

R.L. Wheat Enterprises, Inc.
Austin Truck & Auto Sales
2323 S. Lamar at Bluebonnet
Austin, Texas 78704
512-326-9577

Agenda Item
#Z-11

September 1, 2004

Mayor Will Wynn
Austin City Council Members
Austin, Texas

Re: Support for zoning case #C14-04-0060 (Walgreens)

Dear Mayor Wynn and City Council Members:

It is my understanding that the Austin City Council is considering a zoning change for the property at the southeast corner of South Lamar and Bluebonnet lane in order to accommodate a new Walgreens development. I am writing this letter to express my support for the proposed zoning change. Having been a small business owner at this location for many years, I know that the planned Walgreens development will help to remedy two very important problems with this intersection.

First, Bluebonnet is much too narrow for the existing traffic that it has to carry today. When my business receives shipments of cars, they are delivered on large trucks that have great difficulty sharing the road with the automobile and pedestrian traffic. In addition, there are no curbs and the open ditches are hazardous to the elderly who often drive into them when they turn the corner. I have been assured by the developer that the Walgreens project will donate right of way on the south side of Bluebonnet and construct additional lanes which will make Bluebonnet wider and safer for the traffic.

Second, my business is located downhill from the Village Trailer Park and Maria's Taco Express. When it rains, the drainage problem is terrible as the storm water runs onto my lot and the house next door. Again, it is my understanding that the Walgreens development will construct detention ponds and other storm water drainage improvements which will solve a major problem for those of us downhill from the trailer park.

It seems that every day I read in the newspaper about the "fiscal crunch" affecting the City of Austin. The Walgreens development promises to increase the property tax base and increase the City's take of sales taxes. Plus, a large out of state corporation will finance much needed street and drainage improvements that either would not get done otherwise or would be done at local taxpayer expense. I respectfully request that you will favorably consider the many advantages of this development and vote to grant the applicant's requested zoning change.

Sincerely,


Royce L. Wheat

08/01/2004 14:50 FAX 512 448 48 22

KELLER WILLIAMS

002

p. 2

Sep 01 04 02:23P

08/31/2004 17:08 FAX 512 448 48 22

KELLER WILLIAMS

002

August 27, 2004

To: City of Austin Council Members
Will Wynn - Mayor
Daryl Stusher
Raul Alvarez
Jackie Goodman
Brewster McCracken
Betty Dunkerley
Danny Thomas

Re: Zoning Case C14-04-0060
Walgreens/ Maria's Taco Xpress

Dear Council Members:

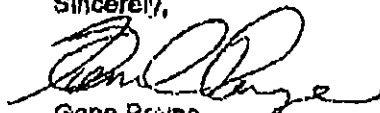
My name is Gene Payne. I am the property owner of the tract's being rezoned for the Walgreens/ Maria's Taco Xpress project. My family and I have owned this tract for 52 years. After the possible sale to Walgreens and Maria I will retain more than 2 acres adjacent to the eastern property line of these projects. I support this development.

Through out this process Walgreens, a large national retailer, has demonstrated with Maria's, and my remaining tract how they can listen to the needs of small business in an effort to accommodate future planning.

The improvements to intersection, the widening of Bluebonnet, the clean up of the Lamar ROW, and over detention onsite being designed and constructed at the developers expense, are much needed and will make a significantly positive impact to this area.

I support the rezoning of this property in order to accommodate this project and would welcome Walgreens as a neighbor. I strongly urge you to approve the zoning change.

Sincerely,



Gene Payne
2400 South Lamar Blvd.

Aug. 27. 2004 5:08PM

THE PLACE COMMERCIAL REAL ESTATE

No. 3757 F. 4

SENT VIA E-MAIL
8.27.04 2:00 pm.

MEMO

Date: August 27, 2004

To: City of Austin Council Members
Will Wynn - Mayor
Daryl Slusher
Raul Alvarez
Jackie Goodman
Brewster McCracken
Betty Dunkerley
Danny Thomas

From: Samir Maamary

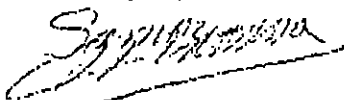
Re: Zoning Case C14-04-0060
Walgreens/ Maria's Taco Xpress

My name is Samir Maamary. I own the property and improvements, which I currently lease to a car lot, located at the intersection of S. Lamar and Bluebonnet to the north and west (across S. Lamar) of the proposed Walgreens/ Maria's development.

I believe the intersections improvements proposed for this already heavily traveled roadway and intersection will be a great benefit to this area. I applaud Walgreens for their willingness to relocate and protect a small local business in South Austin.

I support the rezoning of the property across the street for the Walgreens project.

Thank you,



Samir Maamary
2340 S. Lamar Boulevard

Aug. 31, 2004 5:30PM

THE PLACE COMMERCIAL REAL ESTATE

No. 3814 P. 2

MEMO

Date: August 26, 2004

To: City of Austin Council Members
Will Wynn - Mayor
Daryl Slusher
Raul Alvarez
Jackie Goodman
Brewster McCracken
Betty Dunkerley
Danny Thomas

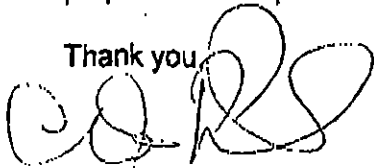
From: Chris Petropoulos

Re: Zoning Case C14-04-0060
Walgreens/ Maria's Taco Xpress

My name is Chris Petropoulos. I own approximately one (1) acre, that I currently lease to multiple businesses, at the intersection of S. Lamar and Bluebonnet located directly to the west (across S. Lamar) of the proposed Walgreens/ Maria's development.

I support the rezoning for the property across the street to accommodate the proposed development and believe it will be good for the area.

Thank you,



Chris Petropoulos
2418 S. Lamar Boulevard