

Case C14-2025-0049

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Date Mon 11/3/2025 7:29 PM
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I live on 1176 Bedford Street which is currently in the back of Austin Can Academy. I am extremely concerned over proposed changes to that property. When the school was in session traffic especially along Sol Wilson ave where the parking lot entrance/exit was. Sol Wilson is curved pretty sharply in one section and when there are people coming from the opposite direction you get stuck in traffic the last minute. This is often further complicated by cars being parked along that street. We at least got a break from the traffic and congestion when school was not in session and in the evenings. This made things bearable. Some years when enrollment was up there just was not enough parking and people parked all along Bedford street and Sol Wilson avenue and it was a nightmare. This will become an issue around the clock with a new development especially if it is large and/or if it contains commercial space. My concern grew even more when I heard that the developer wants to have an entrance/exit along Sol Wilson ave. If this new development will be not only residences but retail shops this is going to become not only extremely frustrating for current residents of this neighborhood but more dangerous due to the reasons mentioned above. Neighbors have also said that testing on sound decibels has been conducted recently and that the developers are thinking about having something similar with an outside patio where music will be playing. They said the developer is thinking of putting this along the Sol Wilson side as well. This is extremely disruptive to the neighborhood. Having no retail space would be ideal and help to keep the neighborhood as it has always been and maintain some of the culture of the neighborhood. If we are unable to stop that then I worry they would keep the people that have been living here for decades or generations in mind and to what is least invasive and intrusive for them. For example if there will be a patio with music on Sol Wilson, why not put it along Harvey street in front of the Millennium? The only other structure along that side is a church so there are no people living there on that side at all. The street is quiet. Myself as well as a lot of other owners bought houses in this area and specifically on these streets because it was super quiet and laid back and also for the culture. Adding retail to this area and not for the better. We do not want to become like other areas of town. We want to stay unique and keep the feel and vibe East Austin has always had. East Austin has already been losing its character and I fear this mixed use project will further erode these.

I also want to make sure tall buildings are not built on this site. I really hope it stays one story so the open feel of the area is maintained. A tall building would really disrupt the landscape. Also going from civic use to something that does nothing to serve the community is further eroding the tight knit East side community.

All of this to say that rezoning this site would allow commercial development which I am against.

-If not regulated it would allow commercial development on all areas of the site including Bedford Street and Sol Wilson avenue which are residential only (some parts can only accommodate a few cars parked on the side of the street) and do not have the capacity for a lot of traffic.

-If the property is rezoned it can be resold and a new developer could build higher and denser and cause even more problems for this neighborhood and it would be even less in line with the neighborhood.

-Rezoning to allow commercial and/or a dense residential complex will lead to more street parking, traffic congestion and noise. We know this because when the school was in session, even if we had cars, we experienced this quite a bit. It was often hard to find street parking on my street and I had to park blocks away at times. Also there is always -even now that school is not in session- that come down the dead end part of Bedford street I guess not realizing it is a dead end and speed through and it is very unsafe, especially if there are children around. Also a lot of cars use Euneva street and Sol Wilson avenue to "turn around" which is noisy and Euneva is in poor condition and more traffic will erode it more. Both of these things will get worse with rezoning.

Before I purchased my home in 2010 I came on 4-5 different days and times and sat in my car on Bedford street for up to an hour at a time. I came on weekend days and nights and at different times. I wanted to make sure I purchased a home somewhere it was really calm and really quiet. I was so happy I found it. My little stretch of Bedford St. has been my Oasis. It is super quiet and will inevitably change this and it really breaks my heart. I have talked to a lot of my neighbors and they all feel the same way.

I have a friend that lives in a neighboring neighborhood and had a commercial establishment come in and it has been an absolute nightmare for her with traffic, lack of parking and noise. Poor She and her neighbors are miserable.

I do apologize for the length of this but I am very passionate about this issue. I love my home and my neighborhood.

Thank you for your time and attention on this matter,
Tina Parker
1176 Bedford St