

Hem 90

Bui, Tina

From SouthwoodNA@~~SouthwoodNA@SouthwoodNA.com~~
Sent Thursday June 07 2007 1 46 PM
To Bui Tina
Subject Russell St Zoning Change Case #C14 07 0011

Ms I am strongly opposed to the change in zoning on the properties in the case noted above We need to reduce the traffic coming into the neighborhood through Russell not increase it and certainly a CO designation is not in the best interest of residents adjacent to and nearby the subject property It is our understanding through discussion regarding the VMU zoning designation that an VMU overlay on the properties would still be subject to the current zoning requirements with the stipulation that residences could be built above commercial storefronts The neighborhood was open to VMU with that provision Otherwise we do not support any other change in zoning that will open the neighborhood to more traffic and business such as porno shops and adult entertainment as well as night clubs and bars This business would be detrimental to the children who walk on Russell and Ben White to get to their schools and work Thanks for your help in getting this message to the Council members lupe

G Q Sosa Treasurer
Southwood Neighborhood Assn
P O Box 40205
Austin Tx 78704

6/7/2007

Item 90

Bui, Tina

From Maggie Marcum [Maggie Marcum@~~XXXXXXXXXX~~]
Sent Thursday, June 07, 2007 10:43 AM
To Bui, Tina
Subject C14-07-0011 Russell Dr properties

Dear Ms. Bui: Thank you for returning my call.

Please forward to the council members my objections to the requested rezoning in case C14-07-001. It is my understanding that the neighborhood has requested VMU status for these properties. Our association's leaders are involved in the VMU process and I personally would like to follow through and give the VMU concept a chance to work. In addition, according to the neighbors of the Russell properties, traffic already exceeds the established limits. We do not want any more traffic on the roads where we walk our kids to school.

My husband and I have lived in several cities, and this neighborhood is the most friendly by far. In the six years that we have lived here, our neighborhood has gotten more inviting. As properties turn over, the new owners have improved the houses and added landscaping. More folks take walks and runs on our streets, so we get the opportunity to meet and chat with neighbors. This is exactly the direction we hoped the neighborhood was headed when we moved here. We do enjoy the mixed quality of the area, with services (like school, grocery, dentist, tire shop) nearby and well integrated into the established busier roads that comprise our neighborhood boundary. Please allow us to take our time and be very careful about adding commercial properties within our neighborhood.

Many thanks for this opportunity to participate. Maggie Marcum

Maggie Marcum
4624 Philco Drive
Austin, Texas 78745

Ham 90

Bui, Tina

From Deborah Bean [dscottbean@~~redacted~~]
Sent Thursday, June 07, 2007 12:57 PM
To Bui, Tina
Cc Lupe Sosa, Jennifer Thomas, Christopher Ewen
Subject C14 07 0011 Rezoning request for Russell Drive - On council agenda today

Regarding Council Agenda Item C14 07 0011 rezoning request for Russell Drive parcels

Greetings Ms. Bui

I am the 1st vice president of the Southwood Neighborhood Association. I am writing to ask that you relay to council today that we do not support the rezoning request to the parcels on Russell Drive (just off Ben White Blvd) to CS zoning.

The Southwood Neighborhood Association has not had a formal meeting on this particular topic but the general consensus from our neighborhood yahoo group activity and the testimony from adjacent neighbors at the Zoning Commission hearing is that the rezoning to CS (industrial uses) is completely incompatible and we prefer NO zoning change. The underlying problem, as I understand it, is that the new tenant - a paint store - cannot be in this building under current zoning of LO. I think that is unfortunate but I don't know what the solution is to that specific problem.

We included these specific properties in our vmu opt-in application. (These properties were only opted-in for the dimensional standards and not for reduced parking or ground floor uses to accommodate the adjacent neighbors' concerns about parking and potential traffic problems.) We want to let our vmu application go through the city staff evaluation process under current zoning if possible.

The Southwood neighborhood and the South Manchaca area have not been through any formal future land use planning with the city. We want to encourage mixed use redevelopment in this area that focuses the traffic onto the existing high traffic roadways (Ben White specifically) and keeps the residential streets accessible for walkability and biking. We tried to establish a precedent for that through our opting in to the vmu overlay. Please relay to council that this site should NOT be zoned CS.

Thank you
Deborah Bean
Southwood Neighborhood

6/7/2007