

Correspondence Re: Morelos-Webberville CS-1 (C14-2023-0020)

Email

From: Matthew Mielcarek

To: Jonathan Tomko

Wed 9/6/23 10:10am

Hi Jonathan,

I received your notice of public hearing for rezoning and wanted to resubmit a note regarding my family's opposition...

My family is writing to express opposition to the proposed rezoning of **2304, 2308, & 2312 Morelos Street and 2237 Webberville Road** from a general commercial services district to a commercial liquor sales district.

We have been long-term residents of this community and have seen firsthand the benefits of a family-friendly residential neighborhood. Our community is a safe and welcoming place for people of all kinds and our are concerned that the rezoning of these properties would have a negative impact.

We are particularly concerned about the potential increase in traffic, noise, and disturbance that would result from the rezoning. The addition of more establishments that sell alcohol would attract more people to the area, which would lead to an increase in traffic and noise. This would make it difficult for families to enjoy their homes and would create a safety hazard for children. I am also concerned about the potential for alcohol-related crime to increase in the area.

I urge you to reject the proposed rezoning of 2304, 2308, & 2312 Morelos Street and 2237 Webberville Road. The potential negative impacts to our neighbors outweigh any potential benefits. Thank you for your time and consideration.

Regards,

Matthew Mielcarek

Email

From: OCEAN Contact Team

To: Jonathan Tomko, Todd Shaw, Claire Hempel

Tues 9/12/23 4:06pm

Dear Chair Shaw and Vice Chair Hempel,

Blackshear-Prospect Hill Neighborhood Association (BPHNA) and the Organization of

Central East Austin Neighborhoods (OCEAN) respectfully request postponement of Item 14, in today's Planning Commission meeting, to your October 24th meeting.

The applicant has not touched base with BPHNA since January 2022.

Many residents have expressed concern about introducing even more bar zoning in near East Austin and would appreciate the opportunity to speak with Mr. Thrower and his clients about what they envision for the site.

Thank you for considering our request to allow time for some meaningful engagement in this case.

Sincerely,
Jay Perrett
President, BPHNA
Nate Jones
President, OCEAN

Email

From: OCEAN Contact Team

To: Jonathan Tomko, Andrew Rivera, Todd Shaw, Claire Hempel

Tues 9/12/23 5:17pm

Hello,

Thanks to Mr. Tomko for this quick reply.

I am covering the OCEAN gmail account this afternoon and want to be sure that Mr. Rivera, the chair and vice chair are aware that there is a postponement request from OCEAN, the NPCT, and our member neighborhood association, Blackshear-Prospect Hill Neighborhood, where the subject tract of Item #14 is located.

Mr. Rivera, my understanding is that the OCEAN president (Nate Jones) can call in to the meeting this evening, if he may please be registered to speak for a postponement discussion. Please advise whether that is an option and what he should do?

The BPHNA president (Jay Perrett) is traveling for work, and Ms. Peterson is a sixty-year resident who cannot attend this evening.

My understanding is that no one has spoken to BPHNA about bar zoning, except that the topic was broached by Mr. Whellan at a meeting in January 2022. Since then, nothing. And this item is coming from a different consultant firm (Thrower Design).

That's all the information I have. Thank you all for considering the postponement request.

Best,
Tracy Witte
Secretary, OCEAN

PUBLIC HEARING INFORMATION	
<p>This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.</p> <p>During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.</p> <p>During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.</p> <p>However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.</p> <p>For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.</p>	<p>Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.</p> <p>Case Number: C14-2023-0020 Contact: Jonathan Tomko, 512-974-1057 Public Hearing: Sep 12, 2023, Planning Commission</p> <p>Alejandra Rosalinda Mendez Your Name (please print) <input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> Object</p> <p>2404 E. 9th St Austin, Tx 78702 Your address(es) affected by this application</p> <p><i>[Signature]</i> 9-5-23 Signature Date</p> <p>Daytime Telephone: (512) 699-8009</p> <p>Comments: <i>We are against the project moving forward. We are concerned our neighborhood will not be safe. We believe it will increase the possibility of drunk people walking or driving in our neighborhood. We believe it will not be safe for the children who attend Blackshear Elementary School that is located at 1712 E. 11th St Austin, Tx 78702.</i></p> <p>If you use this form to comment, it may be returned to: City of Austin Planning Department Jonathan Tomko P. O. Box 1088 Austin, TX 78767-8810</p>

Email
From: Patrick Davis
To: Jonathan Tomko
Tues 9/25/23 11:39am

Hi Jonathan,
I live near the request for rezoning is requested for 2304, 2308 and 2312 Morelos St, and 2237 Webberville Rd, and my family and I are very concerned about what this would do to our neighborhood.

We are all for (equitable) growth and evolution but not at the cost of our neighborhood!

I would kindly ask that the committee considers the negative impact this would have with regard to noise, traffic, crime, and drunken patrons -- and the signal it sends for further development in the area.

I would be happy to discuss further.

Thank you,

Patrick Davis

Email

From: Ted Hinckley
To: Jonathan Tomko
Tues 9/25/23 3:36pm

Hi Jonathan,

My name is Ted Hinckley, I live at 2413 E 10th St, Austin, TX 78702, a few blocks up the hill from the property in question requesting a change in zoning.

I would like to voice my opposition to this zoning change. Webberville already has a number of establishments that sell alcohol, adding more would effectively turn webberville from 7th to northwestern into a nightlife district.

While I welcome bars and restaurants, I do not want to see webberville turn into another Rainey st or 6th st. Given the proximity to residential neighborhoods, keeping the commercial use as-is is my preferred course of action.

Thank you for your time and consideration.

Ted

Email

From: Donna Hoffman
To: Jonathan Tomko
Tues 9/25/23 4:22pm

Hello Jonathan. Please record my comments on Case Number C14-2023-0020.

I oppose the bar zoning in this case and request the City Planning Dept. to reject the application.

There are already plenty of bars in this residential area. Another liquor license would impinge on the residential area and continue a trend of expanding the existing bar zones that are already available further down Webberville and further south and west on 6th Street.

I notice what looks like a bar Space Cowboy being built where there was a popular Mexican-American grocery store La Michoacana before on E. 7th near where this is proposed.

We don't need more bars. Austin has a drinking problem.

We need additional affordable housing, healthy food access, and transportation options, plus higher-paying jobs. Continuing to allow more bars will create a totally different character from what many neighbors are looking for in Blackshear-Prospect Hill neighborhood.

Please reject the application in C14-2023-0020.

Thank you.

Sincerely,

Donna Hoffman

Email

From: Jay Perrett

To: Jonathan Tomko

Tues 9/25/23 8:09pm

Hi Jonathan,

I am writing in opposition of the CS-1 Zoning for 2304, 2308 and 2312 Morelos St, and 2237 Webberville Rd.

As stated in the City of Austin Zoning Guide:

"Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use."

The lots in question are less than 300' from the New Lincoln Missionary Baptist Church, caddy corner (one lot over and two down) from five newly-built missing middle housing, and 250' from the new Axiom East apartments, in addition to the many single family homes within a stones throw of these properties.

This corner of our neighborhood already has a saturation of bars and establishments that serve liquor, and is at risk of becoming a bar district at the exclusion of other usage types. There is an abundance of bars in the Plaza Saltillo TOD, which is less than a half mile away

and served by public transportation, in addition to the other bar areas that surround our neighborhood.

Our neighborhood is a lively and welcoming part of the City, but does not wish to become a bar district or to be saddled with the downsides that additional bars will bring (loud noise next to homes, additional traffic on side streets, etc).

Thank you for your consideration.

Jay Perrett

Email

From: JR Mangum

To: Jonathan Tomko

Mon 9/25/23 11:31pm

Mr. Tomko,

As a long-time resident of Blackshear Prospect Hill, I am writing to voice my strong opposition to the request for more cocktail zoning in our neighborhood. This residential area is home to many families raising children, long time elderly citizens and established churches. We already have many bars in the area, and don't need or want more. I know I speak for many in our area when I say we want a healthy, family friendly environment in which to raise our children and care for our elders. We have established community gardens, informal dog parks, and are working to get a pocket-park installed to promote a wholesome, healthy environment. Having bars in the area, is not in keeping with what we want.

Owners Calvin Chen, [Jeff Van Delden](#), and Amir Rostami did not approach the neighborhood association, churches, or other area groups, as do many business owners who wish to be good neighbors. Instead, they hired lobbyists who were unaware of the owners intentions other than they wanted to tear down existing buildings (but couldn't specify which), put in a food trailer park with a trailer that serves liquor, and eventually open a brick and mortar bar. They have requested up to 3500 square feet of space for these bars.

The City of Austin Zoning Guide states "*Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.*"

To restate, the City says businesses of this nature have operating characteristics that **are generally incompatible with residential environments**. We agree!

Please deny the request by Chen, Delden and Rostami, [Blackshear] Case Number: C14-2023-0020.

Thank you for your time. Please vote no.
JanetRuth Mangum,

Information about that zoning type from the City of Austin Zoning Guide:

Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.



"What would life be if we had no courage to attempt anything?"
Vincent Van Gogh