



Thursday, February 15, 2007

+ Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 69**

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**Subject:** C14-06-0183 - CLB/7th and Rio Grande - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 605 and 615 West 7th Street (Shoal Creek Watershed) from community commercial (GR) district zoning to central business district-central urban redevelopment (CBD-CURE) combining district zoning. Staff Recommendation: To grant central business district-central urban redevelopment (CBD-CURE) combining district zoning with conditions. Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Applicant: Michael J. McGinnis. Agent: Drenner & Golden Stuart Wolff, L L P (Michele M. Rogerson). City Staff: Jorge E. Rousselin, 974-2975

**Additional Backup  
Material**

(click to open)

**Staff Report**

**For More Information:**

**ZONING REVIEW SHEET****CASE:** C14-06-0183**P. C. DATE:** November 14, 2006  
December 12, 2006**ADDRESS:** 605 and 615 West 7th Street**OWNER:** Michael J. McGinnis**AGENT:** Drenner & Golden Stuart  
Wolff, LLP (Michele Rogerson)**REZONING FROM:** GR (Community Commercial)**TO:** CBD-CURE (Central Business District - Central Urban Redevelopment) combining district**AREA:** 0.407 Acres (17,728 92 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:***December 12, 2006:****APPROVED DMU-CO WITH GREAT STREETS & 2000 VEHICLE TRIP LIMIT.******[P.CAVAZOS, C.RILEY 2<sup>ND</sup>] (6-2) M.DEALEY, C.GALINDO – NAY*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends CBD-CURE-CO (Central Business District - Central Urban Redevelopment Conditional Overlay) combining district with conditions. The CURE combining district shall modify the floor to area ratio (FAR) from 8:1 to 11:1. The recommended conditional overlay shall restrict the daily vehicle trips to less than 2,000 trips per day. Furthermore, under a public restrictive covenant, the applicant, at owner's expense, shall participate in the Great Streets Program for portions of public right-of-way fronting the subject site that have not been improved to Great Streets standards.

The Staff recommendation is based on the following considerations:

- 1.) The proposed uses are compatible with existing CBD and commercial, office, retail, and mixed-use development along West 7<sup>th</sup> Street and Rio Grande Street;
- 2.) The subject site lies within the designated Core Downtown District as identified by the Downtown Austin Design Guidelines;
- 3.) The Downtown Austin Design Guidelines recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core;
- 4.) The subject property lies within the downtown CURE district;
- 5.) The proposed development will not be subject to compatibility standards; and
- 6.) Great Streets Program participation via a public restrictive covenant, at owner's expense, has been recommended and approved by the City Council on CURE projects in the downtown core.

**DEPARTMENT COMMENTS:**

The subject property consists of a 0.407 Acres (17,728 92 square feet) site zoned GR fronting West 7<sup>th</sup> Street and Rio Grande Street. The property is currently developed with a retail and office building with an adjacent parking lot. The application of the CURE combining district is proposed to modify the FAR from 8:1 to 11:1, yielding a maximum height of 400 feet. The proposed redevelopment of

the property includes approximately 170 condominium/town home units with specialty retail and restaurant uses on the ground floor. Access is proposed off Rio Grande Street. The site will encompass existing property along West 7<sup>th</sup> Street currently zoned CBD. A portion of this site is within the Lamar Bridge Capitol View Corridor. Height restrictions shall be imposed at the time of site plan.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR	Retail / Office
<i>North</i>	GO	Offices / Parking
<i>South</i>	CBD	Restaurant / Retail
<i>East</i>	CBD-CO	Office / Parking
<i>West</i>	CBD	Offices

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW**

**CORRIDOR:** Yes

**CURE DISTRICT:** Yes

**HISTORIC DISTRICT:** No

**TIA:** Waived (See Transportation comments)

**NEIGHBORHOOD ORGANIZATIONS:**

57--Old Austin Neighborhood  
 402--Downtown Austin Neighborhood Assn (DANA)  
 511--Austin Neighborhoods Council  
 623--City of Austin Downtown Commission  
 742--Austin Independent School District  
 744--Sentral Plus East Austin Koalition (SPEAK)  
 767--Downtown Austin Neighborhood Coalition  
 998--West End Austin Alliance

**SCHOOLS:**

Austin Independent School District

- Matthews Elementary School
- O Henry Middle School
- Austin High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0007	CS to CBD	02/28/06 APVD CBD-CO W/CONDS BY CONSENT (9-0)	04/06/06. APVD CBD-CO (7-0), ALL 3 RDGS

**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
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C14H-98-0005	CBD to CBD-H	07/21/98: APVD CBD-H BY CONSENT (8-0)	08/20/98. APVD CBD-H (4-0), 1ST RDG  12/03/98. APVD CBD-H (6-0) 2ND/3RD RDGS
C14-00-2207	CBD to CBD-CURE	11/14/00 APVD STAFF REC OF CBD-CURE (6-1- 1, JM-NAY, RC-ABSTAIN)	11/30/00 APVD CBD-CURE W/CONDS (6-0), ALL 3 RDGS
C14-00-2208	CBD to CBD-CURE	11/14/00 APVD STAFF REC OF CBD-CURE (6-1- 1, JM-NAY, RC-ABSTAIN)  05/21/01 HISTORIC LANDMARK COMMISSION APVD DEMOLITION PERMITS FOR 401, 413, & 415-417 CONGRESS (9-0-1, LAKY- ABSTAIN) CONTINGENT UPON SDP FOR COUSINS STONE 4TH & CONGRESS PROJECT	11/30/00 APVD CBD-CURE W/CONDS (6-0); ALL 3 RDGS
C14-05-0165	CBD to CBD-CURE	10/18/05. ZAP APVD CBD- CURE-CO W/CONDS (7-1- 1, JP-NO, MH-ABSTAIN)	11/17/05 APVD CBD-CURE (7-0), ALL 3 RDGS
C14-06-0118	MF-4 to CBD	10/24/06 APVD DMU-CO W/ CONDITIONS	PENDING 12/07/06

Name	ROW	Pavement	Classification	Sidewalk	Bus Route	Bike Route
7 <sup>th</sup> Street	80'	40'	Collector	Yes	No	Priority 1
R10 Grande	80'	35'	Collector	Yes	No	No

## CITY COUNCIL DATE

**February 1, 2007**

**ACTION:**

**This item was postponed to February 15, 2007 at the adjacent property owner's request.**

**February 15, 2007**

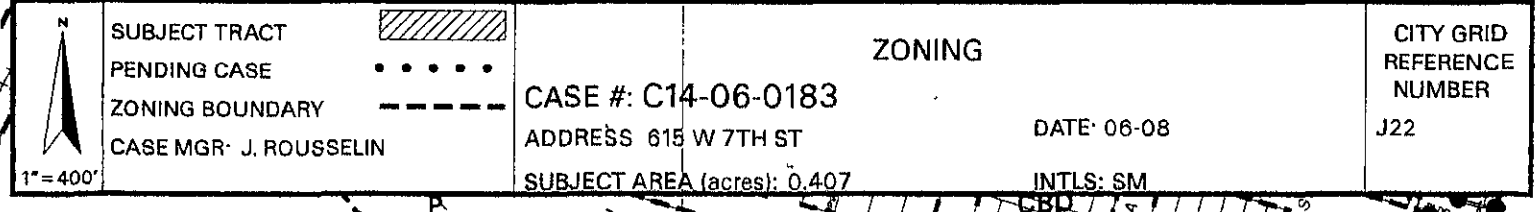
**ORDINANCE READINGS:**    1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Jorge E. Rousselín, NPZD

**PHONE: 974-2975**

**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)





## STAFF RECOMMENDATION

Staff recommends CBD-CURE-CO (Central Business District - Central Urban Redevelopment Conditional Overlay) combining district with conditions. The CURE combining district shall modify the floor to area ratio (FAR) from 8.1 to 11:1. The recommended conditional overlay shall restrict the daily vehicle trips to less than 2,000 trips per day. Furthermore, under a public restrictive covenant, the applicant, at owner's expense, shall participate in the Great Streets Program for portions of public right-of-way fronting the subject site that have not been improved to Great Streets standards.

The Staff recommendation is based on the following considerations:

- 1.) The proposed uses are compatible with existing CBD and commercial, office, retail, and mixed-use development along West 7<sup>th</sup> Street and Rio Grande Street;
- 2.) The subject site lies within the designated Core Downtown District as identified by the Downtown Austin Design Guidelines,
- 3.) The Downtown Austin Design Guidelines recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core;
- 4.) The subject property lies within the downtown CURE district,
- 5.) The proposed development will not be subject to compatibility standards; and
- 6.) Great Streets Program participation via a public restrictive covenant, at owner's expense, has been recommended and approved by the City Council on CURE projects in the downtown core.

## BASIS FOR RECOMMENDATION

### *1. The proposed zoning should promote consistency, and orderly planning.*

The proposed change and recommended conditional overlay with conditions is compatible with the surrounding area as it is surrounded by CBD zoning and adjacent to mixed-use and commercial development compatible to the proposed uses.

### *2. The proposed zoning should be consistent with the purpose statement of the district sought.*

LDC 25-2-311

(A) The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area

(B) A CURE combining district may be used:

- (1) for sustainable redevelopment of homes, multifamily housing, and small businesses,
- (2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood,
- (3) to improve the natural environment, and
- (4) to encourage high quality development with architectural design and proportion compatible with the neighborhood

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The subject property is located within the designated CURE District and lies within the Core Downtown District as identified by the Downtown Austin Design Guidelines

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject property consists of a 0.407 Acres (17,728.92 square feet) site zoned GR fronting West 7<sup>th</sup> Street and Rio Grande Street. The property is currently developed with a retail and office building with an adjacent parking lot. The site will encompass existing property along West 7<sup>th</sup> Street currently zoned CBD. A portion of this site is within the Lamar Bridge Capitol View Corridor. Height restrictions shall be imposed at the time of site plan.

### **Transportation**

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 8545 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The existing use on the site currently generates 252 vehicle trips per day. The proposed development of 7,400sf of specialty retail, 170 high rise residential condominiums and 6,000sf of high turn-over sit down restaurant will generate approximately 1,730 new trips.
3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

### **Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class, therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time the property is developed and there are no known significant environmental features.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.



**Water and Wastewater**

- 1 The landowner intend to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

**Site Plan**

1. A portion of this site is within the Lamar Bridge Capitol View Corridor. Height restrictions are strictly enforced.
2. Site plan will be required to show the limits of the view corridor on the plan, and a cross-section of the building with the base elevation and maximum height allowed within the corridor.
3. An application for a Capitol View Corridor Height Determination must be submitted to Intake and an application fee paid prior to site plan approval.



# AUSTIN DESIGN COMMISSION

ELEANOR MCKINNEY  
CHAIR

PHILIP REED  
VICE CHAIR  
JUAN COTERA  
JOAN HYDE  
HOLLY KINCANNON  
GIRALD KINNEY  
PERRY LORENZ  
RICHARD WEISS  
JEANNIE K WIGINTON

November 14, 2006

Mayor Will Wynn  
Council Member Sheryl Cole  
Council Member Betty Dunkerley  
Council Member Jennifer Kim  
Council Member Lee Leffingwell  
Council Member Brewster McCracken  
Council Member Mike Martinez

Re: Review of the proposed CLB Partners project at 7<sup>th</sup> St. and Rio Grande Ave.

CHHABI MISHRA  
STAFF LIASON

Dear Mayor and Members of the City Council,

The Design Commission recently reviewed the referenced project as presented by representatives of CLB Partners and offers the following comments for your consideration.

The Design Commission commends CLB Partners for the inclusion of a large amount of retail space at the ground floor, extensive residential uses, overall density, retention of an existing small local business, inclusion of two floors of underground parking and their contribution to the Shoal Creek Parkway. In general, the project is a good example of a well balanced mixed use downtown project or reasonable height.

The preliminary design shows a sidewalk condition with bulb-outs for trees, and parking spaces in what is currently sidewalk along Rio Grande. The Commission recommends keeping the existing wide sidewalk and the current parking lane adjacent to it rather than cutting into the sidewalk to create parking spaces. The wide sidewalk provides greater opportunity to create a comfortable pedestrian environment with additional street trees and other enhancements that would also support the proposed retail development.

As the streetscape design is developed on Rio Grande and 7<sup>th</sup> Streets, the Commission also recommends adherence to the Downtown Austin Design Guidelines in particular the following guidelines: Respect Adjacent Historical Buildings, Encourage the Inclusion of Local Character, Create Buildings with Human Scale.

The Commission also recommends adherence to Great Streets Standards, and the recently adopted Commercial Design Standards. These guidelines and standards include the provision of curbside and clear zones, use of pedestrian-friendly materials at street level (including across parking garage access drives), and streetscape & entry plaza enhancements.

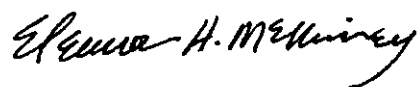
The Commission does have a serious concern regarding the street wall on 7<sup>th</sup> and Rio Grande. The project as presented includes parking on four levels above the ground level,

extending to the street wall along both those streets. The Commission recommends that CLB Partners study the possible inclusion of minimum depth office or residential uses at along the Rio Grande street wall. Typically the street wall extends to a 60 feet height, however due to the unique site conditions on this project, we recommend that the only first two parking floors above the retail ground floor include residential or other living spaces along the Rio Grande street wall.

Some consideration should also be given to the possibility of entering and exiting parking through the alley in order to maintain the 7<sup>th</sup> and Rio Grande facades supportive of street level pedestrian activity.

The Design Commission requests that the project be brought to the Commission for additional reviews as the design is further developed.

Sincerely,

A handwritten signature in black ink, reading "Eleanor H. McKinney". The signature is fluid and cursive, with the first name "Eleanor" being more prominent than the last name "McKinney".

Eleanor McKinney, Chair  
Austin Design Commission

Cc:  
Austin Planning Commission  
Laura Huffman, Assistant City Manager  
Greg Guernsey, Director, Neighborhood Planning and Zoning  
File



## MEMORANDUM

TO: Mayor Will Wynn and City Council Members

**RECEIVED**

FROM: Jeb Boyt, Chair  
Downtown Commission

NOV 07 2006

DATE: November 1, 2006


Neighborhood Planning & Zoning

RE: CLB / W. 7<sup>th</sup> and Rio Grande  
605 and 615 W. 7<sup>th</sup>  
Proposed Rezoning to CBD-CURE with 11:1 FAR  
Case No. C14-06-0183

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At their Wednesday, October 18, 2006 meeting, the Downtown Commission received a presentation on the proposed project at 605 and 615 W. 7<sup>th</sup> Street. After discussion, the Commission approved, by a 12-0-1 vote, the following resolution:

“The Downtown Commission supports the zoning change to CBD-CURE with 11:1 FAR as requested by the applicant”



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Jeb Boyt, Chair  
Downtown Commission

cc: Toby Hammett Futrell, City Manager  
Greg Guernsey, Director, Neighborhood Planning and Zoning Department  
Jorge Rousselin, Neighborhood Planning and Zoning Department



**RECEIVED**

NOV 07 2006

Neighborhood Planning & Zoning

October 18, 2006

Re: September 6<sup>th</sup>, 2006 DANCO Meeting

To: Mayor Will Wynn, Members of the Austin City Council, Boards and Commissions

Dear Friends,

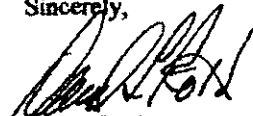
**DANCO has voted to support the proposed 7<sup>th</sup> and Rio Grande Project.**

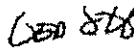
CLB Partners and Mike McGinnis made a presentation to DANCO of conceptual plans and elevations for a mixed use / residential tower proposed at the SE corner of West 7<sup>th</sup> and Rio Grande Streets ("CLB 7<sup>th</sup> Street Project").

The zoning applicant has requested that DANCO consider, evaluate, and go on record in support of the proposed CLB 7<sup>th</sup> Street Project. Following a question and answer session between Austin architect Brett Rhode and DANCO members, there was discussion and a motion to support.

DANCO believes this project is appropriate and appreciates the developer's willingness to support the Shoal Creek Greenway. DANCO is pleased to support this project and recommend it to the City Council.

Sincerely,

  
Danny Roth  
Co-Chair



Ted Siff  
Co-Chair

CC

Michael J. McGinnis  
3407 Toro Canyon  
Austin TX 78746-1503

W. Bobby Nail  
CLB Partners  
800 West 5th St #1106  
Austin, TX 78703

---

Members: Judges Hill Neighborhood Association, Downtown Austin Neighborhood Association, Old Austin Neighborhood Association, West End Austin Alliance, Five Rivers Neighborhood Association, Pecan Street Property Owners Association

www.downtown.com

P.O. Box 007

Austin, TX 78767-0007



**RECEIVED**

NOV 07 2006

Ehrlich Realty Corp.

1601 W. 38th Street, Suite 206  
Austin, Texas 78731

Telephone 512-451-5166  
Fax 512-451-8062

**Neighborhood Planning & Zoning**

October 5, 2006

TO: Mayor Will Wynn  
Members of the Austin City Council and Planning Commission

I own the property at 604 West 6<sup>th</sup> Street on the same block as the proposed residential high-rise at Seventh and Rio Grande. I support the CLB Partner's and Mike McGinnis request for a zoning change to accommodate a modified Floor to Area Ratio (FAR) from 8:1 to approximately 10:1 with CBD base district.

Sincerely,

Ehrlich Commercial Real Estate Limited Partnership  
(a Texas limited partnership)

*Robert M. Ehrlich, Jr.*

Robert M. Ehrlich, Jr.

cc: back with

cc: D



RECEIVED

NOV 07 2006

Neighborhood Planning & Zoning

To Mayor Will Wynn  
Members of the Austin City Council  
Boards and Commission Members

October 17, 2006

Regarding Re-zoning of 615-605 West Seventh St. Austin, Texas to CBD-CURE

Dear Friends:

This letter is written on behalf of the Downtown Austin Neighborhood Association ("DANA"), we have some 890 members. Our members live in downtown and we consider ourselves the voice of downtown Austin's residents.

We strongly support the residential high-rise at Seventh and Rio Grande Streets and its request for a zoning change to accommodate a modified Floor Area Ratio (FAR) from 8 to 1 to approximately 10.5 to 1 with a CBD base district.

**We support this project for the following reasons:**

**Clearly Appropriate Location:** This project is on a block bounded by 6<sup>th</sup> and 7<sup>th</sup> Streets, and Rio Grande and Nueces. This project is clearly appropriate for the area. Separated by 2 blocks to the east between 6<sup>th</sup> and 7<sup>th</sup> is the Carr America office tower at a height of 325 to 350 feet. Separated by 2 blocks to the south also between Rio Grande and Nueces is the Novare 360 project at a height of 580 plus feet. The CLB project is nearly 200 feet shorter.

**Clearly Appropriate Location:** Always a challenge downtown, this project does not remove any old housing or buildings.

**Clearly Appropriate Location:** Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. This block is intensely urban with 4 bars, 2 restaurants with full bars, and an automobile repair shop. It is the only location in the block that can go vertical due to the Capitol view corridor.

**Architecturally Stunning:** Unlike many of the large projects that cover an entire block to heights of hundreds of feet this project is a strikingly slender 96 by 112 foot tower taking up just over 1/8<sup>th</sup> of the airspace above the block. This leads to graceful elegance that generations to come will find attractive.

**Preserves Iconic Local Business:** This project has gone to great length and expense to wrap around, not bulldoze, one of the best known locally owned live



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Neighborhood Planning & Zoning

music, food and drink venues in Austin, Ranch 616. The developers have agreed to allow "The Ranch" to park in the project, thus greatly reducing the costs that threatened The Ranch. This project allows a new lease for The Ranch that spans 33 more years. This recognizes the cultural asset that we love and represents a way of developing that should serve as a model for others

**Underground Parking:** Prior to meeting with DANA this project had no underground parking. The developers have agreed to put 2 levels of parking underground.

**Great Streets:** This project will add almost 450 feet of valuable Great Streets trees sidewalks and streetscape. It replaces almost 160 feet of curb cut with only 24 feet or so on 7<sup>th</sup> street and 130 feet of curb cut on Rio Grande with only 24 feet. Dumpsters for the numerous bars and restaurants are removed from 7<sup>th</sup> and moved to enclosures and serviced off the alley.

**Tax Base:** This project will increase property tax revenues by at least \$2,000,000.00 dollars per year. Additionally, increased downtown population will clearly increase sales taxes dramatically.

**Clearly Appropriate Location:** This is a true live work location. This is only 5 blocks or so to 6<sup>th</sup> and Congress and only 3 or so blocks from Whole Foods Market, not to mention all the restaurants and entertainment in the Market District and West End. Getting to work and getting to the grocery store can all be done without a car for those living in this new building.

We have looked at all alternative uses for this site and have concluded that this is a far superior land use. This is a great residential project, and we hope that you will support it as enthusiastically as we do.

Sincerely,

Kevin Burns, VP and director of urban planning for DANA



FROM :

FAX NO. :

Oct. 06 2006 03:08PM P2/2

**FINLEY COMPANY**  
**P.O. BOX 2086**  
**AUSTIN, TEXAS 78768**

**RECEIVED**

NOV 07 2006

Neighborhood Planning & Zoning

**RE: Zoning case C14-06-0183**  
**7<sup>th</sup> and Rio Grande**

**October 6, 2006**

Mayor Will Wynn  
Members of the Austin City Council  
Planning Commission members

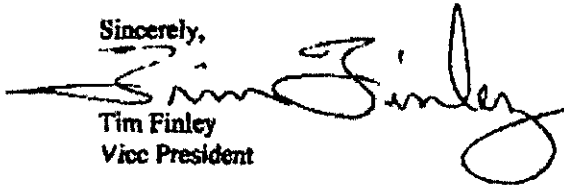
Dear Friends:

Finley Company owns the property located at 704-706 W. Sixth Street, very close to the subject zoning case. Our property is a warehouse/storeroom building that was in an uninhabited and dilapidated state prior to our renovation of the property in 1997 for an imported house wares, furniture, and decorative items retailer that later outgrew the space and moved to larger quarters. Giada Rocco, a purveyor of fine women's clothing, now occupies our building. You have probably seen the dresses in the storefront windows as you drive west on 6<sup>th</sup> Street.

We are in support of the zoning change from GR to CBD-CURE for the above referenced property. The proposed residential tower will support our retail property located within 300 feet of the subject property. The proposed tower will support our retail property considerably. The pedestrian activity provided by increased density is critical to the success of properties such as ours, both for the tenants, and the owners.

We strongly support the requested zoning change.

Sincerely,



Tim Finley  
Vice President



**HORTON INVESTMENTS**  
201 WEST FIFTH STREET SUITE 300  
AUSTIN, TEXAS 78701  
Voice (512) 477-9966  
Fax (512) 476-2172

**RECEIVED**

September 28, 2006

NOV 07 2006

Mayor Will Wynn  
Austin City Council  
Austin Planning Commission

Neighborhood Planning & Zoning

Dear Mayor, Council Members, Commissioners:

I support the proposed residential high-rise at Seventh and Rio Grande Streets and I also support the request for a zoning change to accommodate a modified Floor Area Ratio (FAR) from 8:1 to approximately 10:1 with a CBD base district.

This project is participating in the Great Streets Program. This high-rise will revitalize a part of downtown that contains my family's home place (about two blocks away at 9<sup>th</sup> and San Antonio St.), as well as, the properties I own in the 900 block of Nueces St. (just two blocks away). This project will introduce residential development to an area that has had no new residential development for over 40 years. This project is important to the area and will encourage more residential to the area. This project will be good for property values of our older structures in the immediate area because it will add residential to the range of uses to consider in our older buildings.

Thank you for your consideration.

Sincerely,

John C. Horton III

**Lowa, Ltd.**

816C West 12<sup>th</sup> Street  
Austin, Texas 78703  
Phone 512.478.8865 Fax 512.478.1845

**RECEIVED**

NOV 07 2006

September 16, 2006

Neighborhood Planning & Zoning

To: City of Austin Planning Commission and City Council

I am a property owner of 701 West 7<sup>th</sup> Street and 618 West 6<sup>th</sup> Street (Katz Deli) in the same block of the proposed CBD-CURE zoning case on the property at 615 West 7<sup>th</sup> Street.

I strongly support the CBD/CURE zoning and feel that it is appropriate for the area. This will support the business in the area with out the need for more parking lots. It will create a better mix of uses in the area and greatly improve the area far more than just another office building.

Please call if you have any questions.

Sincerely,



Daryl Kunik  
Manager, Lowa GP, LLC

**RECEIVED**

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

NOV 07 2006

October 18, 2006

Neighborhood Planning & Zoning

**Case C14-06-0183 Re-zoning of 615-605 West Seventh St. to CBD-CURE**

I am writing this in support of the 7<sup>th</sup> and Rio Grande project. The proposed developer, CLB Partners, has gone out of their way to accommodate our business at Ranch 616. The cost of parking was threatening our business. We were facing costs of 100 per month per slot in taxes alone. This development will greatly reduce the costs of my parking. The new building will zig zag around our building instead of removing it. These developers treat my business as an amenity and of value to the neighborhood. I could not be more pleased.

Of course the new residents will love our food and music and be great for my business. This business is my life. This project does no less than save my business by parking me in the new project.

Ranch 616 heads Ray Benson's Annual B-Day party and fund raiser for Health Insurance for Musicians (food and chef's). Ranch 616 is the Official Food Sponsor for the Media Party and Austin Announcement of the Guitar Locations. We will have Bob "Daddy O" Wadon Gibson Guitar (the artist) with Musician Ray Wylie Hubbard's album promotion. I am the Honorary Chef for La Dolce Vida - Austin Museum of Art Annual Fund Raiser. We are the unofficial coffee/bar/café/office for musicians from Jimmy Vaughan to Jerry Jeff Walker. We are a proud live music venue. We try hard to contribute to what make Austin great. We fund raise again and again for the downtown arts and music community. We hope you will support us by supporting this project.

Sincerely,

  
Kevin Williamson

**THE KHABELE SCHOOL**

A Learning Community

801 Rio Grande Street  
Austin, TX 78701

**RECEIVED**

NOV 07 2006

Neighborhood Planning & Zoning

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

October 10, 2006

Supporting Case C14-06-0183 Re-zoning of 615-605 West Seventh St. Austin, Texas to  
CBD-CURE

I am writing this in support of the 7<sup>th</sup> and Rio Grande project. We have a school at 801 through 805 Rio Grande that occupies almost half a block just one block away at the corner of 8th and Rio Grande. Our school has 30 middle school students and 66 high school students. This new condominium with ground floor retail is a welcome addition for our school and our neighborhood. Not only is it far preferable to the other uses that could go there, but an elegant tower will add much to the area and buffer us from the active scene of 6<sup>th</sup> Street. Increased high density residential is appropriate for the proposed location. We look forward to serving the families that will come to live in the new project and I too look forward to the possibility of living there myself.

I join with all the neighborhood associations with jurisdiction for this area, Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Sincerely,

Moya Khabele

**MONTWALK HOLDINGS, LTD.**

1331 LAMAR, STE 1256  
HOUSTON, TX 77010  
(713) 659-6060; FAX: (713) 659-7070  
e-mail. [pinterest@aol.com](mailto:pinterest@aol.com)

**RECEIVED**

October 12, 2006

NOV 07 2006

Neighborhood Planning & Zoning

To: City of Austin Planning Commission and City Council

Re: Support for Case C14-06-0183, Re-zoning of 615-605 West Seventh St., Austin,  
Texas to CBD-CURE

I am an officer and representative of the owner of the property located at 710 West 6th Street in the block next to the above referenced project as well as 802, 804, and 806 West Avenue just one block west and one block north of the proposed project.

I support the CBD/CURE zoning and feel that it is appropriate for the area. This residential tower with ground floor retail will support the business in the area without the need for more parking lots. It will create a better mix of uses in the area and greatly improve the area with the addition of residents and the "Great Streets" streetscape.

Sincerely,



Ben H. Powell V  
President of Powell Holdings, Inc  
General Partner of Montwalk Holdings, Ltd.

## Old Austin Neighborhood

604 West 11<sup>th</sup> Street  
Austin Texas 78701-2007  
512-657 5414  
[ted@legaldigest.com](mailto:ted@legaldigest.com)

October 18, 2006

Mr. Jorge Rousselin  
Case Manager  
City of Austin NPZD  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

**RECEIVED**

NOV 07 2006

Re: C14-06-0183 - CLB/W 7<sup>th</sup> and Rio Grande

Neighborhood Planning & Zoning

Dear Mr. Rousselin,

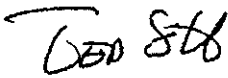
I am writing to you on behalf of the Old Austin Neighborhood Association (OANA). Established in 1976, the boundaries of the Old Austin Neighborhood Association comprise the area from Town Lake to West Fifteenth Street and from Lamar to Guadalupe Streets, where the proposed rezoning and project referenced above is located. As such, I met with the applicant's representatives and the property owners regarding the proposed rezoning. It is my understanding that the request is to rezone the property from GR to CBD-CURE to allow for a mixed use building on the site to exceed the CBD Floor-to-Area Ratio (FAR) of 8:1 to 10.5:1.

The proposed rezoning will result in a project that provided the following benefits to the Old Austin Neighborhood and to the City of Austin as well:

- 1) An addition of approximately 150 living units in downtown;
- 2) Upgrading of sidewalks along both West 7<sup>th</sup> and Rio Grande Streets to Great Streets;
- 3) Committed to assist with improvements to Shoal Creek;
- 4) Providing for as much underground parking as is reasonable related to the significant level of rock in this area;
- 5) A mixed-use project incorporating condominiums and retail, which respect the existing local retail businesses onsite and in the area.

Based upon these benefits, the Old Austin Neighborhood Association fully supports the requested rezoning from GR to CBD-CURE as indicated above. We look forward to the addition of this valuable project to our neighborhood and to downtown Austin.

Sincerely,



Ted Siff, President  
Old Austin Neighborhood Association



**SOVEREIGN BANK**

**RE: Zoning case C14-06-0183  
7<sup>th</sup> and Rio Grande**

**October 18, 2006**

**Mayor Will Wynn  
Members of the Austin City Council  
Planning Commission members**

**RECEIVED**


**NOV 07 2006**

**Dear Friends:**

**Neighborhood Planning & Zoning**

Our bank is located in the block just to the south of the proposed high rise condominium proposed to be developed at 7<sup>th</sup> and Rio Grande. I am in support of the zoning change from GR to CBD-CURE for the above referenced property. The proposed residential tower will have a very positive impact in a neighborhood that we are a part of. It will bring a new and highly desirable element to our neighborhood. I strongly support it.

Sincerely,



**Donnie Williams  
Area President**



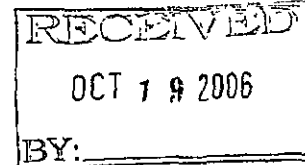


E. POWELL THOMPSON  
Austin President / Director  
pthompson@theabcbank.com

October 20, 2006

Mayor Will Wynn  
Members of the Austin City Council  
Planning Commission members

**RECEIVED**



RE: Zoning case C14-06-0183  
7<sup>th</sup> and Rio Grande

NOV 07 2006

Neighborhood Planning & Zoning

Dear Friends:

Our new ABC Bank is located at 501 Rio Grande in the block just to the south of the proposed high rise condominium proposed to be developed at 7<sup>th</sup> and Rio Grande.

I am in support of the zoning change to CBD-CURE for this property. The capitol view corridor limited the height of our development but should not impair the proposed development.

The new CLB residential tower will have a very positive impact in our neighborhood. I strongly support this zoning change and hope you will consider it favorably.

Sincerely,

Powell Thompson  
Chief Operating Officer

DOWNTOWN BRANCH  
PO Box 2027 Austin, TX 78768  
522 Congress Ave., Ste. 100 Austin, TX 78701  
(512) 391-5500  
Fax (512) 391-5599  
MOTOR BANK / 220 E. 8th

LAKELINE MALL  
10920 Lakeline Mall Dr., Suite 100  
Austin, TX 78717  
(512) 391-5500  
Fax (512) 391-5799  
PO Box 2027 Austin, TX 78768

BRAKER LANE BRANCH  
2243 W. Braker Ln  
Austin, TX 78758  
(512) 391-5500  
Fax (512) 391-5699  
PO Box 2027  
Austin, TX 78768

*Lin Team*

**Old Austin Realtor**

*Helping people save old Austin, one house at a time...*

October 30, 2006

**RECEIVED**

Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

NOV 07 2006

Neighborhood Planning & Zoning

Supporting Case C14-06-0183  
Re-zoning of 615-605 West Seventh St. Austin, Texas, to CBD-CURE

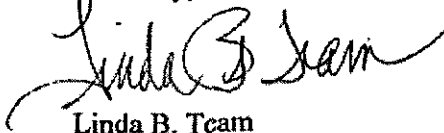
As a member of the CANPAC Planning Committee I have spent the past five years studying how to make the central area of our city work better. Growing out of that experience, I am even more convinced that we must find as many ways as possible to bring people into the downtown area to live and work.

I am writing this letter in support of the 7<sup>th</sup> and Rio Grande project, the plans for which I recently reviewed with owner Mike McGinnis. I believe that the condominium project with ground floor retail would be a welcome addition to that neighborhood and the attractive tower would add much to that part of downtown. The development's respect for Ranch 616, shown by designing around and incorporating that popular Austin institution, is a welcome aspect of the plan.

Mr. McGinnis has worked with all the neighborhood associations with jurisdiction for that area, Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and they each support this project. I especially appreciate that approach and respect for context.

It is my opinion that increased high density residential is clearly appropriate for the proposed location. This is exactly where we need to locate residential density in Austin.

Sincerely,



Linda B. Team

600 Bellevue Place, Austin, Texas 78705  
512/472-1930 Fax 370-1930  
www.TheKinneyCo.com  
lteam@austin.tx.com

THE KINNEY COMPANY

Real Estate Services



**RECEIVED**

NOV 07 2006

September 26, 2006

Neighborhood Planning & Zoning

To: Mayor Will Wynn  
Members of the Austin City Council  
Members of Deliberative and Advisory Boards and Commissions

Regarding Re-zoning of 615-605 West Seventh St. Austin, Texas to  
CBD-CURE

Dear Friends:

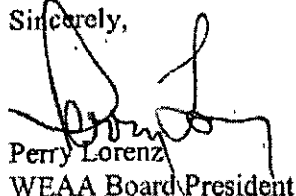
This letter is written on behalf of the West End Austin Alliance ("WEAA"), a coalition of property owners, business owners and neighborhood interests representing the west end of Austin's central business district.

We are aware that the proposed residential high-rise at Seventh and Rio Grande Streets will request a zoning change to accommodate a modified Floor Area Ratio (FAR) from 8:1 to approximately 10:1 with a CBD base district.

We understand that this project is participating in the City's Green Building Program and the Great Streets program. In addition, this high-rise will revitalize a neglected part of downtown, creating retail and residential spaces, and contribute to the City's tax base. It will introduce residential development to an area that has none on to a block that has 4 bars, 2 bar/restaurants and an auto repair shop. This project is pivotal to the area and will encourage a residential tone that may well lead to a transformation of existing structures away from office toward residential use in this area.

The Board of Directors of the West End Austin Alliance support the Michael McGinnis and CLB Partners request to secure a zoning change and to modify the FAR.

Sincerely,

  
Perry Lorenz  
WEAA Board President

P. O. BOX  
684928  
AUSTIN  
TEXAS  
78768-4928  
512-478-8774

WEST END  
AUSTIN  
ALLIANCE

President  
Perry Lorenz

Vice President  
Patricia Bauer-Slaton  
Sweetish Hill Bakery

Secretary  
Ted Sill  
Downtown Austin  
Neighborhood Association

Treasurer  
David Rockwood  
GSD&M

Board Members:

Steve Bercu  
BookPeople

Kevin Burns  
Urbanspace Realtors

Katy Cuimo  
By George

John Kunz  
Waterloo Records

Kevin Lewis  
Whole Earth Provisions Co.

Mike McGinnis

Laura Morrison  
Old West Austin  
Neighborhood Association

David Vitanza  
Schlosser Development

Evan Williams  
Joseph & Williams

Laura Zappi  
Whole Foods Market

**RECEIVED**

NOV 07 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

October 24, 2006

Supporting Case C14-06-0183 Re-zoning of 615-605 West Seventh St. Austin, Texas to CBD-CURE

I am writing this in support of the 7<sup>th</sup> and Rio Grande project. I met with Mike McGinnis and previewed this project. This new condominium with ground floor retail is a welcome addition to this neighborhood. The elegant tower will add much to this part of downtown. I appreciate this development's respect for Ranch 616 by designing around and incorporating a favorite Austin institution.

I join with all the neighborhood associations with jurisdiction for this area, Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

Sincerely,

A handwritten signature in black ink that reads "Jim Damron". The signature is fluid and cursive, with the first name "Jim" and last name "Damron" clearly legible.

Jim Damron

HARDIN INTERESTS

P.O. Box 5628  
AUSTIN, TEXAS 78763-5628

TELEPHONE (512) 322-9292  
TELEFAX (512) 322-9128

**RECEIVED**

October 24, 2006

NOV 07 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions  
Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street, Austin, Texas to  
CBD-CURE

I am writing this in support of the 7<sup>th</sup> and Rio Grande residential and mixed use project.

Mike McGinnis met on several occasions with those stakeholders and neighborhood groups who are members of DANCO as well as members of CANPAC, to explain and preview this project.

This proposed condominium with ground floor retail is a welcome addition this neighborhood. The elegant tower will add much to this part of downtown.


I especially appreciate this development's respect for restaurant Ranch 616, by making a real effort and sacrifice to design around and incorporate this well known Austin eatery.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

  
Richard G. "Rick" Hardin

RECEIVED

NOV 07 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

October 24, 2006

Supporting Case C14-06-0183 Re-zoning of 615-605 West Seventh St. Austin, Texas to CBD-CURE

I am writing this in support of the 7<sup>th</sup> and Rio Grande project. I met with Mike McGinnis and previewed this project. This new condominium with ground floor retail is a welcome addition this neighborhood. The elegant tower will add much to this part of downtown. I appreciate this development's respect for Ranch 616 by designing around and incorporating a favorite Austin institution.

I join with all the neighborhood associations with jurisdiction for this area, Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

Sincerely,



Rick Iverson

*Member* North University Neighborhood Association

**MONTWALK HOLDINGS, LTD.**

1331 LAMAR, STE 1256  
HOUSTON, TX 77010  
(713) 659-6060; FAX: (713) 659-7070  
e-mail: [pinterest@aol.com](mailto:pinterest@aol.com)

**RECEIVED**

October 12, 2006

NOV 07 2006

Neighborhood Planning & Zoning

To: City of Austin Planning Commission and City Council

Re: Support for Case C14-06-0183, Re-zoning of 615-605 West Seventh St., Austin,  
Texas to CBD-CURE

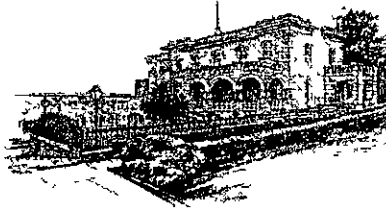
I am an officer and representative of the owner of the property located at 710 West 6th Street in the block next to the above referenced project as well as 802, 804, and 806 West Avenue just one block west and one block north of the proposed project

I support the CBD/CURE zoning and feel that it is appropriate for the area. This residential tower with ground floor retail will support the business in the area without the need for more parking lots. It will create a better mix of uses in the area and greatly improve the area with the addition of residents and the "Great Streets" atmosphere.

Sincerely,



Ben H. Powell V  
President of Powell Holdings, Inc  
General Partner of Montwalk Holdings, Ltd



**RECEIVED**

NOV 14 2006

Neighborhood Planning & Zoning

*Austin Woman's Club*  
*Part of Austin's Historic Bremond Block*

Attention: Jorge Rousselin  
Case # C14-06-0183

November 14, 2006

To Austin's Planning Commission:

We respectfully request a postponement of the hearing scheduled on November 14, 2006 to December 12, 2006 on the above numbered case. We need additional time to evaluate the project. Thank you for your consideration.

Sincerely,

Marijean Tritle,  
President Austin Woman's Club



**PAUL PARSONS P.C.**

Attorney at Law  
704 Rio Grande  
Austin, Texas 78701

BOARD CERTIFIED  
IMMIGRATION & NATIONALITY LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

PH: (512) 477-7887  
FAX: (512) 479-6903  
[parsons@immigrate-usa.com](mailto:parsons@immigrate-usa.com)

November 7, 2006

Jorge Rousselin  
City of Austin  
Neighborhood Planning and Zoning Department  
P.O. Box 1088  
Austin, TX 78767-8810

COPY

Re: Case Number C14-06-0183  
Public Hearing  
November 14, 2006 Planning Commission

Dear Mr. Rousselin:

I am writing to you to register my opinion on the proposed zoning change for 605 + 615 W. 7<sup>th</sup> Street. I am opposed to the zoning change and the 32-story high-rise condominium project being proposed just one block from my law office.

This project seems to be far too massive for our neighborhood. It will bring more visitors and shoppers to our neighborhood. Presently there are parking meters available during the work week for clients and visitors. I know there will no longer be sufficient parking for this neighborhood if this project is built.

The 700 block of Rio Grande Street and the surrounding neighborhood has thrived during the past ten years. I have practiced immigration law here in this office since 1985, and my neighbor to my immediate north has lived in his house since 1964. As you can see, many of us are long-time residents or professionals in this neighborhood. Adding a high-rise condominium would change the flavor of our neighborhood.

My main concerns are the change in character of this neighborhood, and the availability of parking for my clients. Thank you for considering my opinion on this matter.

Respectfully,  
**ORIGINAL SIGNED BY**  
**PAUL PARSONS**  
Paul Parsons

PDP/sd

**PAUL PARSONS P.C.**

Attorney at Law  
704 Rio Grande  
Austin, Texas 78701

BOARD CERTIFIED  
IMMIGRATION & NATIONALITY LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

PH: (512) 477-7887  
FAX: (512) 479-6903  
parsons@immigrate-usa.com

December 5, 2006

Jorge Rousselin  
City of Austin  
Neighborhood Planning and Zoning Department  
P.O. Box 1088  
Austin, TX 78767-8810

**RECEIVED**

DEC 05 2006

Re: Case Number C14-06-0183  
Public Hearing  
December 12, 2006 Planning Commission

Neighborhood Planning & Zoning

Dear Mr. Rousselin:


This letter is to offer my support for the proposed zoning change for 605 + 615 West Seventh Street. I initially opposed this condominium project which will be one block from my law office because I did not believe that a 32-story project would complement the existing neighborhood as most businesses and homes in the adjacent blocks to the proposed project are either single story or only a few stories high. As a business owner, I was also concerned about the possible elimination of valuable street parking.

I've met with the owner of the proposed development, Michael J. McGinnis, and he has assured me that this project will have more than the required number of parking spaces needed. Mr. McGinnis explained that there will be two levels of underground parking and multi-levels of above ground parking.

As far as a 32-story project complementing the existing surrounding homes and business, Mr. McGinnis documented for me that the building will not occupy the entire surface area but will instead be more narrow so as to minimize any "towering effect" that such a project might have on the adjacent homes and businesses.

I was pleased to learn that the owners and developers agreed to participate in Austin's "Great Streets" program. They will pay for wide sidewalks, benches, and significant landscaping on West Seventh Street between Rio Grande and Nueces streets. This will enhance our neighborhood by creating a pedestrian friendly atmosphere similar to the recent Great Streets on Second Street.

Respectfully,

  
Paul Parsons



**RECEIVED**

November 30, 2006

DEC 06 2006

To: Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street, Austin, Texas to  
CBD-CURE

We support the proposed 7<sup>th</sup> and Rio Grande residential and mixed-use project.

We have operated our business on the same block where this new development will be built for the past eleven (11) years. We spent considerable monies in the renovation and conversion of an existing paint store into a bar/restaurant. Ours is a typically eclectic Austin neighborhood, with everything from bars and restaurants to retail and auto repair. This graceful new high rise will complement the area both aesthetically and in terms of diversity. We feel this high-density residential project is clearly appropriate for our block along the 6<sup>th</sup> Street corridor.

We have a long-term stake in the neighborhood, and respectfully ask that you support this great addition to our area.

Sincerely,

*Michael A. Melton*  
*Howard Z. Baker*

Michael A. Melton, Partner  
Howard Z. Baker, Partner  
Star Bar  
600 West 6<sup>th</sup> Street  
Austin, TX 78701



a store where  
natural means  
something

December 5, 2006

RECEIVED

DEC 06 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street,  
Austin, Texas to CBD-CURE

Dear Mayor Wynn,

I understand you are considering the CLB Rio Grande residential and mixed use project. On behalf of Whole Foods Market, I am writing in support of the proposed re-zoning.

As you know Whole Foods Market is located at Sixth and Lamar, near the proposed CLB tower. One issue we face in downtown Austin is traffic gridlock. Several times a day our customers have to weather intersections like 5th or 6th and Lamar Blvd. Some may choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown. We join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location. We hope you will encourage and support this worthy project.

Sincerely,

Laura J. Zappi

• ACTION FIGURE

• 109 LEO ST

• AUSTIN TEXAS 78701

• 512 748 1111

• f 512 460 9860

RECEIVED

DEC 06 2006

Neighborhood Planning & Zoning

Austin City Council

attn: Mayor Will Wynn

Members of the Austin City Council

Members of Boards of Commissions

re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7th

Street, Austin, Texas to CBD-CURE

11.15.06

I am writing this in support of the CLB Rio Grande residential and mixed use project.

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,



Matt Horvath

Action Figure



The Pure Adventure of Fitness.

**PURE**

**A U S T I N**

**RECEIVED**

DEC 06 2006

November 10, 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street, Austin, Texas to  
CBD-CURE

I am writing this in support of the CLB Rio Grande residential and mixed use project.

I am a business owner near the proposed CLB tower. One significant problem we have is traffic gridlock. Several times a day our customers can only reach us by weathering intersections like 5th or 6th and Lamar Blvd. Many choose to simply skip it rather than sit in traffic for long periods of time. This tower will put customers within easy walking distance of our business. This project will support us and keep a vital retail presence in downtown. We feel that all of Austin benefits when downtown retail is successful. We need more pedestrian customers and we support this project in part because it will do just that.

This proposed condominium with ground floor retail is a welcome addition to our neighborhood. The elegant tower will add much to this part of downtown.

I join with all the neighborhood associations having jurisdiction for this area, including Old Austin Neighborhood Association, Downtown Austin Neighborhood Association, West End Austin Alliance, and Downtown Austin Alliance, and support this project.

Increased high density residential is clearly appropriate for the proposed location.

I hope you will encourage and support this worthy project.

Sincerely,

*Dan Yul*  
OWNER / OPERATOR  
Pure Austin Fitness

# ROBINSON-MACKEN HOUSE, L.P.

**Brad Rock Reagan**  
General Partner

Located in the Historic Robinson-Macken House\*  
702 Rio Grande Street, Austin, Texas 78701  
Telephone (512) 477-9955 Facsimile (512) 708-1770

**RECEIVED**

DEC 06 2006

Neighborhood Planning & Zoning

**SUPPORT LETTER**

December 6, 2006

**RECEIVED**

DEC 6 2006

Neighborhood Planning & Zoning

David Sullivan  
Chairman of Planning Commission

**via e-mail:** [sully.jumpnet@sbcglobal.net](mailto:sully.jumpnet@sbcglobal.net)

Jorge Rousselin  
City of Austin  
Neighborhood Planning and Zoning Department  
P.O. Box 1088  
Austin, Texas 78767-8810

**via FACSIMILE:** 974-6054

RE: 605 and 615 West 7<sup>th</sup> Request for Rezoning  
Case Number C14-06-0183

Dear Mr. Sullivan and Mr. Rousselin:

I am writing this letter in order to let you know that Robinson-Macken House L.P. supports the development plans we have seen for 605 W 7<sup>th</sup> Street, which we understand will require re-zoning of 605 and 615 West 7<sup>th</sup> Street.

As you may recall from my earlier correspondence, Robinson-Macken House is a historic building that was originally constructed in 1874. The neighborhood is primarily made of residences and small professional offices. Currently, Robinson-Macken House, L.P. provides offices for 12 small businesses, including my law office. Most of the tenants at Robinson-Macken House have clients or other visitors who, in the past, have been able to easily find free parking on Rio Grande Street whenever they visit Robinson-Macken House,

As the General Partner of Robinson-Macken House L.P., I was initially concerned that a 32 story building half a block away would quickly cause all of the available street parking to disappear – which would create a hardship for all of the occupants at Robinson-Macken House. I was also concerned that the building would also harm the character of our neighborhood.

**\*ROBINSON-MACKEN HOUSE**

National Register of Historic Places, Texas Historical Commission and an Austin Landmark

Mr Sullivan  
Mr Rousselin  
December 6, 2006  
Page 2 of 2

Fortunately, I have been able to have a number of meetings and discussions with Mike McGinnis, who is developing 605 and 615 West 7<sup>th</sup> Street. After learning more about the specifics of the development, I found out that seven of the thirty-two stories will be devoted to parking for approximately 158 residential condominiums. I have also learned that for the three commercial condominiums which will be located on the first floor, they are planning to build approximately 100 full size parking spots. In addition to the "internal parking", I learned last Friday, that the developers plans will provide a net gain of either four or five street parking spaces.

With regard to the character of the neighborhood, my numerous discussions with Mike McGinnis convince me that this development is one that will enhance the neighborhood by providing wide sidewalks, extensive tree planting (with some double trees) that comply with the "great streets" streets program. And, I understand that, at the street level, there will be extensive use of natural materials.

Before meeting with Mike McGinnis, I was also concerned about the precedential effect that this development might have on other projects in our historic neighborhood. I understand that, from a development perspective, this project is considered to be a part of the 6<sup>th</sup> Street corridor, and that support of this project will not mean that we have other high rise buildings built north of 7<sup>th</sup> Street.

Overall, it seems clear to me that this project will improve our neighborhood and we strongly support this project.

Sincerely,

  
Brad Rock Reagan

cc: John Greenway  
Paul Parsons via Hand Delivery  
Steve Drenner c/o Mike McGinnis  
Michele M Rogerson c/o Mike McGinnis  
Mayor Will Wynn via facsimile: 974-2337  
Betty Dunkerley via facsimile: 974-1886  
Mike Martinez via facsimile: 974-1887  
Jennifer Kim via facsimile: 974-1888  
Lee Leffingwell via facsimile: 974-3212  
Brewster McCracken via facsimile: 974-1884  
Sheryl Cole via facsimile: 974-1890

R:\605 W 7th Rezoning\Corresp\COA\2006-12-06b Support Ltr.wpd



November 13, 2006

**RECEIVED**

DEC 06 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street, Austin, Texas to  
CBD-CURE

I am writing this letter in support of the CLB Rio Grande residential and mixed use project.


I work near the proposed CLB residential mixed use project. Every other property on the project's block is CBD zoned, as is the majority of property in surrounding blocks. The block is intensely urban with many bars and restaurants. It is one of the few locations that can go vertical due to the Capitol View Corridor.

This project has gone to great length and expense to wrap around, not bulldoze, one of the best known locally owned, iconic restaurants, **Ranch 616**.

This is a true live work and play location. This is only 5 blocks to 6<sup>th</sup> and Congress and only 3 blocks from Whole Foods, not to mention all the restaurants and entertainment in the Market District and West End. Getting to work and getting to the grocery store can all be done without a car for those living in this new building.

This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,



Will Wynn  
800 W 5th St  
Austin, TX 78703

**RECEIVED**

DEC 06 2006

November 13, 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street, Austin, Texas to  
CBD-CURE

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project

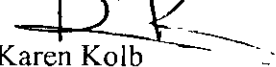
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the Market District and West End. Getting to work and getting to the grocery store can  
all be done without a car for those living in this new building.

This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,

  
Karen Kolb  
804 Christopher  
Austin Tx 78704  
512.689 3107

**RECEIVED**

November 13, 2006

DEC 06 2006

To Mayor Will Wynn  
Members of the Austin City Council  
Members of Boards and Commissions

Neighborhood Planning & Zoning

Re: Zoning Case C14-06-0183, Re-Zoning 615-605 West 7<sup>th</sup> Street, Austin, Texas to  
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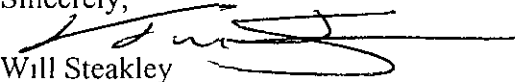
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the Market District and West End. Getting to work and getting to the grocery store can  
all be done without a car for those living in this new building

This is a great residential project and I hope you will support it as enthusiastically as I do.

Sincerely,



Will Steakley  
CEO Urbanaxis Mortgage  
VP Urbanspace Realtors  
804 Christopher  
Austin Tx 78704  
512.799.3777

**THE AUSTIN WOMAN'S CLUB**

708 San Antonio Street      Austin, Texas 78701

**RECEIVED**

DEC 06 2006

To: City Planning Commission  
Attn: Mr. David Sullivan

Neighborhood Planning & Zoning

Re: Rezoning Petition before Austin City Council and Planning & Zoning Commission

Case C14-06-0183, Rezoning of 615-605 West Seventh Street to CBD-CURE to modified Floor Area Ratio (FAR) from 8.1 to 10.5

The home of the Austin Woman's Club, also known as the North-Evans Chateau and Chateau Bellevue is the crown jewel of the Bremond block and of all the historical Homes in Austin. It has been awarded both the National Historical Landmark designation and the Texas Historical Landmark designation. The Austin Woman's Club purchased the Chateau in 1929 and it has been our home now for 77 years. Our mission as conservators of the property is the Preservation and Restoration of this priceless jewel. Our property includes one-half of the 700 block of San Antonio Street and all of the 700 block of Nueces Street, which includes all of south side of 8<sup>th</sup> Street between San Antonio and Nueces Streets.

The Austin Woman's Club has these serious concerns concerning the appropriateness of having a 40-story tower in this location directly across the street from the Historic District. They are all centered on the preservation of the fragile historic buildings, on the potential degradation of these properties in the historical area, and on protecting the Little Shoal Creek containment project, which was built in 1917. That project, also, has great historic value.

The specifics of our concerns are:

The size (40 stories) and nature (copper-clad modern) of the proposed building are inappropriate because they do not fit in with the character of this Historic Neighborhood.

The developers plan to build two floors of parking underground which, they tell us, will necessitate the use of a rock-grinding machine for approximately two months to grind away two feet of bedrock. The vibration created by the use of this massive machine and the length of time it will be used have the potential to cause catastrophic damage to the Austin Woman's Club, to the other historic buildings in the area, and to the Little Shoal Creek containment area, i.e., collapse the culverts and fill area and create a dam effect that will block the water flow and cause flooding upstream from the collapse.

The potential damage to the Austin Woman's Club is two-fold. Flooding caused by a collapse would cause serious damage to our parking area and the support structure created by the sub-surface soil base. We already know that the integrity of the culvert system has been compromised as evidenced by the loss in 1991 of an oak tree in the parking lot that was more than a 100 years old. The arborist we hired to investigate told the Club that the tree died from rotted roots caused by too much water (continuous leakage of creek water into the area) and, not by lack of water caused by the paved parking lot, as we had feared.

The vibrations caused by the massive grinding machine present an even more serious threat. On the Nueces side of the building we have limestone buttresses, which were installed by Colonel Evans after he purchased the property in 1892. They extend down from the Chateau Dining Room level to the parking lot and then go another 16 feet down to the bedrock, supporting the upper level of the property and the entire Chateau. The vibrations of the grinding machine can cause shifting of the limestone in any and/or all buttresses, thus causing the collapse of the Chateau Room and west end of the rest of the building. Needless to say, the damage would be catastrophic. This priceless jewel of Austin history is irreplaceable.

The developers have presented a plan for 158 to 160 residential units, plus parking and retail, but are willing to guarantee that only 25% will be used for residential. In the proposed plan the parking areas are designated as residential and is included that percentage.

The construction and ongoing operation of the proposed building will create utility disruption, noise, access difficulty, and debris, which are detrimental to the preservation of the Austin Woman's Club.

The facility relies on rental fees from local organizations, which use the building for meetings, and from special events to pay for preservation. The property's appeal and, therefore, its income will be diminished.

If the zoning is approved as requested, the plans for the site may change after zoning has been granted and the historical neighborhood will be denied any right to objection and/or recourse.

*On November 9, 2006 both the Austin Woman's Club Board of Directors and the General Membership voted overwhelmingly to oppose this rezoning request. The size and nature of the proposed building do not fit in with the character of this Historic Neighborhood.*

*Sissy Lawshae, Parliamentarian  
The Austin Woman's Club*

## **Designated Historic Properties**

These Historic Homes, all with Historic Markers, are in danger of damage caused by the vibrations of the massive grinding machine activity and/or flooding caused by the collapse of the Little Shoal Creek Containment Project.

All of the Bremond Block Historical District:

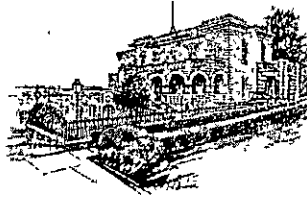
700 Guadalupe  
706 Guadalupe  
705 San Antonio  
707 San Antonio  
700 San Antonio  
706 San Antonio  
708 San Antonio  
402 West 7<sup>th</sup>  
404 West 7<sup>th</sup>  
610 Guadalupe

The Historically designated homes in the immediate vicinity:

511 West 7 <sup>th</sup>	across Nueces from site
607 Nueces	across Nueces from site
702 Rio Grande	across Rio Grande from site
600 West 7 <sup>th</sup>	across Seventh St. from site

These Historic homes are also in the area:

814 Lavaca  
602 West 9<sup>th</sup>  
801 Rio Grande  
808 West Ave.  
307 West 9<sup>th</sup>  
602 West 9<sup>th</sup>



Austin Woman's Club  
708 San Antonio Street  
Austin, Texas 78701

**RECEIVED**

DEC 06 2006

To the Planning Commission.

Commissioner Sullivan  
Commissioner Galindo  
Commissioner Dealey  
Commissioner Cavazos  
Commissioner Riley  
Commissioner Reddy  
Commissioner Kirk  
Commissioner Stegeman

Neighborhood Planning & Zoning

The members of the Austin Woman's Club have given both time and money to preserve and maintain Austin's heritage by supporting the historic North Evans Chateau located on the historic Bremond Block, **We oppose the change of zoning request on 605 & 615 W. Seventh Street (Case #C14-06-0183) for the following reasons:**

- This 40 story multi-purpose **building size and exterior does not fit with the character of this section of the city.** All other buildings including the North Evans Chateau located on the Bremond Block and the surrounding area are only 1 -3 stories
- Construction and ongoing operation of the proposed building will create debris, utility disruption, noise and access difficulty, all of which are detrimental to the preservation of the North-Evans Chateau (Chateau Bellevue)
- The Chateau relies on rental fees from local organizations and special events to pay for preservation of the facility. The property's appeal and, therefore, its income will be diminished
- The building of the structure may create devastating foundation and buttress damage.
- Plans for the site may change after rezoning
- This is not in the recognized downtown section of the city nor does it front onto Sixth Street This is on **7<sup>th</sup> Street** and Rio Grande separated from Sixth by an alley Had this building been across the street, this zoning change would not be considered
- This structure does not help to create a diverse population, this site is affordable for only the wealthiest Austinites
- The developer will only guarantee that 25% of the facility will be residential.  
Is it worth damaging and potentially destroying a portion of our city forever for as few as 80 people?

Please consider carefully what the repercussions of your vote are This proposed building is forever and is potentially the beginning of the end of historic Austin

Sincerely,  
Mary Ann Golden  
Strategic & Long Range Planning, Austin Woman's Club

**Rousselin, Jorge**

**From:** Gayle Hight {hightg} [REDACTED]  
**Sent:** Wednesday, December 06, 2006 9 25 AM  
**To:** Rousselin, Jorge  
**Cc:** Mary Ann Golden  
**Subject:** FW: Rezoning Request 605-615 West 7th: C14-06-0183

**RECEIVED**

DEC 06 2006

*Neighborhood Planning & Zoning*

Dear Jorge,

Mary Ann Golden of the Austin Women's Club asked me to forward this to you to include in the packets for distribution. I also sent this as a CC to all members of the City Council.

Please confirm receipt.

Thanks very much,  
Gayle Hight

---

**From:** Gayle Hight {hightg}  
**Sent:** Monday, November 27, 2006 9:52 AM  
**To:** 'sully.jumpnet@sbcglobal.net'; 'amdealey@aol.com'; 'cidg@galindogroup.com'; 'jay\_reddy@dell.com'; 'pcavazos\_planning@yahoo.com'; 'saundra\_kirk@sbcglobal.net'; 'chrisriley@rusklaw.com'; 'stegeman@texas.net'  
**Subject:** Rezoning Request: 605-615 West 7th: C14-06-0183

**David Sullivan, Chair**  
Contact Phone: (512) 476-7872  
E-mail Address: sully.jumpnet@sbcglobal.net  
By: Council Member Lee Leffingwell

**Mandy Dealey, Parliamentarian**  
Contact Phone: (512) 474-8627  
E-mail Address: amdealey@aol.com

**Cid Galindo, Secretary**  
Contact Phone: (512) 472-5129  
E-mail Address: cidg@galindogroup.com  
By: Mayor Will Wynn

**Jay Reddy, Vice Chair**  
Contact Phone: (512) 723-4102  
E-mail Address: jay\_reddy@dell.com  
Nominated by: Council Member Betty Dunkerley

**Perla Cavazos**  
Contact Phone: (512) 463-0127  
E-mail Address: pcavazos\_planning@yahoo.com  
By: Council Member Mike Martinez

**Saundra Kirk**  
Contact Phone: (512) 447-1058  
E-mail Address: saundra\_kirk@sbcglobal.net  
Nominated by: Council Member Sheryl Cole

**Chris Riley**  
Contact Phone: (512) 476-7680  
E-mail Address: chrisriley@rusklaw.com  
By: Council Member Brewster McCracken

**Gary Stegeman**  
Contact Phone: (512) 301-2326  
E-mail Address: stegeman@texas.net  
Nominated by: Council Member Jennifer Kim

---

Dear Austin Planning Commission Member,

I am a member of the Austin Woman's Club. Our club is dedicated to preserving the North-Evans Chateau in the historic Bremond Block. The Chateau is both a national and Texas historic registered landmark. It was built in 1874 by Harvey North (a member of the honor guard at Abraham Lincoln's funeral), and his wife, Catherine. The North's called it "Bellevue." We currently use the venue name "Chateau Bellevue." For more information, please see <http://www.austinwc.org/history.htm>.

12/6/2006



Below are pictures of our facility, which is in environmental danger if the proposed rezoning and development of the 605 and 615 West 7th by CLB Partners - C14-06-0183 is approved.

I've talked with several members who are also very concerned about the change of zoning. Some of our club members found out about this two weeks ago by reading it in the newspaper. Many of our members do not know about it yet. Ostensibly this rezoning request would have been approved at the recent planning commission meeting as there appeared to be no opposition. Any statement or impression that the Austin Women's Club is supporting this development, or is not opposed to it, is false. There are other owners in the area who also oppose the rezoning and development.

605 & 615 W 7th Street is currently in the community commercial district GR, which allows for 60 feet height. Most of the buildings in this area are 1-3 stories tall. The zoning change is to Central Business District & CURE, the Central Urban Redevelopment Combining District which allows modification of CBD to allow for appropriate uses. This project is set to be 32- 40 stories including 2 stories below ground. It will be the one of the tallest, if not the tallest, buildings in Austin.

You've probably received other letters regarding our concerns

- a 32-40 story multi-purpose (condominiums, retail, parking) is next to Austin's historic Bremond Block
- the size and nature of the building does not fit with the character of this section of the city. The buildings in this historic area are 1-3 stories. The building will stick out like a "MacMansion," only worse
- construction and ongoing operation of the building will create debris and sun blockage, which is detrimental to the preservation of the Austin Women's Club
- the Club relies on rental fees for special events to pay for preservation of the facility. Without adequate sunlight, the property's appeal and income will be diminished
- plans for the site may change after rezoning
- the developer said that he would guarantee that 25% of the 158 units building would be residential. What happens to the rest?
- the site is not affordable for all but the wealthiest Austinites, starting in the low \$300,000s to \$4 million, and does not fit with the City Council's desire for downtown affordable housing
- we do not know how this property will affect our taxes

We are not opposed to commercial development of the Central Business District and increasing Austin's tax base, but we believe that it must be carefully planned and not detrimental to historic areas that are a significant element of Austin's charm and attraction. Chateau Bellevue is one of the oldest and most loved buildings in Austin.

Below are pictures taken from the Austin Women's Club website, so that you may see what is at risk. You may learn more about the Club at <http://www.austinwc.org/>. We invite you to tour the site.

Thank you for the opportunity to address opposition to this rezoning request.

Sincerely,

Gayle Hight  
3904 Rockledge Drive  
Austin, Texas 78731  
512-475-6423 (work)  
512-345-1400

12/6/2006

