

#70E71

Guernsey, Greg

From AIWeber2222@aol.com
Sent Thursday, October 18, 2007 12:46 AM
To Domas, Adrienne, Guernsey, Greg, Haywood, Carol
Cc sf.fowler@sbcglobal.net, funsho@mail.utexas.edu, fannieakin@yahoo.com, jlbfrog@flash.net, lohanlon@austin.rr.com, lohanlon@germer-austin.com, sglittle@grandecom.net
Subject AISD Tract on Loyola Lane and Ed Bluestein

Adrienne,

The University Hills Neighborhood Association, acting as the Neighborhood Planning Team, has voted in the past to recommend "P" public district zoning for the AISD tract at the corner of Loyola and Ed Bluestein. That is the recommendation the University Hills Neighborhood Planning Zoning Committee has brought to the CoA NP process, and we continue to support it.

City staff have recommended a residential overlay over the existing single-family zoning. The Planning Commission has recommended adding general retail with mixed use on the quarter of the tract fronting Ed Bluestein.

In the event the City Council prefers the Planning Commission recommendation, the UH Zoning Committee, based on a limited survey of UH residents, would prefer the uses listed below with an X to be excluded through a conditional overlay in the area zoned as general retail.

As our neighborhood votes on these issues, we would also prefer only one reading of the re-zoning occur on Thursday, unless of course, the majority vote is for "P". Our general membership meeting is Saturday. Another Council reading to be taken after the UH meeting would allow us to present the list of general retail uses/exclusions to a general membership meeting for a formal vote for the Neighborhood Planning process.

Below is the list of uses allowed under General Retail zoning. An "X" marks the ones we suggest be excluded based on the survey results. We are also suggesting a fifty-foot buffer between the residential and general retail use and a twenty-foot landscape buffer between the roadway and the development.

RESIDENTIAL USES permitted in GR

Bed & Breakfast (Group 1)

Bed & Breakfast (Group 2)

COMMERCIAL USES permitted in GR

Administrative and Business Offices

Art Gallery

Art Workshop

X - Automotive Rentals

X - Automotive Repair Services

X - Automotive Sales

X - Automotive Washing (of any type)

X - Bail Bond Services - PC

Business or Trade School

Business Support Services

X - Commercial Off-Street Parking

Communications Services

Consumer Convenience Services

Consumer Repair Services

X - Drop-Off Recycling Collection Facility

X - Exterminating Services

Financial Services

Food Preparation - C

Food Sales
 Funeral Services
 General Retail Sales (Convenience)
 General Retail Sales (General)
 Hotel-Motel
 Indoor Entertainment
 Indoor Sports and Recreation
 Medical Offices – exceeding 5000 sq ft gross floor area
 Medical Offices – not exceeding 5000 sq ft gross floor area
 Off-Site Accessory Parking
 Outdoor Entertainment - C
 Outdoor Sports and Recreation
 X - Pawn Shop Services
 Personal Improvement Services
 Personal Services
 Pet Services
 Plant Nursery - C
 Printing and Publishing
 Professional Office
 X - Research Services
 Restaurant (General)
 Restaurant (Limited)
 X - Service Station
 Software Development
 Special Use Historic - C
 Theater - C
 X - Custom Manufacturing

CIVIC USES permitted in GR
 Club or Lodge - C
 College and University Facilities
 Communication Service Facilities
 Community Events
 Community Recreation (Private)
 Community Recreation (Public)
 Congregate Living
 Counseling Services
 Cultural Services
 Day Care Services (Commercial)
 Day Care Services (General)
 Day Care Services (Limited)
 Family Home
 Group Home, Class I (General)
 Group Home, Class I (Limited)
 X - Group Home, Class II
 Guidance Services
 Hospital Services (General) - C
 Hospital Services (Limited)
 Local Utility Services
 Private Primary Educational Facilities
 Private Secondary Educational Facilities
 Public Primary Educational Facilities
 Public Secondary Educational Facilities
 Religious Assembly
 X - Residential Treatment
 Safety Services
 X - Telecommunication Tower - PC

[Other]
 X - Mobile Home Sales or Recreational Vehicle Sales

We are not sure into which category massage parlors, tattoo shops, and body piercing and tanning salons are categorized. Our survey results indicate these uses also should be excluded from the general retail use proposed for the property.

To reiterate, the UH Zoning Committee supports the "P" public district zoning as the best use of the property, above that of general retail.

Best regards,

Al Weber
Vice-president, UHNA

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