

Late Backup

#83

RECIEVED

JAN 16 2013

Planning & Development Review

FROM: Mr. Jesse Lona

REGARDING: Agenda Item #83 on January 17, 2013

Dear Sirs and Madam, I am writing to respectfully ask you to please follow the Austin Planning Commission recommendation on Item #83, the zoning case at 2440 Wickersham (Wickersham and East Oltorf), and **please do NOT allow alcohol sales at this location.**

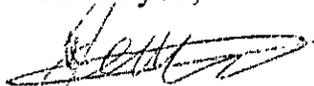
I am a longtime resident of this area. The corner of Wickersham and East Oltorf has residential apartments on all four corners, and beer / alcohol sales will negatively impact our neighborhood's quality of life. We ALREADY have serious problems with crime and vagrancy and DUI in our area! Zoning this property for liquor sales will hurt our neighborhood.

I have collected the attached petition signatures from my concerned neighbors in this area who are opposed to alcohol sales at this location. I have received many phone calls and emails from others.

The party requesting this rezoning originally AGREED to prohibit beer / alcohol sales. They received the support of the Austin Planning Commission based on this promise. Now it seems the developer is going back on their word at the last minute and asking the City Council for permission to sell alcohol after all. This is not right, and bad for our neighborhood.

Please ask the developer to keep their word and support the recommendation of the Austin Planning Commission to NOT allow alcohol sales at 2440 Wickersham.

Thank you,



Mr. Jesse Lona
2201 Willowcreek Drive, Apt. 238
Austin, TX 78741
Phone: 512-803-5400
Email: SaveOltorf@gmail.com



Pacific Institute
FOR RESEARCH AND EVALUATION

PIRE

Translating Science into Practice

How Alcohol Outlets Affect Neighborhood Violence

Kathryn Stewart



Prevention Research Center
PACIFIC INSTITUTE FOR RESEARCH AND EVALUATION

www.resources.prev.org

Pacific Institute for Research and Evaluation is one of the nation's preeminent independent, nonprofit organizations merging scientific knowledge and proven practice to create solutions that improve the health, safety and well-being of individuals, communities, nations, and the world.

Introduction

Neighborhoods where bars, restaurants and liquor and other stores that sell alcohol are close together suffer more frequent incidences of violence and other alcohol-related problems, according to recent research by the Prevention Research Center and others. The strong connection between alcohol and violence has been clear for a long time – but now we know that this connection also relates to the location of places that sell alcohol.

Government agencies with authority over land-use and/or liquor licenses can help fight crime and blight and improve quality of life by controlling licenses to sell alcohol and the location of licensees. Governments can make rules that set minimum distances between alcohol outlets; they can limit new licenses for areas that already have outlets too close together; they can stop issuing licenses when a particular location goes out of business; and they can permanently close outlets that repeatedly violate liquor laws.

This paper presents some of the questions and answers about alcohol sales outlets and alcohol problems – especially the relationship between outlet location and violence.

What is the relationship between outlet density and violence?

A number of studies have found that in and near neighborhoods where there is a high density of places that sell alcohol, there is a higher rate of violence. That is, when bars, liquor stores, and other businesses that sell alcohol are close together, more assaults and other violent crimes occur.

Some of the important findings about outlet density and violence are described below.

- In a study of Camden, New Jersey, neighborhoods with alcohol outlet density had more violent crime (including homicide, rape, assault, and robbery). This association was strong even when other neighborhood characteristics such as poverty and age of residents were taken into account.¹
- In a study of 74 cities in Los Angeles County, California, a higher density of alcohol outlets was associated with more violence, even when levels of unemployment, age, ethnic and racial characteristics and other community characteristics were taken into account.²
- In a six-year study of changes in numbers of alcohol outlets in 551 urban and rural zip code areas in California, an increase in the number of bars and off-premise places (e.g., liquor, convenience

and grocery stores) was related to an increase in the rate of violence. These effects were largest in poor, minority areas of the state, those areas already saturated with the greatest numbers of outlets.³

- Violence committed by youth was more common in minority neighborhoods where there are many outlets that sell alcohol for consumption off the premises (such as liquor and convenience stores).⁴ This finding makes sense because underage drinkers are more likely to purchase alcohol in a store than in a bar or restaurant.
- In neighborhoods where there are many outlets that sell high-alcohol beer and spirits, more violent assaults occur.⁵
- Large taverns and nightclubs and similar establishments that are primarily devoted to drinking have higher rates of assaults among customers.⁶

A larger number of alcohol outlets and a higher rate of violence might be expected in poorer neighborhoods or in neighborhoods with a larger population young people. But as the research described above shows, even when levels of poverty and the age and the ethnic background of residents are taken into account, a high density of outlets is strongly related to violence regardless of a neighborhood's economic, ethnic or age status.

All of the characteristics of alcohol outlet location can be important. It is easy to see that a town with many bars, restaurants, and stores that sell alcohol could be different from one that has fewer outlets. It is also easy to see that a neighborhood that has a bar on each corner and a liquor store on each block has a completely different environment than one that has few outlets or none at all. Other characteristics of the environment make a difference, too. For example, a strip of bars near a college campus presents a different environment from a similar density of bars in an upscale city center and also different from a similar density in a poor neighborhood. But in each case, some form of increased violence would be expected as compared to comparable areas with fewer alcohol outlets. A study of changes in outlet density over time as related to violence in California found that regardless of other neighborhood characteristics, an increase in outlets increased violence. In neighborhoods with a high minority population and low incomes, the effect was more than four times greater than for the statewide sample of communities.

What accounts for the relationship between outlet density and violence?

The research that has been done so far cannot pinpoint exactly why having more outlets in a small area seems to result in more violence. Various explanations have been proposed. One is that alcohol outlets can be a source of social disorder. A liquor store parking lot full of people drinking in their cars or on the curb and broken bottles littering the area outside a bar may send a message that this is a neighborhood in which normal rules about orderly behavior are not enforced. Another possible explanation is that a neighborhood with a large number of outlets acts as a magnet for people who are more inclined to be violent or more vulnerable to being assaulted. It is also possible that a high number of outlets results in a large number of people under the influence of alcohol – which makes them both more likely to be violent and less able to defend themselves.⁷ It is most probable that all of these factors come into play.

What is the relationship of outlet density to other alcohol problems?

The density of alcohol outlets has also been found to be related to other alcohol problems such as drinking and driving, higher rates of motor vehicle-related pedestrian injuries, and child abuse and neglect.⁸⁹

How do governments regulate outlet density?

States and communities can regulate the number of bars, restaurants, and stores that sell alcohol in a given area. Sometimes the number and location of alcohol outlets is not limited at all. In some jurisdictions, the number of alcohol outlets is limited based on the population of the area – only so many outlets per thousand residents, for example. In other cases, the location of outlets is regulated – for example, some states or communities set minimum distances from schools or churches. Research increasingly finds, however, that geographic density is the key aspect of outlet location – that is, the distance between outlets. Where over-concentrations of outlets occur, greater problems arise.

Governments can use their regulatory powers to reduce violence by:

- Making rules that set minimum distances between alcohol outlets;
- Limiting new licenses for areas that already have outlets too close together;
- Not issuing a new license when a particular location goes out of business;
- Permanently closing outlets that repeatedly violate liquor laws (such as by selling alcohol to minors or to intoxicated persons or allowing illicit drug sales or prostitution on the premises).

What implications do these findings have for state and local licensing policies?

The research strongly suggests that limits on outlet density may be an effective means of reducing alcohol problems, especially violence. States and communities can use controls on the number and location of alcohol outlets as a tool for reducing violence, creating a safer and healthier alcohol environment, and improving the quality of life of a community.

What other alcohol policies are important?

Alcohol is a legal and widely consumed commodity; but it is also a commodity that can create a variety of serious health and social problems. Alcohol policies are an important tool for preventing these problems. Every day, states and communities make decisions about the sale of alcohol: who can sell it, when and where it can be sold, who it can be sold to. State and local laws and policies control many aspects of the system by which alcohol is manufactured, marketed, sold, purchased, and consumed.

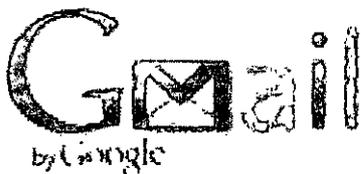
Regulations serve a variety of purposes, for example, they help ensure that tax revenues are collected. But the regulation of the business of selling alcohol goes beyond economic concerns. Each element of the regulatory system provides opportunities for creating a healthier social environment with respect to alcohol. For example, regulations can prevent unsafe sales practices – such as prohibiting all-you-can-drink specials that encourage intoxication. Regulations can control advertising and promotion that appeals to minors and establish the minimum age and training qualifications for people who sell and serve alcohol. Each type of regulation has the potential to ensure that alcohol is consumed in a safe and healthy manner.

What aspects of alcohol availability can be regulated?

The regulation of alcohol sales can have an impact on the availability of alcohol – that is, how easy and convenient it is to buy. Some states and communities try to make alcohol less available by selling it only in limited places – for example, state liquor stores. Other communities sell it more freely – making it available in grocery stores, convenience stores, gas stations, laundromats, drive-through windows, and so forth. States and communities can also limit the hours and days of sale, and other aspects of the conditions of sale. The regulation of availability is important because research generally shows that when alcohol is more easily available, people drink more and more alcohol problems occur.

References

- ¹ Gorman, D., Speer, P., Gruenewald, P., and Labouvie, E. (2001) *Journal of Studies on Alcohol*, 62: 628-636.
- ² Scribner, R. et al. (1995) The risk of assaultive violence and alcohol availability in LA County, *American Journal of Public Health*, 85:335-340.
- ³ Gruenewald, P.J. and Remer, L. Changes in outlet densities affect violence rates. In review, *Alcoholism: Clinical and Experimental Research*, 2004.
- ⁴ Alaniz, M., Cartmill, R., and Parker, R. (1998) Immigrants and violence, *Hispanic Journal of Behavioral Sciences*, 20, 155-174.
- ⁵ Stevenson, R., Lind, B. and Weatherburn, D. (1999). The relationship between alcohol sales and assault in New South Wales, Australia, *Addiction*, 94(3):397-410.
- ⁶ Stockwell, T. et al. (1992) Levels of drunkenness of customers leaving licensed premises in Perth, Western Australia: a comparison of high and low "risk" premises. *British Journal of Addiction*, 87: 873-881.
- ⁷ Gorman, et al. (2001).
- ⁸ Freisthler, B., Midanik, L.T. and Gruenewald, P.J. Alcohol outlets and child physical abuse and neglect: Applying routine activities theory to the study of child maltreatment. *Journal of Studies on Alcohol*, 65, 586-592, 2004.
- ⁹ Stockwell, T. and Gruenewald, P. (2001) Controls on Physical Availability of Alcohol, in Heather, N., Peters, T., and Stockwell, T. (eds.), *International Handbook of Alcohol Dependence and Problems*. John Wiley and Sons, Ltd.



Save Oltorf < saveoltorf@gmail.com >

Item #38 - No to Alcohol Sales of any kind!

Tanna Allen < tanna.allen@g.austincc.edu >

Tue, Jan 15, 2013 at
6:38 PM

To: "saveoltorf@gmail.com" <saveoltorf@gmail.com>

Tanna Allen
2450 Wickersham Lane 903
Austin, TX 78741
512-903-5542

I strongly oppose sales of liquor, beer, wine or any kind in our immediate neighborhood. The lot is surrounded by residences that are hoping for a safer, more appealing environment. Not to devalue what we have. Alcohol sales on that corner will only increase crime, bringing it even closer to the comfort of our homes. As a homeowner in this area, I beg you DO NOT allow the sales of alcohol at the corner of Wickersham and Oltorf.

Thanks,
Tanna

Sent from my iPad

Gmail - Please prevent sale of liquor at Oltorf and Wickersham development



Save Oltorf < saveoltorf@gmail.com >

Please prevent sale of liquor at Oltorf and Wickersham development

1 message

Linda Yeatts < moonbeamweaver@yahoo.com >
Reply-To: Linda Yeatts <moonbeamweaver@yahoo.com >
To: "saveoltorf@gmail.com" <saveoltorf@gmail.com >

Wed, Jan 16, 2013 at 10:34 AM

Dear Mayor and City Council members -

Thank you for all of your hard work and endeavors to make Austin a better city.

I am asking you to please prevent the sale of liquor at the proposed development at Oltorf and Wickersham as liquor is an enabler of more crime in an already high crime area. This area is part of the APD Henry Sector that is historically plagued with the highest or second highest levels of serious and miscellaneous crime in the City of Austin. Historical data studies prove this truth. We do not need to add more fire to the crime flame as this location is in the middle of leased apartments and dwellings of homeowners. Adding additional liquor sales to this area significantly increases the chance of increase in life threatening crime. I will gladly pull statistics and present to council again soon. Statistics show that severity one crimes (homicide and assault) are committed usually as a result of passion, drug or substance abuse (comment from Chief Acevedo). We already have clubs in this area that we have had to repeatedly write/call TABC to make them stop selling liquor as there were murders in their parking lots and sales to minors. Please do not move this potential deeper into the highly populated areas of personal homeowners and renters. Wickersham and Oltorf still have a high density of student renters so please consider this fact that you are also endangering students by allowing the sale of liquor at this location. There are several stores in the business areas on Riverside and Oltorf already that sell alcohol. It should not be on every block and it is not available in most neighborhoods across the city. APD is already severely understaffed and does a good job with the limited staff they have, but let's stop adding increased availability of liquor that can lead to more crimes in an already understaffed police force and demonstrated high crime area.

This WAS NOT part of the builders plan in negotiation with the neighborhood representatives. Please make him honor his original plan that does not include liquor or alcohol sales. It will be refreshing for you will support the neighborhood as we continue to try to fix our sector via parks, crime fighting initiatives, etc.- or side with the business man who is not concerned about the neighborhood. The EROC population density is the highest in the city so it would be a great market - but also makes it a great threat for catastrophic rise in crime due to increase in liquor availability.

Thank you for your consideration and time,
Linda Yeatts - very concerned home owner



Save Oltorf < saveoltorf@gmail.com >

Stop liquor sales on Oltorf and Wickersham.

KC Beck < kc.beck89@gmail.com >

Tue, Jan 15, 2013 at 10:07
PM

To: saveoltorf@gmail.com

Kenneth Beck
2450 Wickersham Lane, Austin TX
512 422 2623

I am opposing liquor sales at the corner of Oltorf and Wickersham. This is the only quiet, peaceful section of this entire neighborhood. Myself and other residents of the area would like to keep it this way.

Thank you.



Save Oltorf < saveoltorf@gmail.com >

opposition to alcohol sales

misha bendavid < mishabendavid@gmail.com >

Wed, Jan 16, 2013 at
6:41 AM

To: Saveoltorf@gmail.com

Phone: 577-3834

Address: 4806 Allison Cove 78741

I oppose alcohol sales at 2440 Wickersham Lane because it promotes crime, exploits lower socio-economic groups, lowers property values and generally is detrimental to the neighborhood.

shalom alechiem

Rabbi Misha ben-David

--

Rabbi Misha L. ben-David B.A./ L.C.D.C./ C.I.S.M.

Pastoral Counselor * Chaplain * Officiant *

Addictions Counselor And Consultant

E-mail communications are not guaranteed to be secure



Save Oltorf < saveoltorf@gmail.com >

Save Oltorf

pachecod@me.com < pachecod@me.com >

Tue, Jan 15, 2013 at
9:29 PM

To: SaveOltorf@gmail.com

Daniel Pacheco
2450 Wickersham Lane, Unit 1319
Austin, TX 78741
512-422-6995

Reason for opposing liquor sales: Neighborhoods where bars, restaurants and liquor and other stores that sell alcohol are close together suffer more frequent incidences of violence and other alcohol-related problems, according to recent research by the Prevention Research Center and others. The strong connection between alcohol and violence has been clear for a long time – but now we know that this connection also relates to the location of places that sell alcohol.

Resource:

<http://resources.prev.org/documents/AlcoholViolenceGruenewald.pdf>

PETITION OPPOSING

ZONING CASE # C14-2012-0114

We do not want another convenience store or any other use that would permit the sale of alcoholic beverages for off premise consumption in our neighborhood! We ask the City Council to make the Developer live up to the agreement he made with Planning Commission and prohibit the off-premise sale of alcoholic beverages recommendation for case # C14-2012-0114 for the property located at 2440 Wickersham Drive.

NAME

ADDRESS

Anna Brous 1521 Oltorf 512-746-7235

Antonina Torre 3100 Collins Creek Dr 945 2171 #5 78745

Manssa Vasquez 2900 Sunridge Dr #404 78741

Leticia Flores 2400 Wickersham Ln #275 78741 512 552 2833

Ben Karama 3502 E Oltorf

Deborah Benton 2504 Huntwick Dr # 78741

Ronald Vasquez 4704 Sunridge Ct, 78741

[Signature] 2503 E Oltorf Apt 1110 512 663 307

PUBLIC HEARING INFORMATION

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.

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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.

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.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

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.

Case Number: C14-2012-0114

Contact: Lee Heckman, 512-974-7604

Public Hearing: Oct 23, 2012, Planning Commission

Dec 6, 2012, City Council

Victor Peña

Your Name (please print)

2504 Huntwick Dr.

Your address(es) affected by this application

[Signature]

Signature

1-14-12

Date

Daytime Telephone:

512-552-7265

Comments:

Would be crime in the area. Need to clean up area and keep it safe for our neighbors & kids

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2012-0114
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

JASON COLEMAN
Your Name (please print) I am in favor
 I object

2900 SUNNIDGE DR. Apt. 215
Your address(es) affected by this application 18741

John Cole
Signature Date 1/2/13

Daytime Telephone: 832 677 4747

Comments: NO WAY!

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2012-0114
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Timothy Castwright
Your Name (please print)

9404 E. Oltorf Apt. 8102
Your address(es) affected by this application

[Signature]
Signature

83112656745
Daytime Telephone:

I am in favor
 I object

Austin TX 78741
1-14-13
Date

Comments: _____

If you use this form to comment, it may be returned to:
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P. O. Box 1088
Austin, TX 78767-8810

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Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Terrel Jones
Your Name (please print)

I am in favor
 I object

2504 Huptrick Dr. Apt 308
Your address(es) affected by this application

Terrel Jones 1-14-2013
Signature Date

Daytime Telephone: _____

Comments: No more negativity
Alcohol cause bad tempers
and bad judgment.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2012-0114
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Pedro Mercado Jr.

Your Name (please print)

I am in favor
 I object

4404 E Oltorf

Your address(es) affected by this application

Pedro Mercado Jr.

Signature

14 JAN 2013

Date

Daytime Telephone: 731-695-4189

Comments: Because I don't want more
problems on Oltorf.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Lee Heckman, 512-974-7604

Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

DRG Frazier

Your Name (please print)

4404 E. Oltorf

Your address(es) affected by this application

[Signature]

Signature

01/14/13

Date

Daytime Telephone: (213) 906-7245

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

I am in favor
 Object

PUBLIC HEARING INFORMATION

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.

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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.

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.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

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.

Case Number: C14-2012-0114
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Abraham Garcia
Your Name (please print) I am in favor I object

2425 Cromwell Circle
Your address(es) affected by this application

Abraham Garcia *1-913-13*
Signature Date

Daytime Telephone: *1612-731-3962*

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2012-0114

Contact: Lee Heckman, 512-974-7604

Public Hearing: Oct 23, 2012, Planning Commission

Dec 6, 2012, City Council

Heston Thomas

Your Name (please print)

I am in favor
 I object

4404 E. Oltorf St. APT 9302

Your address(es) affected by this application

Heston Thomas III

Signature

1-14-13

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2012-0114
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Joe Garcia

Your Name (please print)

2504 Hultwick #1002

Your address(es) affected by this application

Joe Garcia

Signature

11 JAN 13

Date

Daytime Telephone: 512-389-6762

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

I am in favor
 Object

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Case Number: C14-2012-0114
Contact: Lee Heckman, 512-974-7604
Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Jose D Tello

Your Name (please print)

5200 WICKERSHAM AVE

Your address(es) affected by this application

Jose D Tello

Signature

I am in favor
 I object

1-13-13

Date

Daytime Telephone: 512 244-2411-9338

Comments: IS a bad place everybody cut here sell drugs or look for drug or how to get the drugs

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0114

Contact: Lee Heckman, 512-974-7604

Public Hearing: Oct 23, 2012, Planning Commission
Dec 6, 2012, City Council

Lee Heckman
Your Name (please print)

I am in favor
 I object

1400 W. 10th St. N. Hill, TX 78705
Your address(es) affected by this application

Signature: Lee Heckman Date: 8/23/12
Daytime Telephone: 512-974-7604

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

NEIGHBORHOOD PETITION OPPOSING
LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

9 NAME: Alberto Zamorano V.
ADDRESS: 2400 Wickersham
PHONE: 512 902 94 86
SIGNATURE: ~~Alberto Zamorano V.~~

4 NAME: Tony Bruientas
ADDRESS: 2211 Santa Rianks
PHONE: 512-701-9056
SIGNATURE: Tony

5 NAME: Norma
ADDRESS: 2315 Wickersham
PHONE: 512
SIGNATURE:

2 NAME: Rosalio Zamora
ADDRESS: 2504 Huntwick Drive
PHONE:
SIGNATURE: Rosalio Zamora

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Maurice Kiser

ADDRESS: 2425 Comwell Cir

PHONE: (512) 529-2960

SIGNATURE: Maurice Kiser

NAME: Manuel Delgado

ADDRESS: 2400 Wickersham Ln

PHONE: (512) 848 0086

SIGNATURE: Manuel Delgado

NAME: Alfredo Ramirez

ADDRESS: 2317 PLEASANT VALLEY

PHONE: 512 678 9764

SIGNATURE: Alfredo Ramirez

NAME: MATT BATTLE

ADDRESS: 2900 SUNRIDGE DR

PHONE: 512 574 3648

SIGNATURE: Matt Battle

NEIGHBORHOOD PETITION OPPOSING
LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

9/ NAME: Francisco Alcacio

ADDRESS: Wickersham

PHONE: 512-609-9326

SIGNATURE: Francisco Alcacio

NAME: Alfredo Frias

ADDRESS: 130 Deep Wood Lot 29c Cedar Creek

PHONE: 512 999 2244

SIGNATURE: Alfredo Frias

9/ NAME: Armando Vazquez

ADDRESS: 512 755 2371

PHONE: _____

SIGNATURE: Armando Vazquez

f NAME: Juan Zavala

ADDRESS: 2506 W Wickersham Ln. 114

PHONE: (512) 386-7344

SIGNATURE: J. Zavala

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

7/ NAME:

Robbie Jones

ADDRESS:

2312 Pleasant Valley

PHONE:

512 299 6082

SIGNATURE:

Robbie Jones

4/ NAME:

Javier Olvera

ADDRESS:

PHONE:

512-677-5624

SIGNATURE:

Javier Olvera

NAME:

Maria Morato

ADDRESS:

Wickersham

PHONE:

512-

SIGNATURE:

Maria Morato

9/ NAME:

Dominga Cantu

ADDRESS:

2504 Wickersham

PHONE:

SIGNATURE:

Dominga Cantu

**NEIGHBORHOOD PETITION OPPOSING
LIQUOR SALES AT 2440 WICKERSHAM**

Please ask developers to keep their word and protect our neighborhood!

4
NAME: [Signature]
ADDRESS: 2405 Huntwick Dr #1607
PHONE: 512-368-1942
SIGNATURE: [Signature]

as
NAME: Robert Calderon
ADDRESS: 1200 Brunton Dr
PHONE: 512-247-9113
SIGNATURE: Robert Calderon

8
NAME: Maria Jalomo
ADDRESS: 2315 Wickersham
PHONE: 512-441-2835 605-7585
SIGNATURE: [Signature]

4
NAME: Israel Cano Gallardo
ADDRESS: _____
PHONE: _____
SIGNATURE: Israel Cano Gallardo

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: DORIS BIAKELY

ADDRESS: 2314 WICKERSHAM RD #105

PHONE: 512-773-7864

SIGNATURE: Doris Biakely

NAME: ANDREW MYERS

ADDRESS: 5203 1134 GUNTER

PHONE: (512) 743-8289

SIGNATURE: Andrew Myers

NAME: TOM ROGERS

ADDRESS: 4402 EDITH ST. Apt. 1102-13

PHONE: 865-719-6573

SIGNATURE: Tom Rogers

NAME: SOSÉ CARRIZOLOS

ADDRESS: 2002 FROQUIOS LN.

PHONE: (512) 367-0780

SIGNATURE: Sosé Carrizolos

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Lee Dean
ADDRESS: 2317 #416^{S.F.} Pleasant Valley Rd.
PHONE: 512-701-1269
SIGNATURE: Lee Dean

NAME: Storia Rodriguez
ADDRESS: Gessner dr
PHONE: 662 72 48
SIGNATURE: Storia

NAME: Juni MTZ
ADDRESS: 2201 Willow Creek
PHONE: 512-608-3065
SIGNATURE: Juni MTZ

NAME: James Rasmussen
ADDRESS: 2900 Sunridge Dr Apt. 701
PHONE: 210 488-3973
SIGNATURE: JR

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Peter Amador

ADDRESS: 2425 Cromwell Circle Apt. 202 Austin, TX 78741

PHONE: 325-718-9247

SIGNATURE: Peter Amador

NAME: Lidia Manscal

ADDRESS: 2425 Cromwell Cir. #201 Austin, TX 78741

PHONE: 228-7224

SIGNATURE: Lidia Manscal

NAME: Julio Gutierrez #201 Austin TX 78741

ADDRESS: 2425 Cromwell Cir

PHONE: 204-4264

SIGNATURE: Julio

NAME: Gloria Padilla

ADDRESS: 2425 Cromwell Circle #204 Austin, TX 78741

PHONE: _____

SIGNATURE: Gloria Padilla

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Leandro Colunga

ADDRESS: Oxford 4#308

PHONE: 696-8861

SIGNATURE: Leandro Colunga

NAME: JUAN TOBIAS

ADDRESS: OXFORD AP. 24

PHONE: 512-394-2096

SIGNATURE: JUAN TOBIAS

NAME: NOELIA SANTOYA

ADDRESS: _____

PHONE: 512-775-4006

SIGNATURE: NOELIA SANTOYA

NAME: Jose Villela Briones

ADDRESS: _____

PHONE: 512 305 4181

SIGNATURE: Jose Villela Briones

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

[Signature] NAME: Luis Mata
ADDRESS: 2304 Wilson Street #104
PHONE: 512-516-1241
SIGNATURE: Luis Mata

[Signature] NAME: Josh Daniel
ADDRESS: 1420 Wickersham Ln
PHONE: (512) 494-5330
SIGNATURE: Josh Daniel

[Signature] NAME: Brandon Young
ADDRESS: 2601 S Polansville Rd. Austin Tx 78741
PHONE: 504-228-8855
SIGNATURE: Brandon Young

[Signature] NAME: Bee Visgoeth
ADDRESS: City View 3134 78741
PHONE: 512 462-8040
SIGNATURE: Bee Visgoeth

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

✓ NAME: William Diaz
ADDRESS: 10704 Arickoia River Dr
PHONE: (512) 743-1652
SIGNATURE: [Signature]

✓ NAME: Henry Meininger
ADDRESS: 4810 E Oltorf Dr
PHONE: 513-368-6776
SIGNATURE: hdm2109@columbia.edu

✓ NAME: Ceji McCann
ADDRESS: 2501 Wickersham #2133
PHONE: (903) 617-3253
SIGNATURE: [Signature]

NAME: _____
ADDRESS: _____
PHONE: _____
SIGNATURE: _____

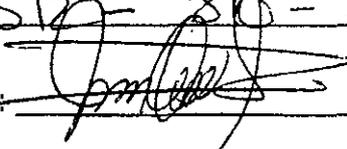
NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

g NAME: Jose Osofio

ADDRESS: 2400 Wickersham Ln 1131

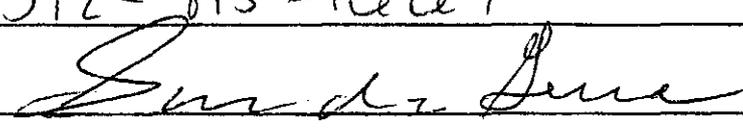
PHONE: 512-810-5289

SIGNATURE: 

W NAME: Sandra Guerra

ADDRESS: 1433 Royal Crest

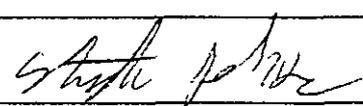
PHONE: 512-815-1447

SIGNATURE: 

g NAME: Stephan Schuster

ADDRESS: 2501 Huntwick Dr Austin Tx

PHONE: _____

SIGNATURE: 

NAME: _____

ADDRESS: _____

PHONE: _____

SIGNATURE: _____

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME:

Tyron Harmon

ADDRESS:

2501 Wickersham Ln

PHONE:

828-292-1030

SIGNATURE:

T Harmon

NAME:

Iris Cantu

ADDRESS:

2501 Anken Dr # 606

PHONE:

512 902-3475

SIGNATURE:

Iris Cantu

NAME:

Joangel Rodriguez

ADDRESS:

2501 ANKEN DR #606

PHONE:

(512) 696-9794

SIGNATURE:

Joangel Rodriguez

NAME:

Elida M Colunga

ADDRESS:

2501 anken Dr

PHONE:

512 696-8861

SIGNATURE:

Elida M Colunga

**NEIGHBORHOOD PETITION OPPOSING
LIQUOR SALES AT 2440 WICKERSHAM**

Please ask developers to keep their word and protect our neighborhood!

NAME: Maria Garcia

ADDRESS: 2925 Cromwell cr

17 PHONE: 512. 289- 3699

SIGNATURE: [Signature]

NAME: Jana Write

ADDRESS: 2925 cromwell cr

18 PHONE: 512 599-1789

SIGNATURE: [Signature]

NAME: Jose Powers

ADDRESS: 2925 cromwell cr

19 PHONE: 512- 209-5624

SIGNATURE: [Signature]

NAME: Nina Rodriguez

ADDRESS: 2425 Cromwell cr

20 PHONE: 512 209-5462

SIGNATURE: [Signature]

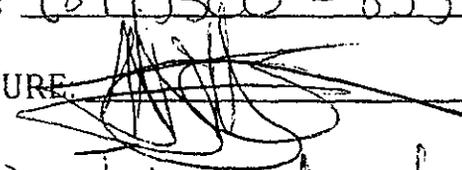
NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Logan Matthes

ADDRESS: 4900 E. Oltorf St.

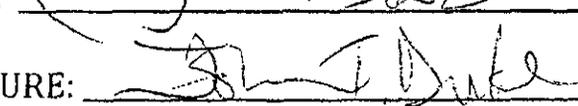
PHONE: (817) 300-8539

SIGNATURE: 

NAME: John Duke

ADDRESS: 1015 Sunnyvale St.

PHONE: (512) 659-3652

SIGNATURE: 

NAME: IGNACIO SANCHEZ

ADDRESS: 2620 S. PLEASANT VALLEY

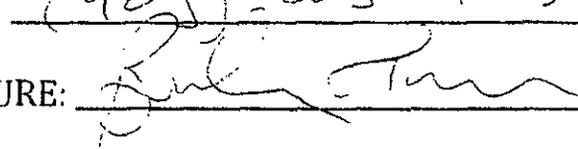
PHONE: (512) 369-5859

SIGNATURE: _____

NAME: Brandon Turner

ADDRESS: 4404 E Oltorf

PHONE: (903) 563-4003

SIGNATURE: 

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Jordan Ayers

ADDRESS: _____

PHONE: 512-828-9042

SIGNATURE: Jordan Ayers

NAME: Suan Cefca

ADDRESS: 317 4515

PHONE: _____

SIGNATURE: Suan Cefca

NAME: Diana Jamar

ADDRESS: 23141 Wickersham

PHONE: 512-999-0123

SIGNATURE: Diana Jamar

NAME: Wayne Donaldson

ADDRESS: P.O. BOX 651 LA Grange TX

PHONE: _____

SIGNATURE: Wayne D

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Jessie Thornton

1 ADDRESS: 2425 Cromwell Cir #1111

PHONE: 512 507-6191

SIGNATURE: 

NAME: Lucia Allen

2 ADDRESS: 1108 Cromwell Cir #111

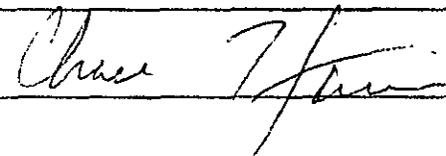
PHONE: _____

SIGNATURE: 

NAME: Chase Harvin

3 ADDRESS: 2425 Cromwell Cir Apt. 605

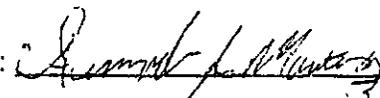
PHONE: _____

SIGNATURE: 

NAME: Armando Martinez

4 ADDRESS: 2425 Cromwell Circle

PHONE: _____

SIGNATURE: 

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Horace Ricardo

ADDRESS: 2425 Cromwell Circle # 1112 Austin, TX 78741

PHONE: 512 307 9579

SIGNATURE: [Signature]

NAME: Shannon Barbie

ADDRESS: 2425 Cromwell Circle #1110 Austin, TX 78741

PHONE: _____

SIGNATURE: Shannon Barbie

NAME: Charles Isaiah Tedder

ADDRESS: 1515 Wickersham apt # 6021

PHONE: ~~915-422-5446~~ 915-422-5440

SIGNATURE: [Signature]

NAME: Thom Kadke

ADDRESS: 2425 Cromwell # 1009 Austin TX 78741

PHONE: 254-716-1387

SIGNATURE: [Signature]

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Shelly Robinson

ADDRESS: 2425 Cromwell #616 78741

PHONE: 512-299-3281

SIGNATURE: Shelly Robinson

NAME: ~~Marco~~

ADDRESS: 2425 Cromwell Cr. #907 Austin, TX 78741

PHONE: _____

SIGNATURE: MARCO VILLAFRANCA

NAME: Jorge A. Ortiz

ADDRESS: 2425 Cromwell Austin, TX 78741

PHONE: (512) 579-6210

SIGNATURE: Jorge A. Ortiz

NAME: _____

ADDRESS: _____

PHONE: _____

SIGNATURE: _____

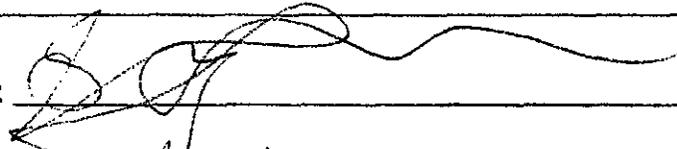
NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

21
NAME: Stacey Engler

ADDRESS: 2425 Cromwell Apt 623

PHONE: _____

SIGNATURE: 

22
NAME: Christine M Mancias

ADDRESS: 2425 Cromwell Circle

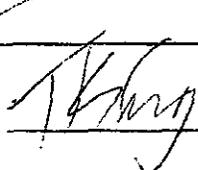
PHONE: (512) 494-1550

SIGNATURE: Christ M. Mancias

NAME: FERRI KING

ADDRESS: 2425 Cromwell C.

PHONE: _____

SIGNATURE: 

NAME: _____

ADDRESS: _____

PHONE: _____

SIGNATURE: _____

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Lewis Clay
ADDRESS: 1327 Pleasant Valley
PHONE: [Redacted]
SIGNATURE: [Signature]

NAME: Dyan Barton
ADDRESS: 2239 Cromwell ATX 78741
PHONE: _____
SIGNATURE: [Signature]

NAME: JOSHUA POUPARD
ADDRESS: 2425 CROMWELL CIR APT 207 Austin, TX 78741
PHONE: (512) 489 5277
SIGNATURE: [Signature]

NAME: Erick Morales
ADDRESS: 2425 Cromwell Cir. Austin, TX 78741
PHONE: 504 237 5984
SIGNATURE: [Signature]

NEIGHBORHOOD PETITION OPPOSING LIQUOR SALES AT 2440 WICKERSHAM

Please ask developers to keep their word and protect our neighborhood!

NAME: Isabel Gonzalez

ADDRESS: 2425 Cromwell cir. Austin tx 78741

PHONE: _____

SIGNATURE: Isabel Gonzalez

NAME: Greg Morgan

ADDRESS: 2425 Cromwell Circle #206 Austin TX 78741

PHONE: _____

SIGNATURE: Greg Morgan

NAME: German Navarro

ADDRESS: 2425 Cromwell Circle #507 Austin, TX 78741

PHONE: 281 824 5578

SIGNATURE: German

NAME: ZACK PETERSON

ADDRESS: 2425 CROMWELL CIR #519

PHONE: (214) 533-6615 Austin, TX 78741

SIGNATURE: Zack Peterson

January 16, 2013

From: Monaco Homeowners Association

c/o: Mr. Rick Thompson, President
Ms. Corri Mava, Board Member

To: Austin City Council

c/o: Mr. Lee Heckman, Case Manager
Case #: C14-2012-0114
Monaco II

Dear Council:

Our HOA has had the opportunity to meet with the developer of the Monaco II, as well as the engineer Mr. Tom Winkley and Mr. Rick Vaughn at the offices of Winkley engineering. We support this zoning request and are unaware of any homeowners within our community that do not support it.

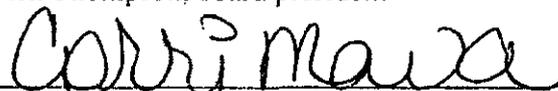
Our HOA has also been in contact with Mr. Malcolm Yeatts who represents the East Oltorf Combined Neighborhood Plan and have communicate our support to him as well.

However, Mr. Jim Whitliff has been opposing this project. He previously represented Abdul Patel when Mr. Patel was trying to buy the land from the current owner. Mr. Patel is one of Mr. Whitliff's long time clients. Mr. Whitliff does not live anywhere near our neighborhood has nothing to do with our neighborhood and yet to get around not being registered as a lobbyist for the city, simply claims that he represents himself. We do not support any of Mr. Whitliff's claims. There was the mistaken impression communicated to staff at planning commission that we do not support beer and wine sales within the neighborhood convenience grocery store planned for that site. Staff is now aware of that mistake and is correcting it. We do support beer and wine sales for the planned neighborhood convenience grocery store during the agreed operating hours shown in the new restrictive covenant. The Monaco II will serve the entire neighborhood and allow us to walk next door for a large majority of things for which we currently have to get into our cars and drive.

PLEASE APPROVE THIS ZONING REQUEST



Rick Thompson, board president



Corri Mava, board member

From: Save Oltorf

Sent: Thursday, January 17, 2013 12:41 AM

To: Heckman, Lee

Subject: Fwd: Agenda Item #83, January 17, 2013. (Case # C14-2012-0114 Monaco II) Alcohol Sales on Proposed New Development

Mr.Heckman

Please add the email below to Agenda Item #83 for Thursday, January 17, 2013. (Case # C14-2012-0114 Monaco II).

----- Forwarded message -----

From:

Date: Wed, Jan 16, 2013 at 2:28 PM

Subject: Alcohol Sales on Proposed New Development

To:

Dear Sirs:

As a property owner in this neighborhood for over 20 years, I have watched the steady encroachment of apartments in the area. And I actually have no beef with development of apartments and condos, although they tend to bring crime and litter with them. Still, people need housing and maybe an upscale condo would be a good fit for this area.

I understand the aim of COA is to encourage business to cohabitate with new condo developments in a mixed use format. But there are a lot of vagrants and homeless loose in our neighborhood, causing quite a bit of trouble. It seems to me that easy access to alcoholic beverages is just going to make the problems worse.

So please, no alcohol sales in the area (unless as part of a licensed food establishment.)

Regards,

M.T.Valescu

4803 Allison Cove

(512) 385-8268

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Sent: Thursday, January 17, 2013 12:41 AM
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(512) 385-8268

From: Bryan Dimery

Sent: Thursday, January 17, 2013 4:21 AM

To: Heckman, Lee

Subject: Resident Opposition to C14-2012-0114

Dear Mr. Heckman,

As a resident of Monaco Condominiums for the past six years, I would like to express reservations to the proposed rezoning as-is. While I admit an unused lot is a blight, my concerns stem from these three items

1. The abolition of Condition #4.

Since 2009, through substantive talks, the residents of Monaco have expressed their concern with the rezoning effort leading to liquor storefronts and/or drunk loiterers. Citizens we have had multiple police calls against.

While TABC provides some chance of relief in an window of protest for a license to open such an establishment, we felt more secure with the assurances originally made to us by the owners agent.

2. Lack of a buffer in proposed plan

The current plan appears to offer little to no protection from noise and odor/trash.

3. Drainage

This plan does not address any measure to deal with topsoil runoff, pooling, and or flooding that will result if all vegetation is removed with no further action taken. While this is ideal for the developer, it will lead to long term costs on our end.

My sincere desire is to see the adjacent lot developed in a fashion as described in this plan, however my obvious concerns are that the plan will come with unseen consequences and that the final design will vary greatly from the proposal. I have faith that the Zoning Commission and City Council will work in the best interests of the citizenry and thank you for taking the time to hear my concerns.

Sincerely,

Bryan Dimery
Resident, Monaco Condominiums
4500 E. Oltorf unit 412
(512) 297-8460

From: Carol Hirsh

Sent: Wednesday, January 16, 2013 7:18 PM

To: Saveoltorf@gmail.com; Heckman, Lee

Subject: Oppose Alcohol Sales at Oltorf and Wickersham new construction

We don't need more alcohol to fuel the fire of crime and problems in the 78741 neighborhood. We really don't need more apartment/condo style living either. We are jammed in here as it is with low income and increasing traffic, and fast food, and poor shopping choices. Things won't improve unless there is more attention spreading out the apartments in Austin. Putting all low income in one area is a BAD idea and allowing the opening of more alcohol sales is not what we need!

Carol Hirsh

4808 Allison Cove

Austin, TX 78741 5123854938

I have lived in a home for 23 years in this neighborhood and have seen nothing but more apartments, over crowding of traffic, crime, and deterioration of structures. We have an increase of tagging too, all the problems that go with putting all the apartments in one area. Shame on Austin! Read the stats below:

THERE ARE SO MANY STORES AROUND OLTORF AND BURTON THAT SELL ALCOHOL AND AS A RESULT IT GENERATES LOTS OF CRIME , DRUG ACTIVITY AND LOITERING

IT WILL LOWER PROPERTY VALUES IN THE AREA

LAST YEAR THERE WERE 459 ALCOHOL / DWI RELATED POLICE CASES IN OUR NEIGHBORHOOD. (BY COMPARISON TO 78745 ZIP CODE THERE WERE ONLY 115 ALCOHOL RELATED INCIDENT)

OVERALL NUMBER OF INCIDENTS REPORTED LAST YEAR WERE CLOSE TO 7000 IN OUR AREA

-----Original Message-----

From: Teresa Morris

Sent: Wednesday, January 16, 2013 4:56 PM

To: Heckman, Lee

Subject: Rezoning case #C14-2012-0114

Mr. Heckman:

My husband and I own a unit at the Monaco condominiums complex. We live in Austin part-time and only just arrived after having been away for a few weeks. We found some disturbing information about the proposed zoning change in a packet left on our door. We strongly oppose this zoning change. I see from our info packet and see that we have to let you know by 5 pm today if we object to the change. I have not time to list all our reasons if I am to get this email to you by the 5 pm deadline. One reason I can list now is that if the change goes through, we will have a dumpster only 40 feet from our unit. We just spent \$35,000 dollars renovating our unit, and we never expected to have any such unpleasant businesses as a drive-through with its accompanying noise, pollution, and trash near our second home.

We do not support this change in any way. We will attend tomorrow's meeting concerning this change.

Thank you,
Teresa and Phillip Morris
4500 Oltorf, #401 78741
Sent from my iPhone

From: James Beasley
Sent: Wednesday, January 16, 2013 8:16 AM
To: Heckman, Lee
Subject: Zoning change and development at 2440 Wickersham Lane / C14-2012-0114

Dr. Mr. Heckman,

I am a homeowner in the Sunridge Neighborhood, and I am writing to inform you that I fully support the proposed zoning changes and development at 2440 Wickersham Lane

I believe having some retail and food services within walking distance of the neighborhood will be the beginning of significant improvements for the area. Do nothing and it stays the same - no-one comes out at night because there's nowhere to go! Responsible development is how neighborhoods and cities develop.

The development as presented will have a positive effect on the environment and traffic by reducing the need for many people to drive out of the neighborhood to go shopping or get a good meal. Walkability is a significant value factor in today's real estate market.

Additionally, I support liquor service at the development, in a cafe or restaurant setting, as this will attract responsible tenants and clientele. Other restaurants on Oltorf and Riverside responsibly serve liquor, and I don't see how this is any different.

Unfortunately I cannot attend the hearing on this issue. Please feel free to enter my comments into the record.

Please feel free to call me if you have any questions, and thank you for your service to the city.

James Beasley
4505 Elana Ct.
[REDACTED]

From: Charlie

Sent: Wednesday, January 16, 2013 5:19 AM

To: Heckman, Lee

Subject: PROHIBIT ALCOHOL / LIQUOR SALES ON 2440 WICKERSHAM LN

Please prohibit the sale of alcohol at 2440 Wickersham Lane. We already have a place to purchase alcohol at the intersection of Pleasant Valley and Oltorff. We don't need another location.

Thank you

Charles Diggs
2905 Allison Dr
385-3756