0.19 acres)

PROPERTY OWNER/APPLICANT: Allandale Village LTD (Meredith Knight)

AGENT: Thrower Design (A. Ron Thrower)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to CS-1-V with the following condition (making Staff recommendation CS-1-V-CO). The Applicant agrees to this condition.

- 1. Cocktail lounge will be a prohibited land use.**

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

September 6, 2022:

August 16, 2022: To grant staff postponement to September 6, 2022, on consent.

CITY COUNCIL ACTION:

September 15, 2022:

ORDINANCE NUMBER:

ISSUES:

The rezoning request is intended to allow the existing Twin Liquors liquor store to move into a larger tenant space in the shopping center. The Applicant has agreed to keep the same conditional overlay that is on their current location, prohibiting cocktail lounge land use. *Please see Exhibit C- Applicant Letter.*

CASE MANAGER COMMENTS:

The rezoning tract is a tenant space in a shopping center located on the west side of Burnet Road between Northland Drive and Allandale Road. The shopping center is zoned CS-V except for a separate building zoned CS-1-CO that is currently occupied by Twin Liquors. West of the property is a single family residential neighborhood zoned SF-2. Across Allandale Road to the north is another SF-2 zoned single family residential neighborhood. Across Burnet Road to the east is property zoned CS-MU-V-CO-NP that is developed with a mix of commercial uses, including limited retail and a car wash. Across Northland Drive to the south are several small properties with a mix of zoning designations and uses ranging from single family residential to medical office. Also to the south is property zoned CS-CO and CS that are developed with limited restaurant. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

Staff supports the rezoning request, with the addition of a CO prohibiting cocktail lounge use. The rezoning will allow Twin Liquors to move out of the current 3,000 square foot location to an 8,278 square foot space on the same property. The retailer has been in the 3,000 square foot space since 2000 and seeks to expand their space while maintaining their location in the shopping center.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-V	Limited retail
North	CS-V, SF-2	Limited retail, Single family residential
South	LO-CO, LR-MU-CO, NO-MU-CO, GR-MU-CO, CS-CO, CS	Single family residential, Medical office, Personal services, Restaurant limited
East	CS-V, CS-1, CS-MU-V-CO-NP	Limited retail, automobile washing
West	SF-2	Single family residential

STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Northland Drive	Level 2	70'	50 to 53'	35' to 40'	Yes	None	Yes

Burnet Road	Level 3	80'	60' to 64'	40' to 53'	Yes	Shared Lane	Yes
Allandale Road	Level 3	80' & 116'	56' to 98'	40' to 80'	Yes	Shared Lane	Yes

TIA: N/A

WATERSHED: Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

Allandale Neighborhood Association	AISD
Austin Lost and Found Pets	Austin Neighborhoods Council
Friends of Austin Neighborhoods	Homeless Neighborhood Association
Lower District 7 Green	NW Austin Neighbors
Neighborhood Empowerment Foundation	North Austin Neighborhood Alliance
Preservation Austin	SELTexas
Shoal Creek Conservancy	Sierra Club, Austin Regional Group
Central Austin Community Development Corporation	

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
Y	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Burnet Road Activity Corridor
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.

	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
7	Total Number of “Yes’s”

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

TRANSPORTATION

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 80 to 116 feet of right-of-way for Allandale Drive. It is recommended that 40 to 58 feet of right-of-way from the existing centerline should be dedicated for Allandale Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Burnet Road. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Burnet Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 70 feet of right-of-way for Northland Drive. It is recommended that 35 feet of right-of-way from the existing centerline should be dedicated for Northland Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Northland Drive	Level 2	70'	50 to 53'	35' to 40'	Yes	None	Yes
Burnet Road	Level 3	80'	60' to 64'	40' to 53'	Yes	Shared Lane	Yes
Allandale Road	Level 3	80' & 116'	56' to 98'	40' to 80'	Yes	Shared Lane	Yes

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family, two-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-2 district to the west.

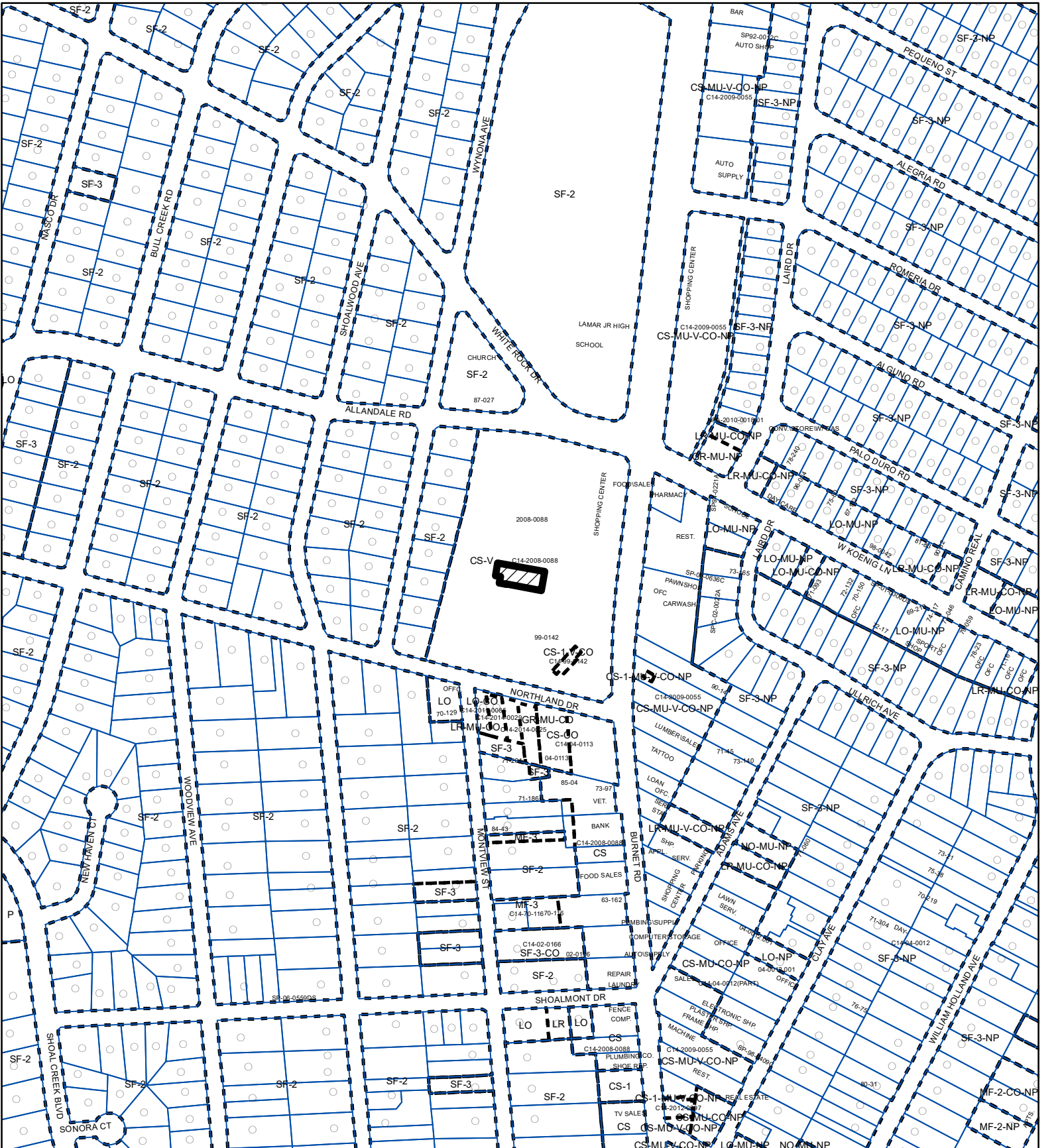
SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

WATER UTILITY

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Applicant Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0050



1 " = 400 '

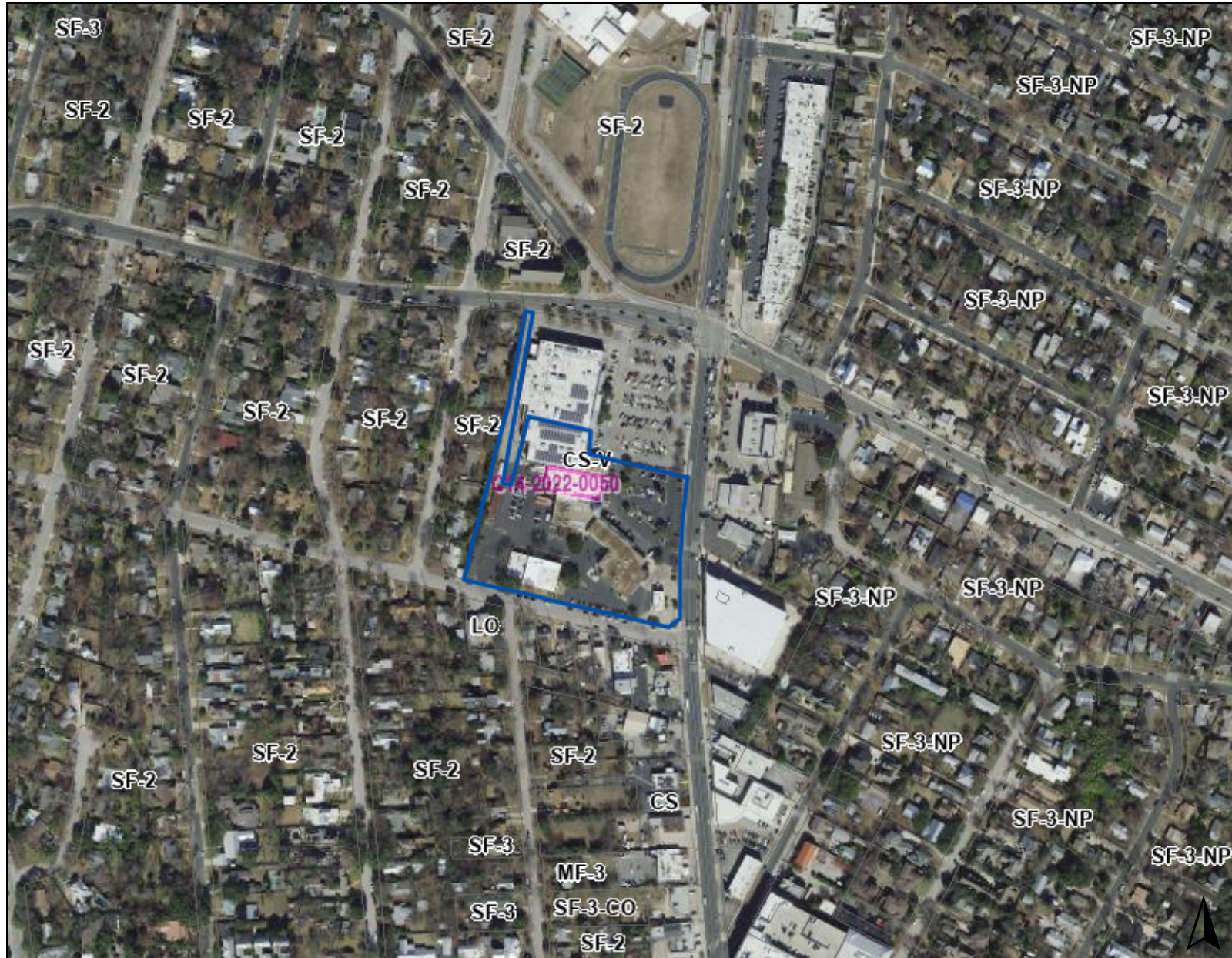
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 4/11/2022



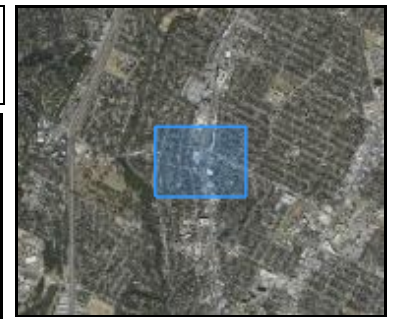
Property Profile



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9/1/2022

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legend

Review Cases

Zoning Review Cases- IN REVIEW



Zoning 1

Zoning Text



Notes

March 1, 2022

Ms. Rosie Trulove
Housing & Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 5800 Burnet Road, Allandale Village CS-1

Dear Ms. Trulove:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed rezoning application package. The request is for an 8,728 sq. ft., "foot-print" rezoning of a tenant space within the shopping center at the south-west corner of Burnet Road and Koenig Lane, the Allandale Village Shopping Center. The property is within Council District 7, represented by Leslie Pool and in the Allandale Neighborhood Planning Area, which has not been through the neighborhood planning process and therefore does not have a Future Land Use Map.

The property is zoned CS-V (General Commercial Services – Vertical Mixed Use). The request is to rezone only the footprint of the tenant space identified to CS-1-V (Commercial Liquor Sales-Vertical Mixed Use) in order to accommodate the relocation of an existing liquor store use in the shopping center.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase

cc: Wendy Rhoades, Housing & Planning Department (*via electronic delivery*)

From: Cynthia Keohane

Sent: Monday, September 5, 2022 8:52 PM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; King, David - BC <BC-David.King@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>; Acosta, Cesar - BC <BC-Cesar.Acosta@austintexas.gov>; Woody, Roy - BC <BC-Roy.Woody@austintexas.gov>; Thompson, Carrie - BC <BC-Carrie.Thompson@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: ZAP Item 4 FOR Staff Rec CS-1-V-CO Allandale Village

*** External Email - Exercise Caution ***

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

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From: Carolyn Croom

Sent: Tuesday, September 6, 2022 1:07 AM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; King, David - BC <BC-David.King@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>; Acosta, Cesar - BC <BC-Cesar.Acosta@austintexas.gov>; Woody, Roy - BC <BC-Roy.Woody@austintexas.gov>; Thompson, Carrie - BC <BC-Carrie.Thompson@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Concerning Item 4, C14-2022-0050 - Allandale Village, on rezoning to CS-1-V-CO

*** External Email - Exercise Caution ***

[Dear Mr. Rivera—Could you please add the message below to backup? Thank you, Carolyn Croom]

September 6, 2022

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

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From: Ranleigh Hirsh

Sent: Tuesday, September 6, 2022 9:33 AM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; King, David - BC <BC-David.King@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Woody, Roy - BC <BC-Roy.Woody@austintexas.gov>; Thompson, Carrie - BC <BC-Carrie.Thompson@austintexas.gov>; Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>; Acosta, Cesar - BC <BC-Cesar.Acosta@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>

Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Brinsmade, Louisa <Louisa.Brinsmade@austintexas.gov>

Subject: ZAP Item 4, C14-2022-0050 by Allandale Village Ltd.: FOR Conditional Rezoning to CS-1-V-CO

*** External Email - Exercise Caution ***

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

City Council District 7

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From: Mary Faro

Sent: Tuesday, September 6, 2022 1:07 PM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; King, David - BC <BC-David.King@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Woody, Roy - BC <BC-Roy.Woody@austintexas.gov>; Thompson, Carrie - BC <BC-Carrie.Thompson@austintexas.gov>; Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>; Acosta, Cesar - BC <BC-Cesar.Acosta@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>

Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: Item 4, C14-2022-0050 by Allandale Village Ltd.: Supporting Conditional Rezoning to CS-1-V-CO

*** External Email - Exercise Caution ***

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

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From: Nathalie Frensley

Sent: Wednesday, September 14, 2022 10:50 AM

To: Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Jose.Vela@austintexas.gov; Ellis, Paige <Paige.Ellis@austintexas.gov>; Clerk, City <City.Clerk@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Item 81, C14-2022-0050 by Allandale Village Ltd.: FOR Conditional Rezoning to CS-1-V-CO

*** External Email - Exercise Caution ***

From: Nathalie Frensley, District 7 Resident

Re: Item 81, C14-2022-0050 by Allandale Village Ltd.: **FOR Conditional Rezoning to CS-1-V-CO**

Date: September 12, 2022

City Clerk: Please add this public input into Item 81 backup.

Mayor Adler and Council Members:

Please affirm the Zoning and Platting Commission's unanimous vote to support Ms. Heather Chaffin's recommendation (and the owner/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.

This concerns a change of use for 5806 Burnet Road (tenant space), in the Allandale Shopping Center, a larger commercial property area at the SW Corner of Burnet Road and Allandale Road in Council District 7.

We deeply appreciate Ms. Chaffin's and the applicant's sensitivity to early neighborhood concerns about pedestrian safety. 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 of a mile, children attend 5 different schools, including a school for children with speech and language disorders:

- Northwest Montessori 800 feet
- Lamar Middle School – 800 feet
- Kealing Magnet Middle School bus stop 700 feet
- Liberal Arts and Science Academy Magnet High School bus stop 700 feet
- School for Children with speech and language disorders, Capitol School of Austin, 2011 West Koenig Lane, 700 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

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

We appreciate the cooperation of the Applicant in regard to this safety concern. The Allandale Shopping Center parking lot has egress onto busy Burnet Road and 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.

Please vote to support Ms. Chaffin's recommendation to rezone to CS-1-V-CO.

Respectfully,

Nathalie Frensley

Council District 7, Precinct 211

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Nathalie J. Frensley

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From: Cynthia Keohane

Sent: Wednesday, September 14, 2022 11:11 AM

To: Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Jose.Vela@austintexas.gov; Ellis, Paige <Paige.Ellis@austintexas.gov>

Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Item 81, C14-2022-0050 by Allandale Village Ltd.: FOR Conditional Rezoning to CS-1-V-CO

*** External Email - Exercise Caution ***

Dear Mayor, Mayor ProTem, and Council Members,

I support recommendation from City Staff and ZAP to rezone 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

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From: brentwood austin

Sent: Wednesday, September 14, 2022 11:27 AM

To: Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Jose.Vela@austintexas.gov; Ellis, Paige <Paige.Ellis@austintexas.gov>

Cc: Clerk, City <City.Clerk@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: item 81, C14-2022-0050 by Allandale Village Ltd.:

*** External Email - Exercise Caution ***

Re: Item 81, C14-2022-0050 by Allandale Village Ltd.:

Date: September 12, 2022

Mayor Adler and Council Members:

The Brentwood Neighborhood Association supports the Zoning and Platting Commission's unanimous vote to rezone the former Antique Marketplace at 5806 Burnet Road from CS-V to CS-1-V-CO with the condition that the storefront will be used for liquor sales and not as a bar. Staff and the applicant support this.

<https://www.austintexas.gov/edims/document.cfm?id=391534>

STAFF RECOMMENDATION: Staff supports the Applicant's request to rezone the property to CS-1-V with the following condition (making Staff recommendation CS-1-V-CO). The Applicant agrees to this condition. 1. Cocktail lounge will be a prohibited land use.

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Caroline Reynolds

2611 West 49th Street
Austin, Texas 78731-5636
District 7, Precinct 211

12 September 2022

To: City of Austin Mayor Adler and Council Members

Steve.adler@austintexas.gov, Natasha.madison@austintexas.gov, Vanessa.fuentes@austintexas.gov, Sabino.renteria@austintexas.gov, Mackenzie.Kelly@austintexas.gov, Leslie.Pool@austintexas.gov, Kathie.Tovo@austintexas.gov, Ann.Kitchen@austintexas.gov, Alison.Alter@austintexas.gov, Jose.Vela@austintexas.gov, Paige.Ellis@austintexas.gov,

Cc: City Clerk, Ms. Heather Chaffin

city.clerk@austintexas.gov, Heather.Chaffin@austintexas.gov

Re: **Item 81, C14-2022-0050 by Allandale Village Ltd.:**

FOR Conditional Rezoning to CS-1-V-CO

Mayor Adler and Council Members:

Please affirm the Zoning and Platting Commission's unanimous vote to support Ms. Heather Chaffin's recommendation (and the owner/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**.

This change regards a **change of use for 5806 Burnet Road** (tenant space), located in Allandale Shopping Center, a larger commercial property area located at the SW Corner of Burnet Road and Allandale Road in Council District 7.

I appreciate Ms. Chaffin's and the applicant's sensitivity to neighborhood concerns about pedestrian safety. For commissioners who are unfamiliar with that locale:

- the area is very walkable and
- within a few feet of the property line, there are several vulnerable pedestrian groups, locations, and uses in both Allandale and Brykerwoods.

We especially appreciate the Applicant's cooperation in regard to **safety concerns**. The Allandale Shopping Center parking lot has several **exits onto busy Burnet Road** as well as a **residential side street**, Northland. There are residential properties, adjacent to the shopping center, on the western side of the block. Obviously, if a bar were to be approved in this location, any inebriated patrons would present risks to vehicle drivers, pedestrians (including middle school students), and neighborhood residents. This all brings to mind the safety issues we experienced before APD helped close the Dallas night club.

Yours in safety and common sense,

Caroline Reynolds, P.E.

Allandale Neighborhood Watch
Allandale NA Development Committee