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Late Backup



Re: Los Comales Zoning Change Request

Affirmation of Blackshear-Prospect Hill Neighborhood Association Opposition to Zoning Change for Los Comales Restaurant

The Organization of Central East Austin Neighborhoods (OCEAN) affirms the opposition of a zoning change from CS to CS-1 for Los Comales Restaurant by the Blackshear-Prospect Hill Neighborhood Association.

At our March 8, 2010 meeting, the OCEAN Board affirmed the position of Blackshear by a vote of 8 to 0, with one abstention. Arguments for this position are as follows:

- The 2001 Central East Austin Neighborhood Plan seriously considered all the properties fronting onto East 7th Street, including this one and recommended it be zoned according to its use. Numerous meetings and notices gave the current owner ample opportunity to object, yet no objection was voiced
- The owner, even today, claims the business will continue as a restaurant, but wants zoning that permits a cocktail lounge. It makes absolutely no sense to establish zoning that, if the property were to be used as it could be by this or future owners, would be objectionable to the community at large.
- Blackshear has experienced constant problems for decades related to the existing cocktail lounges in the area. These problems are well-known to many of the residents of Central East Austin and that is why the Central East Austin Neighborhood Plan provided for CS-1 only on those properties where it existed at the time the plan was created and adopted.
- The area immediately across the alley to the north is developed with a century old single-family neighborhood where homes are occupied by families and the elderly. Another cocktail lounge is not in the best interests of the community.

David Thomas, President
OCEAN