

April 4, 2011

City of Austin – Land Use Commission
505 Barton Springs Road
Austin, Texas 78704

RE: The Dram Shop Cocktail Lounge – 907 East 6th Street, 78702 – Conditional Use Permit and Off Site Parking

To Whom It May Concern:

My name is Willis McPhaul, **neighboring property and business owner**. I am writing this letter to express my strong support of the proposed cocktail lounge, The Dram Shop, to be located at 907 East 6th Street. I am exercising my full support of this project for the below listed property: (See Attached Map)

- 911 East 6th Street

It is my considered belief and opinion that the addition of The Dram Shop to the East 6th Street Commercial Corridor will prove to be a great benefit to the neighborhood and City of Austin. The Dram Shop will replace an unsightly parking lot, and as *ECCN Commercial Objective 3* clearly states, the goal of the neighborhood is to **“minimize the visual impact of parking lots and parking structures.”** Redevelopment of the parking lot will also benefit the neighborhood as the new design will not allow vehicular access from 6th Street, helping to achieve the goals set forth in the *ECCN Public Space Design Guidelines*.

Section 5 of the ECCN Plan states, “The neighborhood should be a thriving, self-sufficient community where services are available and **people can find work that supports them and makes the best use of their individual skills and talents.**” Replacing a parking lot with a locally owned business will not only create additional taxable revenue for the City of Austin, but it will allow the ECCN to achieve the community goals described as this project is being proposed by an East Cesar Chavez Neighborhood resident and long time Austin bartender.

After previewing the proposed improvements for 907 East 6th Street, I have concluded that the vision and goals of The Dram Shop are in line with the goals of the neighborhood and that this area owned business will contribute to the character of a blossoming neighborhood and commercial corridor.

Warmest Regards,



Willis McPhaul
Johnny's Antiques
911 East 6th Street
Austin, Texas 78701
(512) 480 - 0361

Will Steakley, Principal
will@denpg.com

April 7, 2011
City of Austin – Land Use Commission
505 Barton Springs Road
Austin, Texas 78704

RE: The Dram Shop Cocktail Lounge – 907 East 6th Street, 78702 – Conditional Use Permit and Off Site Parking

To Whom It May Concern:

My name is Will Steakley, business owner and long time property owner in the East Cesar Chavez Neighborhood (ECCN). I am writing this letter to express my strong support of the proposed cocktail lounge, The Dram Shop, to be located at 907 East 6th Street. I am exercising my full support of this project for the below listed properties: (See Attached Map)

- 902 East 6th Street Unit 101
- 902 East 6th Street Unit 107

It is my considered belief and opinion that the addition of The Dram Shop to the East 6th Street Commercial Corridor will prove to be a great benefit to the neighborhood and City of Austin. The Dram Shop will replace an unsightly parking lot, and as *ECCN Commercial Objective 3* clearly states, the goal of the neighborhood is to **“minimize the visual impact of parking lots and parking structures.”** Redevelopment of the parking lot will also benefit the neighborhood as the new design will not allow vehicular access from 6th Street, helping to achieve the goals set forth in the *ECCN Public Space Design Guidelines*.

Section 5 of the ECCN Plan states, “The neighborhood should be a thriving, self-sufficient community where services are available and **people can find work that supports them and makes the best use of their individual skills and talents.**” Replacing a parking lot with a locally owned business will not only create additional taxable revenue for the City of Austin, but it will allow the ECCN to achieve the community goals described as this project is being proposed by an East Cesar Chavez Neighborhood resident and long time Austin bartender.

After previewing the proposed improvements for 907 East 6th Street, I have concluded that the vision and goals of The Dram Shop are in line with the goals of the neighborhood and that this area owned business will contribute to the character of a blossoming neighborhood and commercial corridor.

Warmest Regards,

DocuSigned by:

William M. Steakley

630634DA8F804AA...

William Steakley
DEN Property Group
902 East 6th Street Unit 101
Austin, Texas 78702
(512) 799 - 3777



Staff Leasing LLC

April 15, 2011

City of Austin – Land Use Commission
505 Barton Springs Road
Austin, Texas 78704

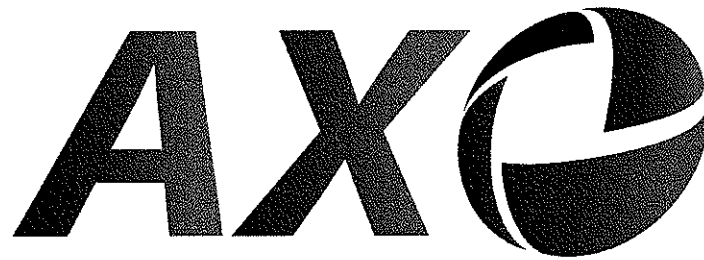
**Re: *The Dram Shop Cocktail Lounge – 907 East 6th Street, 78702 –
 Conditional Use Permit and Off Site Parking***

To Whom It May Concern:

We are AXO Staff Leasing LLC, a business and property owner in the East Cesar Chavez Neighborhood (ECCN). I am writing this letter to express my strong support of the proposed cocktail lounge, The Dram Shop, to be located at 907 East 6th Street. I am exercising my full support of this project for the below listed properties: (See Attached Map)

- 901 East 7th Street

It is my considered belief and opinion that the addition of The Dram Shop to the East 6th Street Commercial Corridor will prove to be a great benefit to the neighborhood and City of Austin. The Dram Shop will replace an unsightly parking lot, and as *ECCN Commercial Objective 3* clearly states, the goal of the neighborhood is to **“minimize the visual impact of parking lots and parking structures.”** Redevelopment of the parking lot will also benefit the neighborhood as the new design will not allow vehicular access from 6th Street, helping to achieve the goals set forth in the *ECCN Public Space Design Guidelines*.



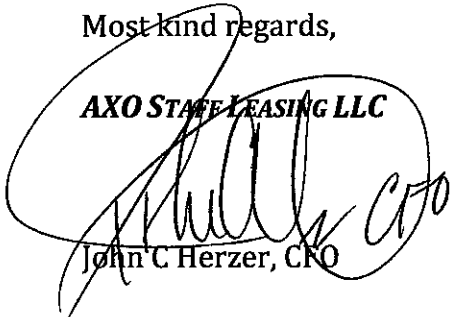
Staff Leasing LLC

Section 5 of the ECCN Plan states, "The neighborhood should be a thriving, self-sufficient community where services are available and **people can find work that supports them and makes the best use of their individual skills and talents.**" Replacing a parking lot with a locally owned business will not only create additional taxable revenue for the City of Austin, but it will allow the ECCN to achieve the community goals described as this project is being proposed by an East Cesar Chavez Neighborhood resident and long time Austin bartender.

After previewing the proposed improvements for 907 East 6th Street, I have concluded that the vision and goals of The Dram Shop are in line with the goals of the neighborhood and that this area owned business will contribute to the character of a blossoming neighborhood and commercial corridor.

Most kind regards,

AXO STAFF LEASING LLC


John C. Herzer, CFO



6.23.2011

Re: The Dram Shop

Letter of Support

I would like to offer this letter in support of Brandon Testa and his proposed small business, The Dram Shop, to be located at 907 East Sixth Street.

The Central East Side of Austin is experiencing a dramatic arts and entertainment rebirth. As a major property owner, developer and business owner in the area for more than 35 years, we have seen this area recently begin to emerge from decline and neglect and experience an influx of entrepreneurial business owners who are fostering a vibrant nightlife and restaurant scene along with creating jobs, tax revenues and venues that employ and showcase Austin musicians and performers. Brandon's proposed business will be a part of this movement, and it is exactly the kind of positive economic activity that the City of Austin should be promoting and supporting.

Brandon first approached me about this project two years ago. Brandon has committed himself fully to the project's success, and is exactly the kind of involved Austin business owner/operator who is needed in Central East Austin. His business plan is an innovative approach to creating a cocktail lounge with a chef driven food service aspect. It will create jobs in the area, new opportunities for other businesses and another amenity for the permanent residents who are re-populating the area.

Brandon's proposed business has the advantage of being located in a largely commercial neighborhood (so that it will have no impact on single family homes because there are virtually none in the immediate area) while at the same time being within easy walking distance of the CBD and neighborhoods to the north and south.

I urge you to support Brandon's application. I believe his new enterprise will be beneficial to the area and to the City as a whole.

Thank you.

Richard Kooris

501 Studios/Urban Infill LP/Sixth and Brushy condo project developer/1021 East Sixth St. building owner and manager



501 N IH-35 AUSTIN TEXAS 78702 T 512.485.3000 F 512.485.3013 501STUDIOS.COM

PEGALO PROPERTIES

April 11, 2011
City of Austin – Land Use Commission
505 Barton Springs Road
Austin, Texas 78704

RE: "The Dram Shop" – 907 East 6th Street, Austin, Texas 78702

To Whom It May Concern:

My name is Richard Kooris, General Partner of Pegalo Properties, Urban Infill Partnership and long time property owner in the East Cesar Chavez Neighborhood (ECCN). I am writing this letter to express my strong support of the proposed cocktail lounge, The Dram Shop, to be located at 907 East 6th Street. Our partnerships own the adjacent properties at:

- 902 East 5th Street
- 906 East 5th Street
- 1000 East 5th Street
- 1009 East 5th Street
- 500 San Marcos Street
- 1001 East 6th Street
- 1003 East 6th Street
- 1015 East 6th Street
- 1019 East 6th Street. (See Attached Map)

In addition to lending my full support to this project, I have already agreed to, and authorized, a long term off-site parking lease with The Dram Shop for 35 parking spaces. These spaces will be in a proposed "to-be-built" parking garage which will be part of a Vertical Mixed Use project called "Corazon" to be located at 1001 East 6th Street, 78702.

It is my considered belief and opinion that the addition of The Dram Shop to the East 6th Street Commercial Corridor will prove to be a great benefit to the neighborhood and City of Austin. The Dram Shop will replace an unsightly parking lot, and as *ECCN Commercial Objective 3* clearly states, the goal of the neighborhood is to "minimize the visual impact of parking lots and parking structures." Redevelopment of the parking lot will also benefit the neighborhood as the new design will not allow vehicular access from 6th Street, helping to achieve the goals set forth in the *ECCN Public Space Design Guidelines*. In addition, The Dram Shop is committed to the East 6th Street beautification efforts outlined in *Commercial Objective 2* of the *ECCN Design Guidelines*, and have proposed a "Tree Planting Fund" for East 6th Street, as well as an extensive "streetscape" improvement project for 907 East 6th Street to the *ECCN Planning Team* as well as to Pegalo Properties and Urban Infill Partnership. Replacing a parking lot with a locally owned business will not only create additional taxable revenue for the City of Austin, but it will allow the *ECCN* to achieve the community goals described on page 14 of the *ECC Neighborhood Plan*, as this project is being proposed by an East Cesar Chavez Neighborhood resident and long time Austin bartender.

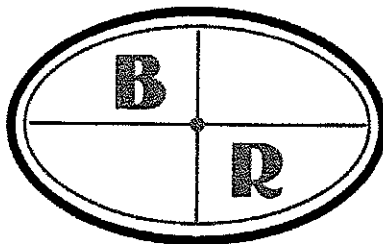
After previewing the proposed improvements for 907 East 6th Street, we feel that the vision and goals of The Dram Shop are consistent with the goals of the neighborhood and that this locally owned business will contribute to the character of this blossoming neighborhood and commercial corridor.

Warmest Regards,

Richard Kooris - General Partner
Pegalo Properties/ Urban Infill Partnership

BECK-REIT & SONS, LTD.

Phone: 512-472-8833
Local Fax: 512-472-8844



P.O. Box 6369
Austin, Texas 78762
e-mail: russ@beckreit.com

City of Austin - Land Use Commission
505 Barton Springs Road
Austin, Texas 78704

April 12, 2011

**RE: The Dram Shop Cocktail Lounge - 907 East 6th Street, 78702 -
Conditional Use Permit and Off Site Parking**

To Whom It May Concern:

My name is Russell Becker, business owner and long time property owner in the East Cesar Chavez Neighborhood (ECCN). I am writing this letter to express my strong support of the proposed cocktail lounge, The Dram Shop, to be located at 907 East 6th Street. I am exercising my full support of this project for the below listed property: (See Attached Map)

- 1101 E 6th Street

It is my considered belief and opinion that the addition of The Dram Shop to the East 6th Street Commercial Corridor will prove to be a great benefit to the neighborhood and City of Austin. The Dram Shop will replace an unsightly parking lot, and as *ECCN Commercial Objective 3* clearly states, the goal of the neighborhood is to **"minimize the visual impact of parking lots and parking structures."** Redevelopment of the parking lot will also benefit the neighborhood as the new design will not allow vehicular access from 6th Street, helping to achieve the goals set forth in the *ECCN Public Space Design Guidelines*.

Section 5 of the ECCN Plan states, "The neighborhood should be a thriving, self-sufficient community where services are available and **people can find work that supports them and makes the best use of their individual skills and talents.**" Replacing a parking lot with a locally owned business will not only create additional taxable revenue for the City of Austin, but it will allow the ECCN

to achieve the community goals described as this project is being proposed by an East Cesar Chavez Neighborhood resident and long time Austin bartender.

After previewing the proposed improvements for 907 East 6th Street, I have concluded that the vision and goals of The Dram Shop are in line with the goals of the neighborhood and that this area owned business will contribute to the character of a blossoming neighborhood and commercial corridor.

Best regards,

A handwritten signature in black ink, appearing to read 'RMB', with a long horizontal flourish extending to the right.

Russell M. Becker
Beck-Reit and Son's, LTD
1101 East 6th Street
Austin, Texas 78702
(512) 844 - 7692



To Whom It May Concern:

I support Brandon Testa's bar project located on the back side of the alley from my business, Progress Coffee.

Having been in this location for over 7 years I have not only seen the area drastically "develop" more but am very happy to see more and more affluent and professional businesses such as Mr. Testa's come into our neighborhood.

I would appreciate nothing more than to have the alley and lot behind my business where my staff takes trash and recyclables and often encounters homeless and drug dealers committing lewd and illegal acts developed into a classy, clean and profitable service business.

I believe this project will benefit the neighborhood, the community, surrounding business and the city as a whole.

Sincerely,

Joshua J Bingaman

Founder and Owner
Progress Coffee, Inc
500 San Marcos #105, Austin 78702

HELM Handmade Boots, Inc
www.progresscoffee.com
www.helmhandmade.com

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice.

Case Number: SPC-2011-0034AT
Contact: Donna Galati, (512) 974-2733 or
Elsa Garza, (512) 974-2308
Public Hearing: Planning Commission

Item C-3

Your Name (please print)

603 Medina

Your address(es) affected by this application

Donna Galati

Signature

Date

Daytime Telephone: (512) 236-1020

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review -- 4th floor
Donna Galati
P. O. Box 1088
Austin, TX 78767-8810