

March 1, 2007

VIA HAND DELIVERY

Mayor Wynn and Members of the City Council
City Council Chambers, City Hall
Austin, Texas 78701

Re Protest Petition for **Item 49** C14-05-0112 – Riverside Neighborhood Plan
Combining District (Tracts 45 and 45B)

Dear Mayor and Councilmembers

This morning I forwarded by email to city staff the attached protest petition signed by Richard Noble for RHSC-T Properties L P , the owner of the property affected by the above-referenced rezoning proposal

Our client opposes any rezoning of 1901/1903 East Riverside (the two northernmost stores at the Riverhills Shopping Center) from CS-1 to GR-NP unless the store at 1905 East Riverside is concurrently rezoned to CS-1-NP. Moving the CS-1 zoning from 1901/1903 East Riverside to 1905 East Riverside is the staff and Planning Commission recommendation. Our client supports that rezoning proposal.

I'll be happy to answer any questions you may have on this matter.

Respectfully submitted,



Andrew Martin

Enclosure Protest Petition

cc Greg Guernsey
Martha Terry
Deborah Thomas

Petition and Protest Against Rezoning

RHSC-T PROPERTIES L P is owner of the real property at 1903 - 1917 East Riverside Drive, further identified by the Travis Central Appraisal District as Property ID No 285452 (the "Property")

A portion of the Property—at 1901 and 1903 East Riverside Drive—is included within what is shown as Tract 45 for purposes of identification in the Riverside Neighborhood Plan Combining District rezoning case, City of Austin Zoning Case No C14-05-0012. The portion of the Property at 1901 and 1903 East Riverside Drive is currently zoned commercial – liquor sales (CS-1) district.

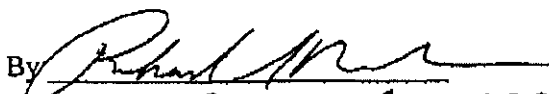
The entire tract identified as Tract 45B in C14-05-0012, at 1905 East Riverside, is on the Property. Tract 45B is currently zoned neighborhood commercial (LR) district.

This petition supports the recommendation of both the city staff and the Planning Commission that effectively relocates the existing CS-1 zoning at 1901 and 1903 East Riverside Drive to Tract 45B at 1905 East Riverside Drive by rezoning Tract 45B to commercial – liquor sales – neighborhood plan (CS-1-NP) combining district and rezoning all of Tract 45, including 1901 and 1903 East Riverside Drive, to community commercial – neighborhood plan (GR-NP) combining district.

This petition protests and opposes any change to the existing CS-1 zoning within Tract 45 at 1901 and 1903 East Riverside Drive unless Tract 45B at 1905 East Riverside is, by the same motion, rezoned to commercial – liquor sales – neighborhood plan (CS-1-NP) combining district.

This protest is filed pursuant to Austin City Code § 25-2-284 (Requirement For Approval By Three-Fourths Of Council) and applicable state law, and confirms and ratifies the protest against the change of zoning filed on February 1, 2007, by Andrew Martin, agent for the undersigned in this rezoning case.

RHSC-T PROPERTIES L P

By 
Robert R. B. General PDR

TaxNetUSA Travis CountyProperty ID Number **285452** Ref ID2 Number **03040702060000**Owner's Name **RHSC-T PROPERTIES L P****Property Details**Mailing Address 5324 CAMERON RD
AUSTIN TX 78723 2419

Location 1903 E RIVERSIDE DR

Legal LOT B RIVER HILLS ADDN PLUS PT VAC STREET

Deed Date 01032004

Deed Volume 00000

Deed Page 00000

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 2.4644

Block

Tract or Lot B

Docket No

Abstract Code S11427

Neighborhood Code 43SCN

Value Information**2006 Certified**

Land Value 483 071 00

Improvement Value 1,913 340 00

AG Value 0 00

AG Productivity Value 0 00

Timber Value 0 00

Timber Productivity Value 0 00

Assessed Value 2 396 411 00

10% Cap Value 0 00

Total Value 2 396 411 00

Data up to date as of 2007-02-01**Value By Jurisdiction**

Entity Code	Entity Name	2006 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	2 396 411 00	2 396 411 00	2 396 411 00	2 396 411 00
01	AUSTIN ISD	1.493000	2 396 411 00	2 396 411 00	2 396 411 00	2 396 411 00
02	CITY OF AUSTIN	0.412600	2 396 411 00	2 396 411 00	2,396,411 00	2,396 411 00
03	TRAVIS COUNTY	0.449900	2 396 411 00	2 396,411 00	2 396 411 00	2 396 411 00
2J	TRAVIS CO HEALTHCARE DIST	0.073400	2 396 411 00	2 396,411 00	2 396 411 00	2,396 411 00
68	AUSTIN COMM COLL DIST	0.096500	2 396 411 00	2 396 411 00	2 396 411 00	2 396 411 00

Improvement Information

Improvement ID

State Category

Description

238430

F1

STRIP CTR >10000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
238430	279045	1ST	1st Floor	S	1971	27 893
238430	4001438	501	CANOPY	A	1971	3 392
238430	4001439	611	TERRACE	CA	1971	3 392
238430	4001440	482	LIGHT POLES	*	1971	2
238430	4001446	551	PAVED AREA	AA	1971	72 840
238430	4001447	SO	Sketch Only	SO	0	6 466

Total Living Area 27,893

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
279096	COMM	F1	F	2.464	0	0	107,349

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	1,786,400.00	1,786,400.00
2005	01	AUSTIN ISD	1,786,400.00	1,786,400.00
2005	02	CITY OF AUSTIN	1,786,400.00	1,786,400.00
2005	03	TRAVIS COUNTY	1,786,400.00	1,786,400.00
2005	2J	TRAVIS CO HEALTHCARE DIST	1,786,400.00	1,786,400.00
2005	68	AUSTIN COMM COLL DIST	1,786,400.00	1,786,400.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	1,750,000.00	1,750,000.00
2004	01	AUSTIN ISD	1,750,000.00	1,750,000.00
2004	02	CITY OF AUSTIN	1,750,000.00	1,750,000.00
2004	03	TRAVIS COUNTY	1,750,000.00	1,750,000.00
2004	2J	TRAVIS CO HOSPITAL DIST	1,750,000.00	1,750,000.00
2004	68	AUSTIN COMM COLL DIST	1,750,000.00	1,750,000.00
2003				
2003	0A		1,250,000.00	1,250,000.00
2003	01		1,250,000.00	1,250,000.00
2003	02		1,250,000.00	1,250,000.00
2003	03		1,250,000.00	1,250,000.00
2003	68		1,250,000.00	1,250,000.00
2002				
2002	0A		1,250,000.00	1,250,000.00
2002	01		1,250,000.00	1,250,000.00
2002	02		1,250,000.00	1,250,000.00
2002	03		1,250,000.00	1,250,000.00
2002	68		1,250,000.00	1,250,000.00
2001				
2001	0A		1,250,000.00	1,250,000.00
2001	01		1,250,000.00	1,250,000.00
2001	02		1,250,000.00	1,250,000.00
2001	03		1,250,000.00	1,250,000.00
2001	68		1,250,000.00	1,250,000.00
2000				
2000	01		1,250,000.00	1,250,000.00
2000	02		1,250,000.00	1,250,000.00
2000	03		1,250,000.00	1,250,000.00
2000	68		1,250,000.00	1,250,000.00



<p>3 0407</p>	<p>Revision Date 03/15/2006</p>	<p>0 120 Feet</p> <p>NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet Projection Lambert_Conformal_Conic</p> <p>3</p>	<p>Travis Central Appraisal District 8314 Cross Park Drive P.O. Box 149012 Austin Texas 78754 Austin Texas 78714 Internet Address www.traviscad.org Main Telephone Number (512)-834-8317 Appraisal Information (512) 834-8318 TDD (512) 836-3320</p>
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