

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.

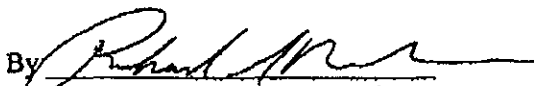
The entire tract identified as Tract 45B in C14-05-0012, at 1905 East Riverside, is on the Property. Tract 45B is currently zoned neighborhood commercial (LR) district.

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 
Member, R6N/2LC General PTR

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

Location 1903 E RIVERSIDE DR

Legal LOT B RIVER HILLS ADDN PLUS PT VAC STREET

Property Details

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 InformationImprovement ID
238430State Category
F1Description
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	6.486

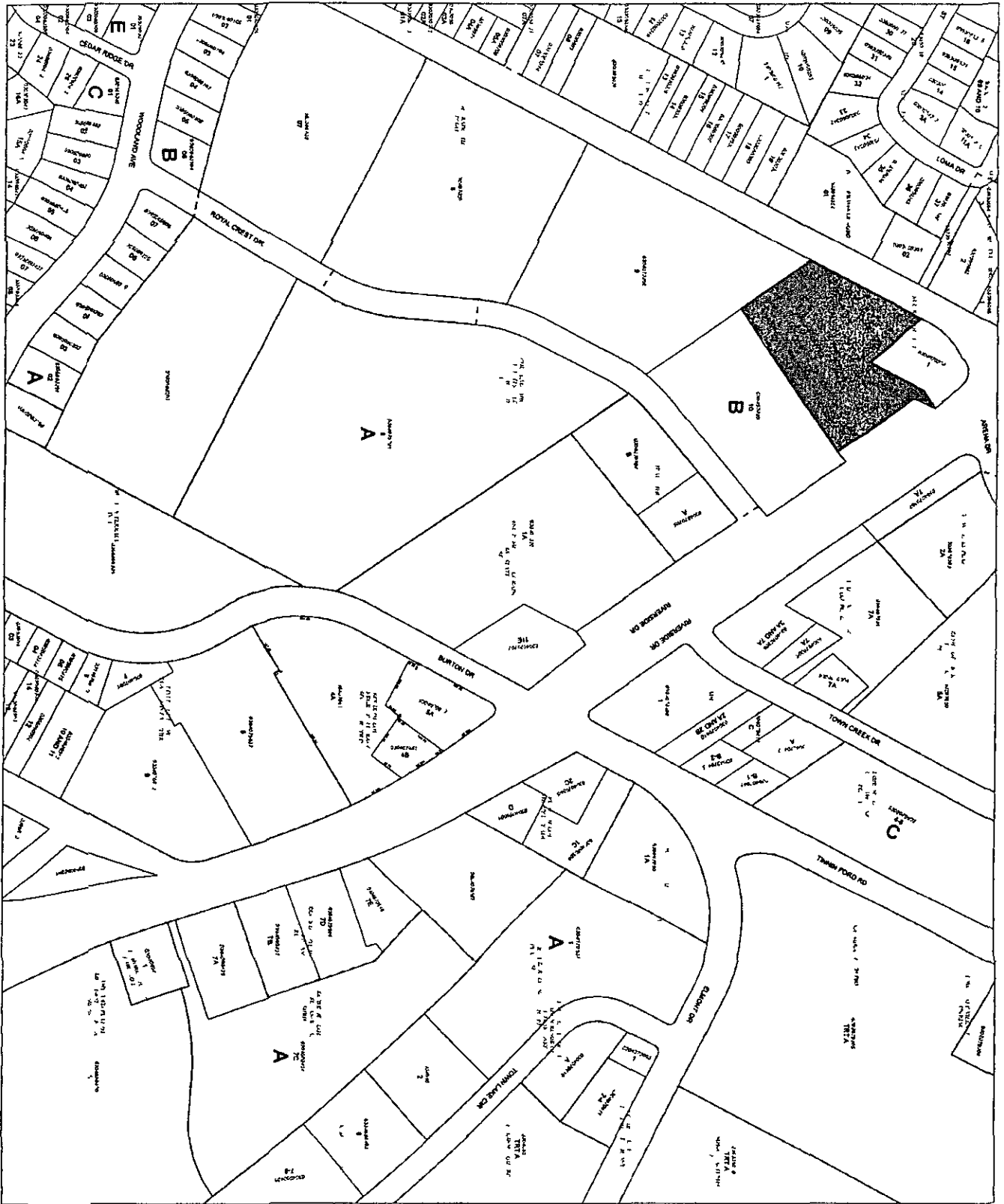
Total Living Area **27,893**

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

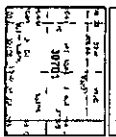
Year	Jur	Entity Name	Assessed Value	Taxable Value
		2005		
2005	0A	TRAVIS CENTRAL APP DIST	1,786,400.00	1,786,400.00
2005	01	AUSTIN ISD	1,786,400.00	1,786,400.00
2005	02	CITY OF AUSTIN	1,786,400.00	1,786,400.00
2005	03	TRAVIS COUNTY	1,786,400.00	1,786,400.00
2005	2J	TRAVIS CO HEALTHCARE DIST	1,786,400.00	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



3 0407

Revision Date
03/15/2006

0 120 Feet



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection Lambert_Conformal_Conic

3

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) 634-8317 Appraisal Information (512) 634-8318
TDD (512) 636-3326

**Tracts 45, 45A, 45B
CS-1 Analysis**

Existing CS-1 on tracts 45 and 45A per ordinances 16,740 SF TOTAL

C14-73-038 Rick's Cleaners = 1,250 SF

C14-72-143 Diana's Retail = 1,000 SF

C14-71-102 (Tract 1) Bingo Hall = 8,000 SF

C14-71-102 (Tract 2) Club Latino = 6,490 SF

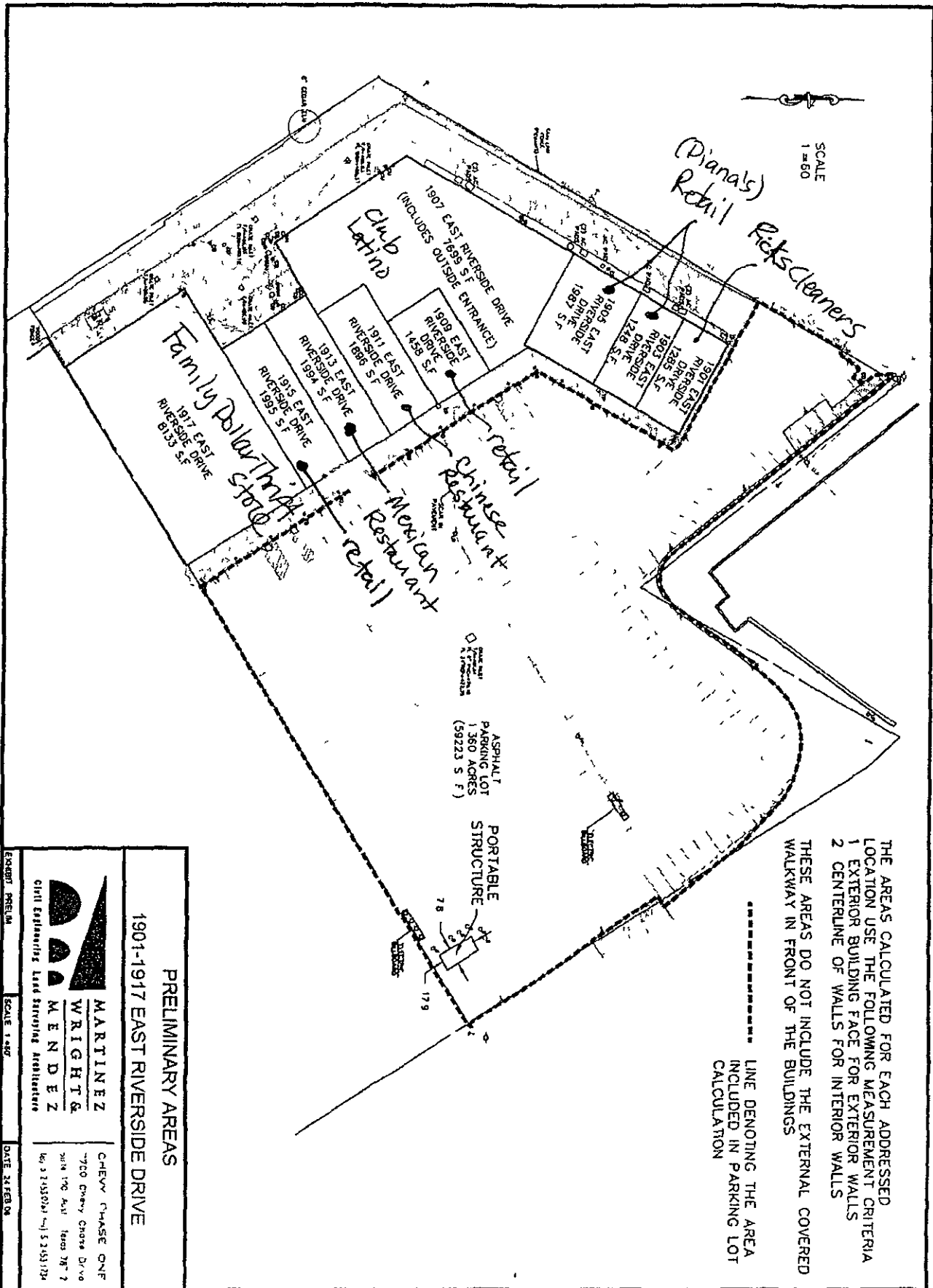
Tract 45A (Club Latino) the ordinance states 6,490 SF was rezoned to (C-2) CS-1, the survey shows the actual footprint of CS-1 in use as 7,627 SF The agent for the property owner is requesting the difference in square footage (1,137 SF) be rezoned to CS-1 to make the existing use/footprint conforming

***This additional square footage was approved by City Council on February 1, 2007*

In addition, the property owner would like to rearrange existing CS-1 zoning The two small CS-1 tracts would be downzoned from CS-1 to GR (total of 2,250 SF per ordinances) and the suite located next to Club Latino (1,977 SF) would be rezoned from LR to CS-1

This proposal would result in a **total of 9,604 SF of CS-1** on Tracts 45A and 45B a reduction of 7,136 SF overall

49653





PRELIMINARY AREAS
1901-1917 EAST RIVERSIDE DRIVE

MARTINEZ
WRIGHT &
MENDEZ
 Civil Engineering, Land Surveying, Architecture

CHEVY CHASE ONE
 7700 Chevy Chase Drive
 Suite 170, Axiom, Texas 78124
 Tel: 214-530-0147 Fax: 214-530-1124

49:53

LEGEND

- 1/2 IRON ROD FOUND
- ⊙ PK NAIL FOUND
- △ CALCULATED POINT
- () INDICATES RECORD DATA
- PRCT PLAT RECORDS OF TRAVIS COUNTY TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
-  SUBJECT TRACT
-  CENTERLINE OF WALL

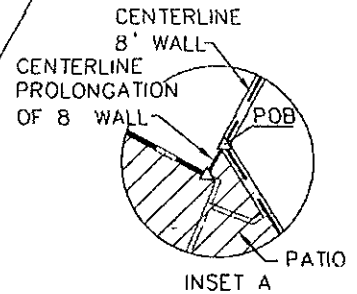
SCALE
1"=50'

SANTIAGO DEL VALLE
GRANT

BRIARWOOD HILLS
BOOK 21, PAGE 17
PRCT

LOT 1

RIVERSIDE DRIVE
(ROW VARIES)
EAST



RIVER HILLS ADDITION
BOOK 55, PAGE 26
PRCT

TRACT B

RHSC-T PROPERTIES, L P
DOCUMENT 2004006205
OPRTCT

PARKER LANE
(70' ROW)

BEARING BASIS
N29 24 00 E
(299 35)

(N29 24 E)

N29 09'26"E
2 47'
S61 23'29"E
49 77'

POINT OF
BEGINNING

INSET A
S32 17'06"E
23 26'
PATIO

S58 08'46"W
47 77'
S32 00'54"E
29 31'

S57 59'04"W
20 95'
S32 23'54"E
28 45'

S57 59'06"W
41 03'

OFFICE SUITES

0.175 ACRES
7627 S F

N32 14 27 W
77 30'

BEARING BASIS NORTHWESTERLY LINE
(N29 24 E 299 35) OF TRACT B RIVER
HILLS ADDITION RECORDED IN BOOK 55
PAGE 26 PRCT



David E Martinez
09/13/06



MARTINEZ
WRIGHT &
MENDEZ

Civil Engineering Land Surveying Architecture

CHEVY CHASE ONE
2700 Che ...
3 to 10' ...
2) 5 2' 10' ...

SKETCH TO ACCOMPANY
FIELD NOTES



TRAVIS COUNTY TEXAS

DATE: 13 SEP-08
JOB NO: A300112
FILE: 0.175_1.dwg

3

3 OF 3

49 & 53

- LEGEND
- 1/2 IRON ROD FOUND
 - ⊙ PK NAIL FOUND
 - △ CALCULATED POINT
 - () INDICATES RECORD DATA
 - PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
 -  SUBJECT TRACT
 -  CENTERLINE WALL

SCALE
1"=50'

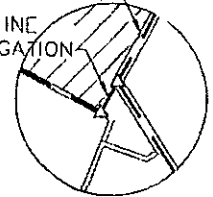
SANTIAGO DEL VALLE
GRANT

RIVERSIDE DRIVE
(ROW VARIES)
EAST

BRIARWOOD HILLS
BOOK 21, PAGE 17
PRTCT

LOT 1

CENTERLINE
8' WALL
(EXTERIOR)
CENTERLINE
PROLONGATION



INSET A

PARKER LANE
(70 ROW)

BEARING BASIS
N29 24 00 E
(299 35)

S00 0 09 W 153 09

(S37 48 E)

(162 71)

POINT OF
BEGINNING

Tract
45B

RIVER HILLS ADDITION
BOOK 55, PAGE 26
PRTCT

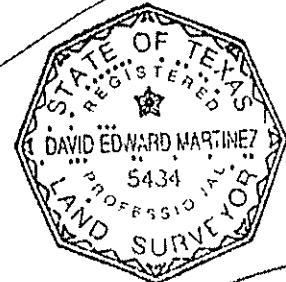
TRACT B

RHSC-T PROPERTIES, L P
DOCUMENT 2004006205
OPRTCT

0.045 ACRES
1977 SF

EXISTING SUITES

BEARING BASIS NORTHWESTERLY LINE
(N29 24 E 299 35) OF TRACT B RIVER
HILLS ADDITION RECORDED IN BOOK 55,
PAGE 26 PRTCT



David E. Martinez
09/13/06


**MARTINEZ
WRIGHT &
MENDEZ**
Civil Engineering Land Surveying Architecture

COPY CASE ONE
- 10 copies Change Dr
5 - 100 copies to as 15 52
5 - 100 copies to 15 52

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY TEXAS

DTE 13 SEP 06
JDD 4 00112
FILE 0001 Acctg

2

20x2