

RESTRICTIVE COVENANT TERMINATION REVIEW SHEET

CASE: C14-79-065(RCT) – Earl M. McClure

P.C. DATE: July 26, 2016
September 13, 2016

ADDRESS: 80 Red River Street

DISTRICT AREA: 9

OWNER/APPLICANT: The Villas On Town Lake
Owners Association, Inc. (Gary Johnson)

AGENT: Consort, Inc.
(Ben Turner)

EXISTING ZONING: CBD

AREA: 2.89 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends termination of the Restrictive Covenant.

PLANNING COMMISSION RECOMMENDATION:

July 26, 2016: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD AND APPLICANT TO SEPTEMBER 13, 2016*

(J. SHIEH; P. SEEGER – 2ND) (10-0) F. KAZI, A. PINEYRODEHOYOS, J. THOMPSON - ABSENT

September 13, 2016: *APPROVED TERMINATION OF THE RESTRICTIVE COVENANT*
(T. NUCKOLS; P. SEEGER – 2ND) (10-0) K. MCGRAW; J. SCHISSLER, J. VELA - ABSENT

ISSUES: The Shore Condominium Association, Inc. has submitted a letter in opposition to the proposed termination of the Restrictive Covenant. Correspondence in favor of and in opposition to the request is also attached at the back of this report.

DEPARTMENT COMMENTS:

The subject tract is a legally platted lot on approximately 2.89 acres located at the intersection of Red River and Davis Streets. Development on the tract is the Villas On Town Lake Condominiums comprised of 6 buildings ranging from 2-3 stories that contain 58 dwelling units, a single-level (subgrade) parking facility, and a swimming pool. The property is gated with restricted pedestrian and vehicular access from the intersection of Red River and Davis Streets and also has pedestrian access directly to the Lady Bird Lake Trail to the south and the Waller Creek Greenbelt that runs along the western edge of the property.

In 1980, with case C14-79-065, the property was rezoned from family residence (SF-3) to multifamily residence medium density (MF-3) district zoning per Ordinance No. 80-0228-P (Exhibit C). The rezoning was accompanied by a restrictive covenant that prohibits density greater than 30 dwelling units per acre (Exhibit D). At the time,

development in the area was comprised of small scale businesses and a few blocks of predominantly single family residences, at a much lower density.

In 2005, the subject property, as well as the adjacent Shore Condominiums and seven other blocks of land between Red River and IH-35 were rezoned to the central business district (CBD) with Ordinance No. 20050407-051 (Exhibit E). CBD zoning was the product of a 2004 Council resolution and meetings with stakeholders resulting in goals for rezoning that included tree preservation and the unique historical character, a mixed-income residential component, a pedestrian friendly environment, the use of green building techniques and urban design criteria associated with performance-based economic incentive policies. Since that time, CBD zoning has resulted in significant redevelopment of this area, including apartments, condominiums, a hotel, restaurants and cocktail lounges, and the Rainey Street area is now a vibrant destination area.

With approval of nearly 89% of the property owners by vote on June 14, 2016, the property is under contract to be sold to new ownership. Termination of the restrictive covenant has been requested in preparation for redevelopment of the property with the existing CBD zoning district entitlements, including increased density.

The subject property is located within a *Regional Center* as defined by the Imagine Austin Comprehensive Plan (IACP) as well as the Waller Creek District of the Downtown Austin Plan (DAP). The IACP assigns Regional Centers with the greatest density and greatest variety of uses in the tallest buildings. More specifically, goals of the Waller Creek District of the DAP encourage development that is diverse and creative and that will provide a mix of uses and affordability in a way that will protect, enhance or transform Waller Creek into an urban greenway and bring vitality to the district by providing destination stops and connecting it to the surrounding districts and communities. Additionally, the property is within the Waterfront Overlay which promotes harmonious interaction and transition between urban development and the park land and shoreline of Lady Bird Lake. As such, any site plan for future development of the subject property will require review by the Small-Area Planning Joint Committee to ensure that the development meets the intent of the Waterfront Overlay.

Termination of the existing restrictive covenant appears to be congruent with the IACP and the DAP in that it will allow for redevelopment that will contribute to implementing the intent and goals to promote compact and dense development that will encourage a variety of uses in close proximity to each other and will support a more sustainable system of transportation. With this, Staff recommends termination of the Restrictive Covenant.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CBD	Condominiums
<i>North</i>	CBD-CURE	Undeveloped (cleared of previous development)
<i>South</i>	P	Lady Bird Lake Trail/Waller Beach at Town Lake Metro Park
<i>East</i>	CBD	Hotel Van Zandt and Shore Condominiums Tower (192 residences)
<i>West</i>	P	Waller Creek Greenbelt

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan**TIA:** Not required.**WATERSHED:** Waller Creek (urban)**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID No.</i>
Austin Neighborhoods Council	511
Waller District Staff Liaison	1475
Homeless Neighborhood Association	1550
Downtown Austin Neighborhood Assn. (DANA)	402
Sierra Club, Austin Regional Group	1228
City of Austin Downtown Commission	623
The Shore Condominium Association, Inc.	1473
Lower Waller Creek	960
Friends of Austin Neighborhoods	1530
Waterfront Planning Advisory Board	1366
Bike Austin	1528
Friends of Emma Barrientos MACC	1447
SEL Texas	1363
Austin Independent School District	742
Austin Heritage Tree Foundation	1340
Preservation Austin	1424
Friends of Rainey Street Historic District	1417
Waller Creek Conservancy	1393
Rainey Neighbors Association Inc.	1256
Black Improvement Association	1407
El Concilio Mexican-American Neighborhoods	477

Downtown Austin Alliance	438
Tejano Town	1189
Rainey Business Coalition	1405

SCHOOLS: AISD - Matthews Elementary, O Henry Middle, Austin High

CITY COUNCIL DATE: August 11, 2016 **ACTION:** Approved a Postponement request by Staff to September 22, 2016 (11-0).

September 22, 2016 Approved a Postponement request by the Neighborhood to October 13, 2016 (10-0, Council Member Troxclair off the dais).

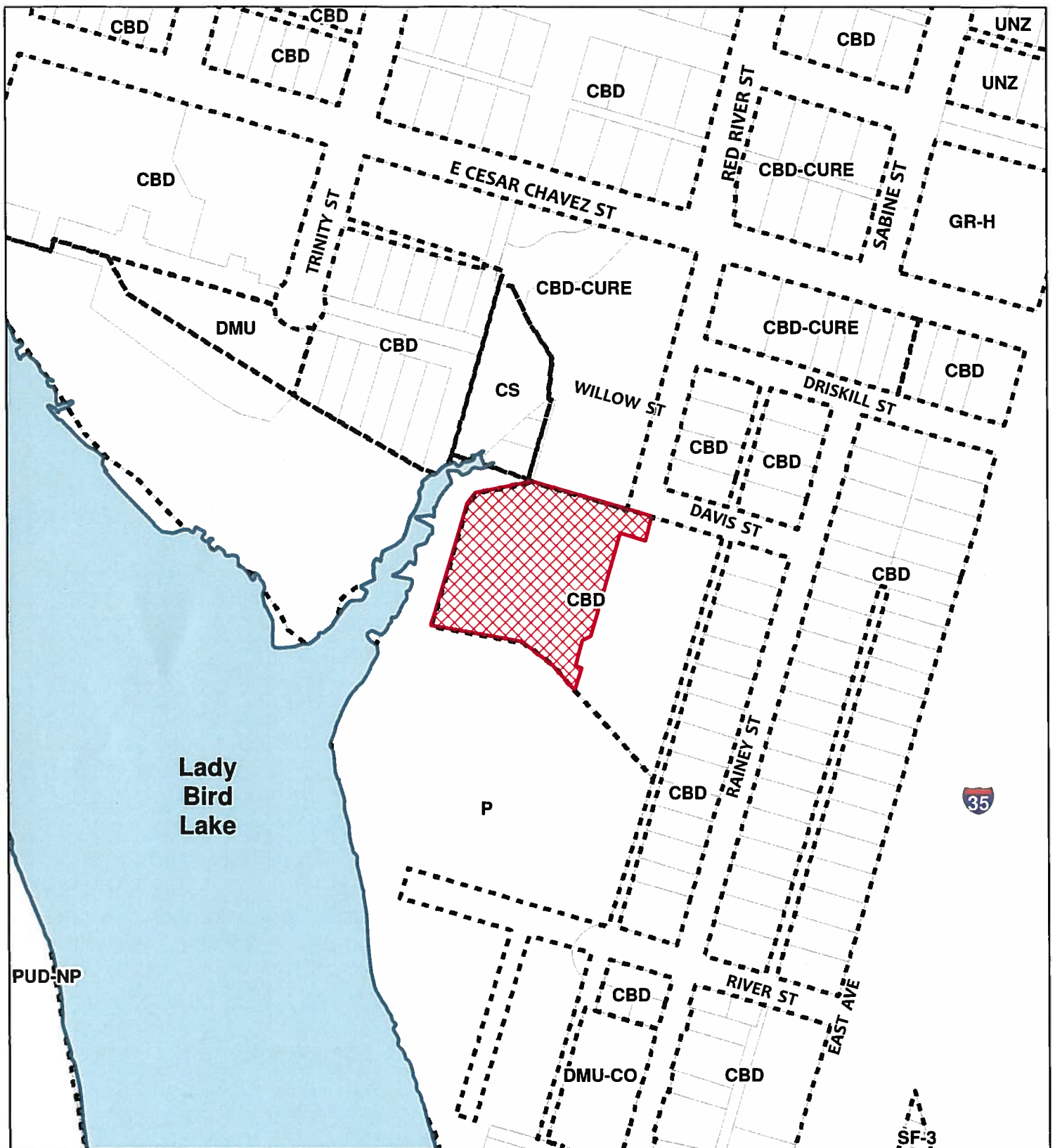
October 13, 2016

TRAVIS COUNTY DOCUMENT NUMBER:

CASE MANAGER: Wendy Rhoades

PHONE: 512-974-7719

EMAIL: wendy.rhoades@austintexas.gov



ZONING MAP - EXHIBIT A

ZONING CASE#: C14-79-065(RCT)
 LOCATION: 80 Red River Street
 SUBJECT AREA: 2.89 ACRES



1" = 400'



Subject Property



Base Map



Zoning



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-79-065(RCT)
 LOCATION: 80 Red River Street
 SUBJECT AREA: 2.89 ACRES

- Subject Property
- Base Map
- Waterfront Conditional Overlay Boundary

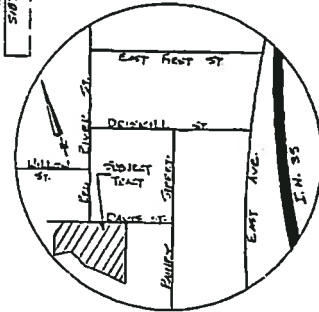
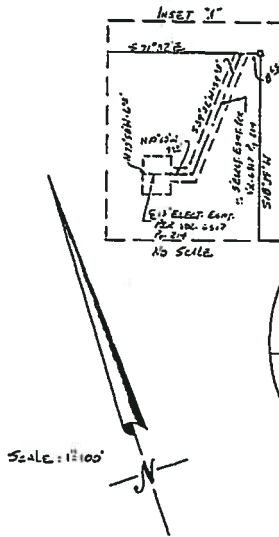
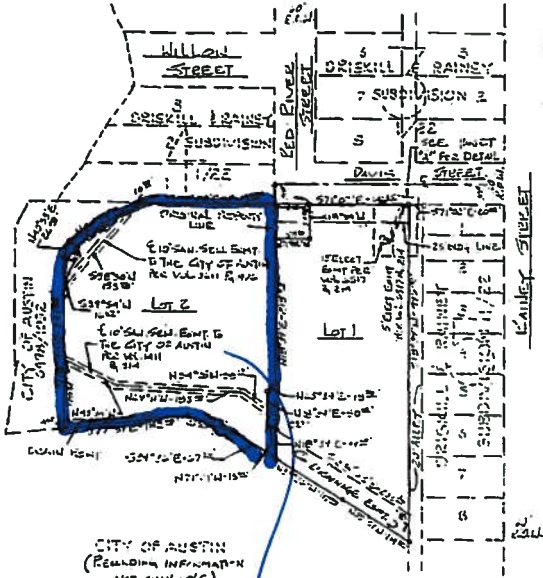
N

 1' = 400'



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RED RIVER ADDITION



- LEGEND**
- STAKE SET
 - STAKE FOUND
 - PILE FOUND
 - CONE MONUMENT SET
 - NAIL SET
 - X SET ON CUL DE SAC
 - ANGLE FOUND

NOTE: THIS SUBDIVISION CONTAINS 1.20 ACRES OF LAND.

SIDWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON THE SOUTH SIDE OF DAVIS STREET. SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DOWNGRADE APPROXIMATE 20% OF THE TOTAL COST OF CONSTRUCTION.

DRAINAGE NOTE: THE 100 YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN ON LOT 2. PER CITY OF AUSTIN RECORDS.

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That PRINTING PROPERTIES, a partnership composed of Clarence E. Sagert, John H. Gray, Jr., and Fred A. Wendlandt, owners of 1.9103 acres of land out of Outlot 72, Division "E", The City of Austin, Texas, as conveyed to us by deed of record in Volume 5870, Page 1662, of the Travis County, Texas Deed Records, do hereby subdivide said 1.9103 acres of land in accordance with the foregoing plat and do hereby adopt this plat as our subdivision to be known as RED RIVER ADDITION, and do hereby dedicate to the public, use of the streets and easements shown hereon.

WITNESS MY HAND this the 1st day of June, A.D., 1979.

Clarence E. Sagert
Clarence E. Sagert

John H. Gray, Jr.
John H. Gray, Jr.

Fred A. Wendlandt
Fred A. Wendlandt

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Clarence E. Sagert, John H. Gray, Jr., and Fred A. Wendlandt, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of June, 1979.

Brenda D. Edkins
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS
Brenda D. Edkins

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That Earl M. McClure, Jr., and wife, Mary McClure, owners of 2.22 acres of land out of Outlots 72 and 73, Division "E", The City of Austin, Texas, as conveyed to us by deed of record in Volume 5655, Page 1113 of the Travis County, Texas Deed Records, do hereby subdivide said 2.22 acres of land in accordance with the foregoing plat and do hereby adopt this plat as our subdivision to be known as RED RIVER ADDITION and do hereby dedicate to the public, use of the streets and easements shown hereon.

WITNESS MY HAND this the 1st day of June, A.D., 1979.

Earl M. McClure, Jr.
Earl M. McClure, Jr.

Mary McClure
Mary McClure

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Earl M. McClure, Jr., and wife, Mary McClure, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of June, 1979.

Saralyn B. Stewart
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS
Saralyn B. Stewart

APPROVED FOR ACCEPTANCE:

JUNE 26 1979
Date

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, this the 26th day of June, A.D., 1979.

Mary E. Johnston
Secretary

Richard Little
Richard Little, Director of Planning

Michael A. Swanson
Chairman

FILED FOR RECORD AT 3:15 o'clock P.M., this the 27th day of June, A.D., 1979

Wendell Smith
Deputy
Wendell Smith

Doris Shropshire
Doris Shropshire, Clerk, County Court
Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court within and for the State and County aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 27th day of June, A.D., 1979 at 3:15 o'clock P.M., and duly recorded on the 27th day of June, A.D., 1979, at 3:15 o'clock P.M., in the Plat Records of said County in Plat Book 77, Page 96.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY the date last written above.

Doris Shropshire
Deputy
Doris Shropshire

Doris Shropshire
Doris Shropshire, Clerk, County Court
Travis County, Texas

I, F. Jacob Nolen, an authorized under the laws of the State of Texas to practice the profession of Engineering and hereby certify that this plat complies with Chapter 41 of the Austin City Code: Is true and correct: And was prepared from an actual survey of the property made under my supervision on the ground.

Surveyed By:

NOLAN AND ASSOCIATES

F. Jacob Nolen
Professional Engineer
No. 29824

June 1979
Date

PRIOR TO CONSTRUCTION DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN ENGINEERING DEPARTMENT FOR APPROVAL. RAINFALL RUNOFF SHALL BE HELD TO THE ANNUAL EXISTING AT UNDEVELOPED STATUS BY USE OF PONDING OR OTHER APPROVED METHODS.

CBs-79-99

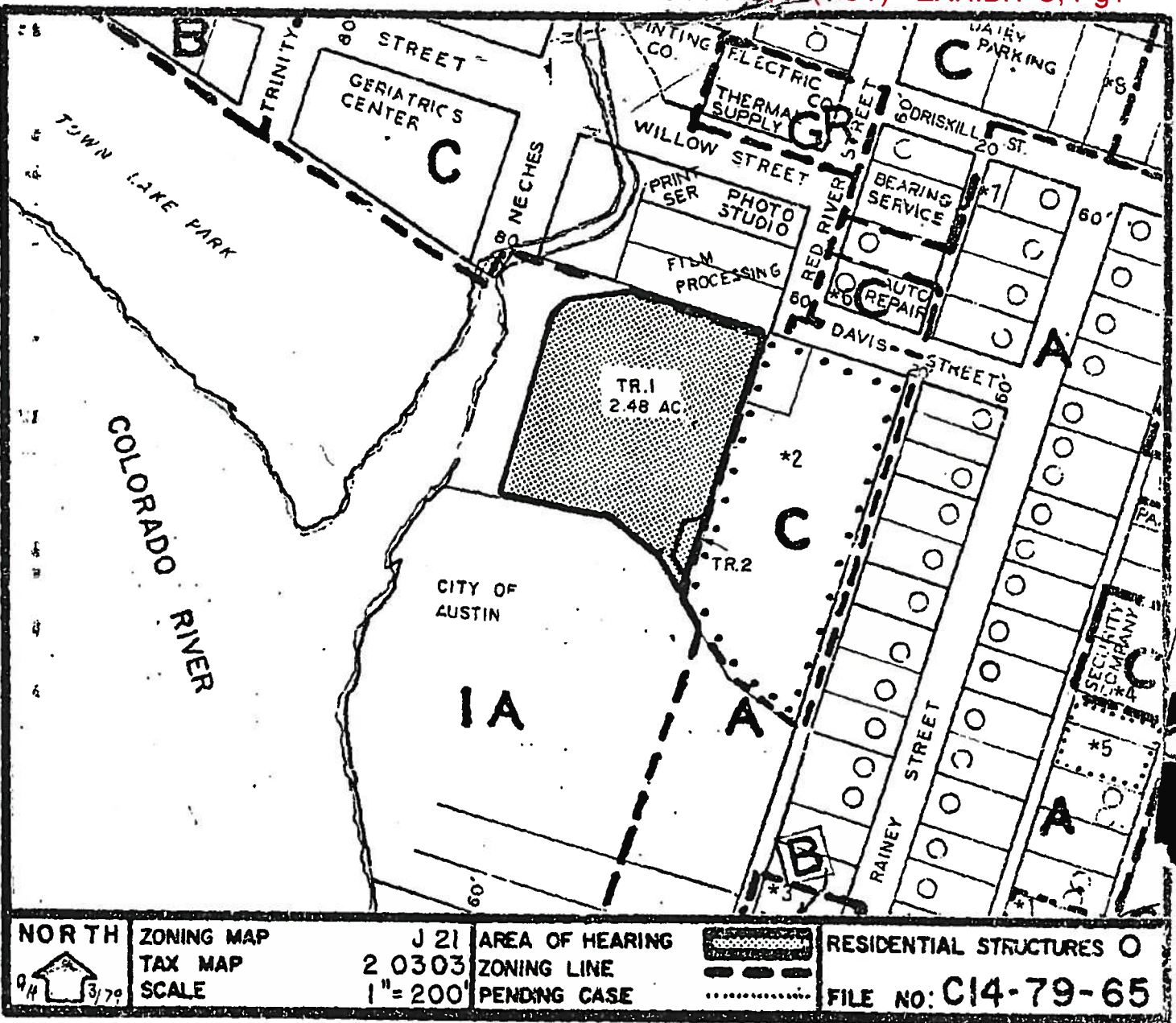
Drawn By: Jeremy Salinas

EXHIBIT B
RECORDED
PLAT

APPLICANT: EARL M. McCLURE,
ADDRESS: 80 Red River Str.
CHANGE: "A" Residence, 1st H & A, to "L" Lake District, 4th

FILE: C14-79-065
AREA: 2.488 acres

C14-79-065(RCT) - EXHIBIT C, Pg1



STREET	R.O.W.	SURFACING	CLASSIFICATION
Red River	60 ft.	30 ft.	Minor Collector
Davis	60 ft.	30 ft.	Minor Collector
HISTORY	REQUEST	PLANNING COMMISSION	CITY COUNCIL
*1 C14-78-027	A to GR (as amended)	Deny C, Grant GR	Granted (rc)
*2 C14-77-053	A to C-2	Grant (sp)	Granted as recommended
*3 C14-72-271	A to B	Grant (r)	Granted as recommended
*4 C14-69-272	A to C	Grant	Granted
*5 C14-69-197	A to C	Grant (r)	Withdrawn
*6 C14-70-072	A to C	Grant	Granted
*7 C14-74-135	A to C	Deny	Denied
*8 C14-77-175	B to C	Grant	Granted

(sp) site plan
(rc) restrictive covenant
(r) R.O.W.

STAFF RECOMMENDATION: Staff recommends denial of "L" (Lake District), 4th H & A, and "C" Commercial, 1st H & A, recommends "BB" Residence, 1st H & A except for 73 and on the east boundary to be included in adjacent to subject to restrictive covenant.

ORDINANCE NO. 80 0228-P

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1A: A 2.2488 ACRE TRACT OF LAND, SAVE AND EXCEPT A 734.5 SQUARE FOOT TRACT OF LAND DESCRIBED IN TRACT 1B BELOW, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 1B: A 734.5 SQUARE FOOT TRACT OF LAND WHICH IS ZONED "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT;

ALL OF ABOVE PROPERTY BEING LOCALLY KNOWN AS 80 RED RIVER STREET; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-79-065¹ to-wit:.

TRACT 1A: From "A" Residence, First Height and Area District to "B" Residence, First Height and Area District.

A 2.2488 acre tract of land, SAVE and EXCEPT a 734.5 square foot tract of land described in Tract 1B below, said tract of land being a portion of a 4.75 acre tract out of Outlot 72 and 73, Division E, in the City of Austin, Travis County, Texas, as described in a deed from Charles S. Fisher to Fannie Montgomery Davis as recorded in Volume 290, Pages 382-383, Travis County Deed Records, being also a portion of a 2.98 acre tract out of the said 4.75 acre tract, as described in a deed to A. E. Massengale, et ux, in Volume 1416, Page 442, Travis County Deed Records, said 2.2486 acre tract being a portion of a 2.8936 acre tract as described in a deed from Red River Investment Company, a Texas General Partnership to Earl M. McClure, Jr., et ux, in Volume 5688, Page 1326, Travis County Deed Records, said 2.2488 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found at the southwest intersection of Red River Street and Davis Street, and in the north line of a 4.75 acre tract, a portion of Outlots 72 & 73, Division E, in the City of Austin, Travis County, Texas, as described in a deed from Charles S. Fisher to Fannie Montgomery Davis as recorded in Volume 290, Pages 382-383, Travis County Deed Records, said beginning iron stake being also the northeast corner of a 2.98 acre tract, a portion

of the said 4.75 acre tract, as described in a deed to A. E. Massengale, et ux, in Volume 1416, Page 442, Travis County Deed Records, and being also at the northeast corner of that portion of the said 2.98 acre tract conveyed by A. E. Massengale, et ux, to Red River Investment Company, as recorded in Volume 3064, Page 905, Travis County Deed Records, and being also the northeast corner of that 2.8936 acre tract as described in a deed from Red River Investment Company, a Texas General Partnership to Earl M. McClure, Jr., et ux, in Volume 5688, Page 1326, Travis County Deed Records, said beginning iron stake being also at the southeast corner of Lot 1, Block 4, of the Driskill and Rainey Subdivision as shown on a map of record in Plat Book 1, Page 22, Travis County Plat Records, and from which beginning iron stake the northeast corner of the said 4.75 acre tract bears S 71° 02' E 196 feet;

(1) THENCE with the east line of the said 2.98 acre tract and the Earl M. McClure, Jr. tract S 18° 39' W 373.03 feet to an iron stake in the south line of the said 4.75 acre tract for the southeast corner of the said 2.98 acre tract and the southeast corner of the Red River Investment Company tract and the Earl M. McClure, Jr. tract;

THENCE with the south line of the said 4.75 acre tract, the 2.98 acre tract, the Red River Investment Company tract, and the McClure tract, courses numbered 2-4 inclusive, as follows:

(2) N 39° 36' W 67.56 feet to an iron stake;

(3) N 50° 36' W 75.00 feet to an iron stake;

(4) N 77° 51' W 182.68 feet to a point at the southeast corner of a 0.645 of one acre tract, a portion of the said McClure 2.8936 acre tract, as conveyed by Earl M. McClure, Jr., et ux, to the City of Austin in Volume 6498, Page 1032, Travis County Deed Records;

THENCE with an east, southeast and a south line of the City of Austin 0.645 of one acre tract, courses numbered 5-7 inclusive as follows:

(5) N 18° 40' E 251.66 feet to a point;

(6) N 40° 53' E 26.08 feet to a point;

(7) N 80° 24' E 120.02 feet to a point in the north line of the said McClure 2.8936 acre tract and the south line of Lot 1, Block 4, of the said Driskill and Rainey Subdivision;

(8) THENCE with the north line of the said McClure 2.8936 acre tract, and the south line of said Lot 1, S 71° 02' E 193.03 feet to the PLACE OF BEGINNING, and,

C14-79-065(RCT) - EXHIBIT C, Pg4

TRACT 1B: To remain zoned "C" Commercial, First Height and Area District.

A 734.50 square foot tract of land being out of Outlot 72 and 73, Division E, in the City of Austin, Texas and being a portion of that certain tract conveyed to Earl M. McClure, Jr. and wife, Mary McClure, by deed of record in Volume 5688, Page 1323, of the Travis County, Texas Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pipe found at the southeast corner of the above described McClure tract, same being the southwest corner of the Printing Properties tract as described in Volume 5870, Page 1662 of the Travis County, Texas Deed Records;

THENCE with the east property line of the McClure tract and the west property line of the Printing Properties tract as found fenced and used upon the ground, N 18° 39' E for a distance of 44.50 feet to an iron stake set for the southeast corner of this tract and the PLACE OF BEGINNING hereof;

THENCE N 71° 21' W for a distance of 13.00 feet to an iron stake set for the southwest corner hereof;

THENCE N 18° 39' E for a distance of 50.00 feet to an iron stake set for the northwest corner hereof;

THENCE N 63° 39' E for a distance of 18.38 feet to an iron stake set in the east property line of the McClure tract and the west property line of the Printing Properties tract for the northeast corner hereof;

THENCE with the east property line of the McClure tract and the west property line of the Printing Properties tract as found, fenced and used upon the ground S 18° 39' W for a distance of 63.00 feet to the PLACE OF BEGINNING;

all of above property being locally known as 80 Red River Street, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

C14-79-065(RCT) - EXHIBIT C, Pg

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

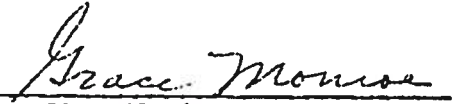
February 28, 1980

X
X
X
X
Mayor

APPROVED:


City Attorney

ATTEST:


City Clerk

SF:cf

NO. C-14-79-065

THE STATE OF TEXAS ~~NO. 28-79-55~~ 5368 * 13.00
 COUNTY OF TRAVIS X RESTRICTIVE COVENANT

2-19-2761

WHEREAS, EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, of Travis County, Texas, are the owners of the following property, to-wit:

See attached Exhibit "A"

WHEREAS, the City of Austin and EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, have agreed that the above described property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, for and in consideration of ONE AND NO/100 (\$1.00) DOLLARS, and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on them, their successors and assigns, as follows, to-wit:

1. In the event apartments or other residential dwellings are constructed upon the property, they shall be constructed at a density of thirty (30) single family units or less per acre.

2. If any person, persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant.

3. If any part or provisions of this agreement or covenant herein contained shall be declared invalid, by judgment or Court order, the same shall in nowise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

4. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

5. This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of the above described property at the time of such modification, amendment or termination.

EXECUTED, this the 6th day of November, 1979.

Earl M. McClure, Jr.
EARL M. McCLURE, JR.

Mary McClure
MARY McCLURE

THE STATE OF TEXAS X

COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of November, 1979.

NOTARY SEAL

Yvonne C. Munnich
Exp 9-1-80
Notary Public, in and
for Travis County, Texas

FIELD NOTES OF 2.2488 ACRES OF LAND, BEING A PORTION OF A 4.75 ACRE TRACT OUT OF OUTLOT #72 & #73, DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM CHARLES S. FISHER TO FANNIE MONTGOMERY DAVIS AS RECORDED IN VOLUME 290, PAGES 382-383, TRAVIS COUNTY DEED RECORDS, BEING ALSO A PORTION OF A 2.98 ACRE TRACT OUT OF THE SAID 4.75 ACRE TRACT, AS DESCRIBED IN A DEED TO A. E. MASSENGALE, ET UX, IN VOLUME 1416, PAGE 442, TRAVIS COUNTY DEED RECORDS, SAID 2.2486 ACRE TRACT BEING A PORTION OF A 2.8936 ACRE TRACT AS DESCRIBED IN A DEED FROM RED RIVER INVESTMENT COMPANY, A TEXAS GENERAL PARTNERSHIP TO EARL M. MCCLURE, JR., ET UX, IN VOLUME 5688, PAGE 1326, TRAVIS COUNTY DEED RECORDS, ~~AS PREPARED FOR EARL M. MCCLURE, JR. BY HETCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.~~

2-19-2763

Beginning at an iron stake found at the southwest intersection of Red River Street and Davis Street, and in the north line of a 4.75 acre tract, a portion of Outlots #72 & #73, Division "E", in the City of Austin, Travis County, Texas, as described in a deed from Charles S. Fisher to Fannie Montgomery Davis as recorded in Volume 290, Pages 382-383, Travis County Deed Records, said beginning iron stake being also the northeast corner of a 2.98 acre tract, a portion of the said 4.75 acre tract, as described in a deed to A. E. Massengale, et ux, in Volume 1416, Page 442, Travis County Deed Records, and being also at the northeast corner of that portion of the said 2.98 acre tract conveyed by A. E. Massengale, et ux, to Red River Investment Company, as recorded in Volume 3064, Page 905, Travis County Deed Records, and being also the northeast corner of that 2.8936 acre tract as described in a deed from Red River Investment Company, a Texas General Partnership to Earl M. McClure, Jr., et ux, in Volume 5688, Page 1326, Travis County Deed Records, said beginning iron stake being also at the southeast corner of Lot #1, Block #4, of the Driskill and Rainey Subdivision as shown on a map of record in Plat Book 1, Page 22, Travis County Plat Records, and from which beginning iron stake the northeast corner of the said 4.75 acre tract bears S 71° 02' E 196 feet;

(1) THENCE with the east line of the said 2.98 acre tract and the Earl M. McClure, Jr. tract S 18° 39' W 373.03 feet to an iron stake in the south line of the said 4.75 acre tract for the southeast corner of the said 2.98 acre tract and the southeast corner of the Red River Investment Company tract and the Earl M. McClure, Jr. tract;

THENCE with the south line of the said 4.75 acre tract, the 2.98 acre tract, the Red River Investment Company tract, and the McClure tract, courses numbered 2-4 inclusive, as follows:

ORIGINAL DEED

EXHIBIT "A"

6822 539

- (2) N 39° 36' W 67.56 feet to an iron stake;
(3) N 50° 36' W 75.00 feet to an iron stake;
(4) N 77° 51' W 182.68 feet to a point at the southeast corner of a 0.645 of one acre tract, a portion of the said McClure 2.8936 acre tract, as conveyed by Earl M. McClure, Jr., et ux, to the City of Austin in Volume 6498, Page 1037, Travis County Deed Records;

THENCE with an east, southeast and a south line of the City of Austin 0.645 of one acre tract, courses numbered 5-7 inclusive as follows:

- (5) N 18° 40' E 251.66 feet to a point;
(6) N 40° 53' E 26.08 feet to a point;
(7) N 80° 24' E 120.02 feet to a point in the north line of the said McClure 2.8936 acre tract and the south line of Lot 1, Block 4, of the said Driskill and Rainey Subdivision;
(8) THENCE with the north line of the said McClure 2.8936 acre tract, and the south line of said Lot #1, S 71° 02' E 193.03 feet to the place of the beginning, containing 2.2488 acres of land.

SAVE AND EXCEPT:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING OUT OF OUTLOT 72 AND 73, DIVISION "E" IN THE CITY OF AUSTIN, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO EARL M. MCCLURE, JR. AND WIFE, MARY MCCLURE, BY DEED OF RECORD IN VOLUME 5688, PAGE 1323, OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pipe found at the Southeast corner of the above described McClure tract, same being the Southwest corner of the Printing Properties tract as described in Volume 5870, Page 1662 of the Travis County, Texas Deed Records

THENCE with the East property line of the McClure tract and the West property line of the Printing Properties tract as found, fenced and used upon the ground, N 18°39'E for a distance of 44.50 feet to an iron stake set for the Southeast corner of this tract and the PLACE OF BEGINNING hereof

THENCE N 71°21'W for a distance of 13.00 feet to an iron stake set for the Southwest corner hereof

THENCE N 18°39'E for a distance of 50.00 feet to an iron stake set for the Northwest corner hereof

THENCE N 63°39'E for a distance of 18.38 feet to an iron stake set in the East property line of the McClure tract and the West property line of the Printing Properties tract for the Northeast corner hereof

THENCE with the East property line of the McClure tract and the West property line of the Printing Properties tract as found, fenced and used upon the ground S 18°39'W for a distance of 63.00 feet to the PLACE OF BEGINNING and containing 734.50 square feet of land more or less.

ORIGINAL DEM

C14-79-065(RCT) 2-18-79 EXHIBIT D, Pg5
FILED

DEC 28 8 16 AM '79

Doris S. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on
COUNTY OF TRAVIS



DEC 28 1979

Doris S. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

6822 541

RESOLUTION NO. 040212-35

WHEREAS, in June 1999, Council adopted a resolution directing the City Manager to work with residents, business owners, and property owners in the Rainey Street Area to facilitate discussions to develop land use objectives and priorities for the area; and

WHEREAS, in March 2000, the Rainey Street Neighborhood Association presented to the City the results of these discussions in the Rainey Street Neighborhood Redevelopment Strategy; and

WHEREAS, in 2003 the Downtown Commission facilitated a community dialogue regarding Rainey Street redevelopment options and prepared a detailed report outlining its recommendations; and

WHEREAS, the Downtown Commission report recommends a review and revision of the regulations applicable to the Rainey Street subdistrict of the waterfront overlay; and

WHEREAS, voters have approved funding for the development of the Mexican American Cultural Center in the Rainey Street Area; and

WHEREAS, the City has created a Mexican American Cultural Center Advisory Board to make recommendations on issues affecting the development and operations of the center; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council initiates the rezoning of properties in the Rainey Street Area, which is bounded on the west by Waller Creek, the south by Town Lake, the east by IH-35, and the north by Cesar Chavez Street. The City Manager is directed to develop zoning recommendations for presentation to Council. The City Manager is also directed to review the regulations applicable to the Rainey Street subdistrict of the waterfront overlay combining district and present recommended amendments to Council. The City Manager shall consider the recommendations of the Rainey Street Redevelopment Strategy, the Downtown Commission, and the development plans of the Mexican American Cultural Center when making recommendations on rezoning the Rainey Street Area property and revising the Rainey Street subdistrict regulations. The City Manager shall present recommendations on both items on or before June 10, 2004.

The City Manager shall also present the recommendations on zoning and the Rainey Street subdistrict regulations to the following boards and commissions: the Downtown Commission, the Design Commission, the Mexican American Cultural Center Advisory Board, the Parks and Recreation Advisory Board, and the Historic Landmark Commission. Each board and commission shall forward its recommendation to the Zoning and Platting Commission. The Zoning and Platting Commission shall present the zoning and the Rainey Street subdistrict regulations to Council. If Council determines that amendments to the Rainey Street subdistrict regulations are appropriate, Council will forward the amendments to the Planning Commission.

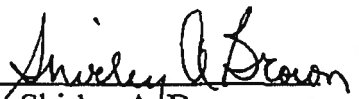
BE IT FUTHER RESOLVED:

Council directs the City Manager to conduct an analysis of the infrastructure within the Rainey Street Area and to provide a summary of the current development restrictions within the Rainey Street Area.

BE IT FURTHER RESOLVED:

Council requests that the above-named boards and commissions recommend a development incentive proposal for the Rainey Street Area that that promotes the following types of goals: 1. the preservation of trees and the unique and historic character of the area; 2. a strong mixed-income residential component within the development; 3. a pedestrian-friendly environment; 4. the use of green building techniques; and 5. the use of urban design criteria that are typically included in the City's performance-based economic incentive policies.

ADOPTED: February 12, 2004

ATTEST: 
Shirley A. Brown
City Clerk

ORDINANCE NO. 20050407-051

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED WITHIN THE AREA SOUTHWEST OF THE INTERSECTION OF DAVIS STREET AND RED RIVER STREET AND WEST OF RAINEY STREET BETWEEN DAVIS STREET AND RED RIVER STREET, IN THE RAINEY STREET SUBDISTRICT OF THE WATERFRONT OVERLAY COMBINING DISTRICT, FROM FAMILY RESIDENCE (SF-3) DISTRICT, MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO CENTRAL BUSINESS DISTRICT (CBD).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district, multifamily residence medium density (MF-3) district and general commercial services (CS) district to central business district (CBD) on the property described as Tract A in Zoning Case No. C14-04-0078, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 6.39 acres of land, situated in Outlots 72 and 73, Division E, Driskill and Rainey Subdivision, the Red River Addition, and the Villas on Townlake Condominiums, in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A", and

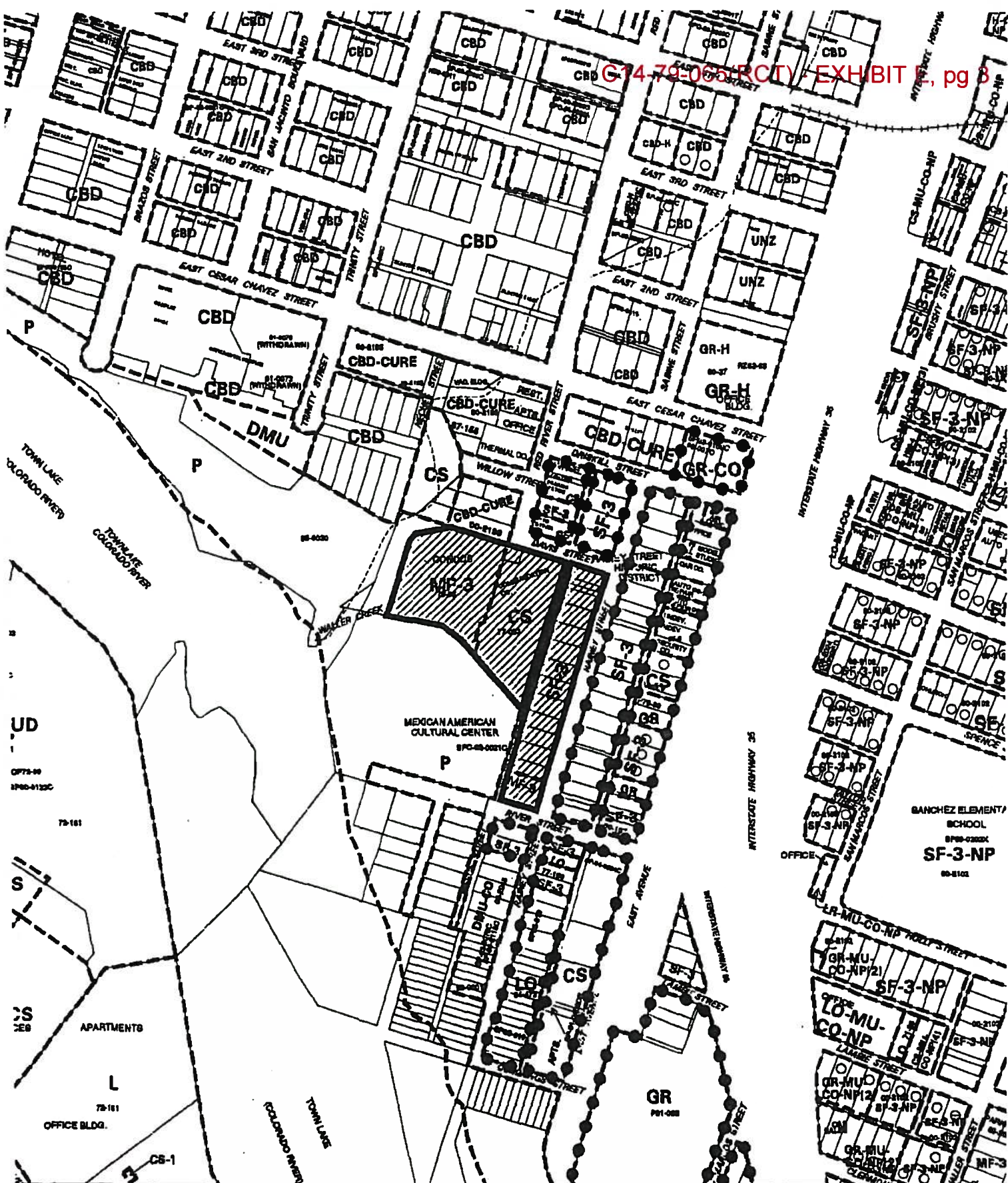
locally known as the property located within the area southwest of the intersection of Davis Street and Red River Street and west of Rainey Street between Davis Street and Red River Street, in the Rainey Street subdistrict of the waterfront overlay combining district in the City of Austin.

PART 2. This ordinance takes effect on April 18, 2005.

PASSED AND APPROVED

_____, April 7, 2005 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk



 = 400'	SUBJECT TRACT		ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER J21
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: G. RHOADES			
	CASE #: C14-04-0078		DATE: 05-04	
	ADDRESS: RAINEY ST TRACT A			
	SUBJECT AREA (acres): 6.380		INTLS: SM	

Case Number C14-79-065 (RCT)

Planning Commission Public Hearing: Sept. 13, 2016

City Council Public Hearing: Sept. 22, 2016

ATTN: Wendy Rhoades

Dear Ms. Rhoades:

This case and these hearings are about removal of the restrictive covenant on the Villas property at 80 Red River. I sent in my form saying that I support removal of the covenant. I did not write a comment on the form, and I am unable to attend the public hearings, but I would like to submit this comment.

First, and most directly relevant under Texas law, the covenant is obsolete. The neighborhood has been completely transformed since the covenant was created. The Villas parcel was then surrounded by small, low-rise buildings, mostly single family residences. It is now surrounded by tall towers, restaurants, and bars.

Second, there was never any explicit reciprocity in this covenant. The Villas parcel was restricted, but its neighbors were not, which is what permitted transformation of the neighborhood.

Third, the implicit reciprocity has been fundamentally breached. The covenant was put in place to protect the surrounding low density and residential neighborhood. It applied only to the Villas parcel because everyone apparently assumed that the surrounding neighborhood would never be changed.

But it was changed. The people to be protected are no longer there; the uses to be protected are no longer there; and many of the buildings to be protected are no longer there. And the neighborhood that helped attract owners to the Villas is no longer there. It is a different kind of neighborhood now, attracting owners with a different set of preferences.

Finally, it is fundamentally unfair that every other parcel in the neighborhood can be redeveloped and that only the Villas parcel should be denied permission to redevelop. The owners in the Shores, who are objecting to further development only after their own tower is up, knew perfectly well that they were not buying lakefront property. And it was perfectly foreseeable that with the whole neighborhood being redeveloped, the Villas parcel would sooner or later be redeveloped too.

This obsolete covenant should be removed, and the property developed consistent with its zoning.

Douglas Laycock
Alice McKean Young Regents Chair in Law Emeritus
dlaycock@law.utexas.edu
512-656-1789

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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www.austintexas.gov/planning.

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 board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Board of Directors, Villas on Town Lake
 Your Name (please print)

80 Red River Austin, TX 78701

Your address(es) affected by this application

[Signature] President, Board of Directors 7/23/16
 Signature Date

Daytime Telephone: 512-922-6779

Comments: See attached

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

AUSTIN TX 78767 0018

Villas on Town Lake
80 Red River
Austin, TX 78701

March 21, 2016

To Whom It May Concern:

In regards to the 1979 Restrictive Covenant (density agreement) between the City of Austin and the owners of the property as described in the Covenant (attached), the Board of Directors for the Villas on Town Lake Owners Association, Inc., has voted by unanimous written consent to support amending the 1979 density agreement with the City of Austin to remove the density restriction. The record of this vote is on file with Beck and Company Real Estate Services, the property manager for the Villas on Town Lake Condominiums.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary L. Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gary L. Johnson
President, Board of Directors
The Villas on Town Lake Owners Association, Inc.

Attachment: 1979 Restrictive Covenant

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

CEDRIC GRICE

Your Name (please print)

80 REDBURN ST. #46 78201

Your address(es) affected by this application

Cedric Grice

Signature

7.20.16

Date

Daytime Telephone: 512-809-0311

Comments:

It is my belief as a resident since 1986 and once HOA president, this restrictive covenant was of no use and was not desired by the current HOA membership and should be terminated. The covenant is inhibiting the wishes of the HOA membership as expressed in our 90% vote to sell the property.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Penny Rayfield

Your Name (please print)

80 Red River #216 Austin, Tx 78701

Your address(es) affected by this application

Penny Rayfield

Signature

7-16-2016

Date

Daytime Telephone: 512-825-9070

Comments: Thank you for your consideration,
I support removing this restriction.
100%.

Re: Villas on Town Lake

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

ROBERT M. HARDY
 Your Name (please print)

☒ I am in favor
☐ I object

30 RED RIVER ST #113

Your address(es) affected by this application

[Signature]
 Signature

7/18/16
 Date

Daytime Telephone: 507 612-0087

Comments:

RESIDENT AT SAID PROPERTY

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

JANET LEE HARDY
Your Name (please print)

☒ I am in favor
☐ I object

2007 RIVER ST. #113

Your address(es) affected by this application

Janet Lee Hardy

Signature

7/18/16

Date

Daytime Telephone: 207 283-1250

Comments:

RESIDENT AT SAID ADDRESS

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

AUSTIN, TX 78767 0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Penny Rayfield

Your Name (please print)

80 Red River #216 Austin, Tx

Your address(es) affected by this application

Penny Rayfield

Signature

Date

Daytime Telephone:

512-825-9070

Comments:

I support removing this restriction.
100%.

Re: Villas on Town Lake

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Michael Abraham <[REDACTED]>
Sent: Friday, July 22, 2016 10:32 AM
To: Rhoades, Wendy; [REDACTED]
Subject: CASE C14-79-065(RCT) -- Villas on Town Lake
Attachments: 20160722100224974.pdf

Wendy -- please see attached related to agenda item related to the Villas on Town Lake.

Obviously, Villas owners are strongly in favor of the removal of this deed restriction, and had been unaware of its existence until recently. We had assumed that the city's rezoning to CBD of the Rainey/Red River neighborhood a decade ago (which we also strongly supported and favored at the time) was the final/most recent word.

best wishes,
Michael A.

wendy.rhoades@austintexas.gov

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Michael Abraham
Your Name (please print)

50 Red River, #206
Your address(es) affected by this application

Michael R. C. 7/22/16
Signature Date

Daytime Telephone: 512-587-5740

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Christopher X. Herrera

Your Name (please print)

80 Red River #203, 78701

Your address(es) affected by this application

Chris X. Herrera

Signature

Date

Daytime Telephone: 713-501-1169

Comments:

Lifting this covenant will help this property to eventually be used in a better way that benefits the city and the new Waller Creek. I support the city terminating the covenant to clear the way for a more proper use of this land with a higher density. Thank you.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-0810

☒ I am in favor
☐ I object

19-Jul-2016

Wendy Rhoades & Associates, Inc.

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

LORA HERRING

Your Name (please print)

80 RSD RIVER # 306

Your Address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 626 4848

Date

7-20-16

☒ I am in favor
☐ I object

Comments: The Villas was rezoned CBD IN 2005 along with the rest of the neighborhood. This density restriction was recently discovered. No one at the Shore knew about it - I was involved in legal negotiations with them for months (in 2011) some may have have view, but the developer is offering things to benefit the shore. Mrs. Fox Rensvold will result from the removal of this restriction. Thank you.

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City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Geraldine White

Your Name (please print)

80 Red River St. #319 Austin, TX

Your address(es) affected by this application

Geraldine White

Signature

7/23/16

Date

Daytime Telephone: *512-541-9078*

Comments:

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Janet Russell

Your Name (please print)

80 Red River, #119, Austin

Your address(es) affected by this application TX 78701

Janet Russell

Signature

Date

7-22-16

Daytime Telephone: 903-466-3232

Comments: Please support the termination
of the restrictive covenant in
this application. I am a
property owner at this address.
and very much support growth
and commerce in the Downtown
Rainey Street area. Thank you
for your consideration.
Janet Russell

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Opa & Ana Calina Man
Your Name (please print)

☒ I am in favor
☐ I object

802ed River St. #205, 78701
Your address(es) affected by this application

[Signature]
Signature

07.25.2016
Date

825.3688
Daytime Telephone

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Gelu George Man
Your Name (please print)

2016 River St #205, 78701
Your address(es) affected by this application

Shuan
Signature

07.25.2016
Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

Rhoades, Wendy

From: Olga Man <[REDACTED]>
Sent: Monday, July 25, 2016 4:14 PM
To: Rhoades, Wendy
Cc: Olga Man; George Man; Calina Man
Subject: case #C14-79-065(RCT)

Hi,

Herewith we Olga, Ana-Calina and George Man residing at Villas at TownLake #205, notify that we are in favor of covenant termination related to above case number.

Please confirm receipt and take our notification in consideration. Please also advise if this email notification is sufficient or you need us to send via mail the form sent earlier to our home address.

best regards,
Olga, Ana-Calina and George Man
cell: 512 825 3688

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Danita White

Your Name (please print)

80 Red River #221, Austin, TX.

Your address(es) affected by this application

Danita White

Signature

7/19/16

Date

Daytime Telephone:

Comments:

This 37 year old restrictive covenant does not make sense with our rezoning to Central Business District in 2005, Rainey Density Bonus Program, the Downtown Austin Plan and the high rise development that surrounds 80 Red River.

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Brian Cochran

Your Name (please print)

80 Red River St. #217

Your address(es) affected by this application

Brian Cochran

Signature

Daytime Telephone: 512-739-2904

July 16, 2016

Date

☒ I am in favor ☐ I object
--

Comments: I have received numerous public hearing notices related to development in my neighborhood since 2003. I have never voiced objection to any of them. This includes all of the notices related to the construction of the building now known as the Shore. I support the city's master plan encouraging dense development in the urban core.

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 Wendy Rhoades
 P. O. Box 1088

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Case Number: C14-79-065(RCT)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

H. Douglas Laycock
 Your Name (please print)

80 Red River Unit 204

Your address(es) affected by this application

H. Douglas Laycock

Signature

7/21/16

Date

Daytime Telephone: 512-656-1789

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-0810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Christopher Howle

Your Name (please print)

80 Red River St #219

Your address(es) affected by this application

Christopher Howle

Signature

7/22/16

Date

Daytime Telephone: Email: *chowle@gmail.com*

Comments: *The termination of the restrictive covenant falls in line with the City's downtown density goals and continues the trend of the Rainey Street District's modernization. The opportunity for Sutton Company to develop the entire Davis-to-Cesar Chavez section of Red River presents many benefits to the Waller Creek project, and this effort shouldn't be blocked due to short-sightedness of neighboring residents.*

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767 0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Bill & Daria Shearer

Your Name (please print)

80 Red River #318

Your address(es) affected by this application

Wendy Shearer & Bill Shearer 7/23/16

Signature

Date

Daytime Telephone: 713-725-7354 or 713-203-9643

Comments: We were rezoned as
Central Business District
in 2005 & high rise
developments have been
approved all around us.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Caron e Dave Forsyth

Your Name (please print)

30 Red River St, Apt 304

Your address(es) affected by this application

Oldm Forsyth

Signature

7/20/16

Date

Daytime Telephone: 512-745-2213

Comments:

This area is already zoned for high density. So it doesn't make sense to apply a restriction to this property. The potential for improvement to Waller Creek, sidewalks benefits the neighborhood and the city.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Teresa Sullivan
 Your Name (please print)

80 Red River

Your address(es) affected by this application

Teresa Sullivan

Signature

July 22, 2016

Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

AUSTIN TEXAS 78767-0018

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Edwin R. Warren

☒ I am in favor
☐ I object

Your Name (please print) Victoria L. MacKenzie

80 Red River Unit 103

Your address(es) affected by this application:

Edwin Warren

Signature

Date

7/25/2016

Daytime Telephone: 512-921-0242

Comments: This is consistent with
current policy and construction.
It is the reality now and
the best future use of
the property.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Thomas Schnitt

Your Name (please print)

80 Rio River #117

Your address(es) affected by this application

1000 S. 11th

Signature

Date

Daytime Telephone: 512-627-1811

Comments:

I am in favor of removing the restrictive covenant. I believe it to be the highest and best use of the property.

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Glenda Moore

Your Name (please print)

50 Red River #147

Your address(es) affected by this application

Glenda Moore

Signature

7-24-16

Date

Daytime Telephone: 512-468-8180

Comments:

I am in favor of removing the request. We commend, now. It is a good thing!

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

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Planning & Zoning Department

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JOHN RAY

Your Name (please print)

80 Red River St #121

Your address(es) affected by this application

[Signature]

Signature

7/23/16

Date

Daytime Telephone: _____

Comments:

The city rezoned our area
as Central Business District in 2005
and also implemented the Ravey
Density Program on all of which
support the removal of this
rezoning for 80 Red River

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

CHRISTIAN LEMAM

Your Name (please print)

80 RED RIVER STR.

Your address(es) affected by this application



Signature

07/22/16

Date

Daytime Telephone:

(512) 968-0467

Comments:

The current restrictions on this lot is no longer consistent with the master plan in the Rainey Str. area and should be removed.

Thank you for your consideration.

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Shana Shaw

Your Name (please print)

80 Red River St. #217 78701

☒ I am in favor
☐ I object

Your address(es) affected by this application

Shana Shaw

07-23-2016

Signature

Date

Daytime Telephone: 512-934-1052

Comments: *I am in favor of the removal of this covenant. Since the Bailey Street neighborhood was rezoned in 2005, an increasingly more dense, walkable neighborhood has grown around us. The covenant - approved in 1979 - is now antiquated & at odds w/ the rezoned area, and the city's master plan for the downtown corridor.*

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767 0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Steven Maitlen

Your Name (please print)

80 Red River St, #305

Your address(es) affected by this application Austin 78701

7/23/16

Signature

Date

Daytime Telephone: 512-708-9911

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

☒ I am in favor
☐ I object

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Amy Edwards

Your Name (please print) Units 110, 111,
112, 211

80 Red River St.

Your address(es) affected by this application

7/26/2016

Date

Signature

Daytime Telephone: (512) 789-7113

Comments: We own 4 properties at the Villas
and want the covenant terminated because:

① It solely restricts residences, but not
other large buildings like hotels or offices,
so it's pointless

② It conflicts with CBD zoning and
there are no unique arguments to keep the
restriction in place - in other words the City
has already considered and ruled on this
matter

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Your Name (please print) Tracey Cannon Mulrooney

☒ I am in favor
☐ I object

Your address(es) affected by this application 80 Red River St #A15 78701

Tracey Mulrooney 7/25/16
Signature Date

Daytime Telephone: 904.318.1033

Comments: Since the 1979 covenant, our neighborhood has been rezoned as a Central Business District (CBO) in 2005. The proposed structure is in compliance with the Rainey Density Bonus Program which "encourages development, not penalizes" and follows suit of the multiple high rises that have gone up in this area. For Austin to remain as one of the top U.S. destinations, residential properties need to be available in the coming years and this property will help with growth, particularly economically.

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Kevin Green

Your Name (please print)

80 Red River Units 110, 111, 112, 211

Your address(es) affected by this application

Kevin Green

7/26/16

Signature

Date

Daytime Telephone: (512) 695-3613

Comments: The residential density restriction won't prevent a high rise on the property since the buyer owns the adjacent lots also & these allow any type of structure.

Also the City has considered and decided the matter of density for the CBD & Rainey Street REPEATEDLY. There are no new arguments for treating 80 Red River uniquely, and certainly no compelling reason to deprive 55 owners of selling at an enormous profit. Certainly the Share owners

If you use this form to comment, it may be returned to: want it back the City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

City stopping their sale one day

Ms. Rhoades:

Attempted to scan this document on 7/26/16 @ 9:00am. In the event it failed to transmit, please consider this hard copy. Regards, Edwin

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Edwin R. Warren /
Your Name (please print) Victoria L. MacKenzie

80 Red River Unit 103

Your address(es) affected by this application

Edwin Warren / Victoria L. MacKenzie

Signature

Daytime Telephone: 512-921-0242

Date

7/25/2016

Comments: This is consistent with current policy and construction. It is the reality now and the best future use of the property.

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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Barbara Moyer
 Your Name (please print)

80 Red River #105
 Your address(es) affected by this application

Barbara Moyer
 Signature

8/5/16
 Date

Daytime Telephone: *512-217-7034*

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Xavier and Sarah Bushinos
 Your Name (please print)

☒ I am in favor
☐ I object

802nd River #202

Your address(es) affected by this application

[Signature]
 Signature

8/3/16
 Date

Daytime Telephone: 010-893-9202

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

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www.austintexas.gov/planning.

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: September 13, 2016, Planning Commission
September 22, 2016, City Council

Barbara Williams
 Your Name (please print)

20 Red River #105 78701
 Your address(es) affected by this application

Barbara Williams
 Signature

9/6/16
 Date

Daytime Telephone: 512-217-8785

Comments: _____

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: September 13, 2016, Planning Commission
 September 22, 2016, City Council

Andre' Suiss
 Your Name (please print)

603 Davis St #1406

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512 761 6070

Comments: I'm former President at The Shore HOA (served in some capacity since 2010) & former Treasurer & Communications Officer as well as co-founder of the Rainey Neighbors Association from 2011 to August 2016. I believe this development's "MU" compliments the spirit of the Downtown Austin Plan & the desire of the Rainey Neighbors Association to have "mixed-uses". Also residential uses ~~are~~ have less traffic impact than commercial!

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P.O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print)

Wendy Rhoades Unit 610

Your address(es) affected by this application

603 Davis St. Austin 78701

Signature

Date

Daytime Telephone: *614-783-8003*

Comments:

☒ I am in favor
☐ I object

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: September 13, 2016, Planning Commission
September 22, 2016, City Council

ELIZABETH KIRKE MURPHY
Your Name (please print)

☒ I am in favor
☐ I object

80 RED RIVER, 120

Your address(es) affected by this application

Elizabeth Kirke Murphy
Signature

9/5/16
Date

Daytime Telephone: 512-921-7612

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: September 13, 2016, Planning Commission
September 22, 2016, City Council

Janet C. Russell
 Your Name (please print)

80 Red River #119, Austin, TX 78701
 Your address(es) affected by this application

Janet C. Russell 9-3-16
 Signature Date

Daytime Telephone: 903-466-3232

Comments: Please remove the restrictive
covenant. The city and county
continue to encourage downtown
living and development -- we
thank you and applaud you.

Janet C. Russell

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

SANI JASSAL

Your Name (please print)

603 DAVIS ST #1404

Your address(es) affected by this application

Signature

7/19/16

Date

Daytime Telephone: 512 773 5695

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Kathryn Frantz

Your Name (please print)

☐ I am in favor
☐ I object

603 Davis St.

Your address(es) affected by this application

Katie Young

Signature

7/19/16

Date

Daytime Telephone: (512) 473-8600

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

~~JMIR~~ JMIR Austin Hotel LP

Your Name (please print) (att: Taylor, Ireland)

605 Davis Street, Austin TX

Your address(es) affected by this application

Taylor E. Ireland

Signature

7/19/16

Date

Daytime Telephone: _____

Comments: _____

TBD - need to learn more about proposed project

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

AUSTIN, TX 78767-0010

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0013

Contact: Wendy Rhoades, 512-974-7719

**Public Hearings: August 2, 2016, Zoning and Platting Commission
 September 22, 2016, City Council**

Jodie Chappell

Your Name (please print)

☐ I am in favor
☐ I object

23423 Landrum Village Dr.

Your address(es) affected by this application

Montgomery, TX 77316

Signature

281-468-9946

Daytime Telephone:

Date

7/26/16

Comments:

I have called and spoke to someone in regards that we do not own any property in Austin and should be taken off this mailing list. Please discontinue forwarding us correspondence in regards to this matter. Please call if you have any questions.

*Thank you -
 Jodie Chappell*

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: September 13, 2016, Planning Commission
September 22, 2016, City Council

William Haley
Your Name (please print)

603 Davis St. #1011

Your address(es) affected by this application

WJH 9/9/16
Signature Date

Daytime Telephone: (281) 786-6775

Comments: The Villas on Town Lake is a long-established condo community that was never intended for a crowded multifamily site. The Rainey area neighborhood has a laid-back feel and vibe, and once the Villas are sold the additional vehicle and foot traffic will take away from the neighborhood. Lady Bird Lake allows residents to experience nature while in the city, and two massive residential buildings will have a huge negative impact.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Dear City Officials,

I represent the Home Owners Association for The Shore Condominium Association, INC (Shore HOA) located at 603 Davis Street in the Rainey Neighborhood, District 9. We are writing to you to express our opposition to the removal of the restrictive covenant (see case number above) that's been in place for nearly thirty years on the site of the Town Lake Villas Townhomes (Villas.)

The owners of the Villas are seeking to have that covenant removed in order to proceed with a sale of the property to the Sutton Development Company. Sutton has informed us that they intend to proceed with the construction of TWO 48+ story mixed use towers on the site. If the covenant is not removed, they've said they will proceed with multiple office towers and a possible hotel on the site which do not require any changes to the restrictive covenant.

The Shore HOA does not oppose development, in general. However, this specific proposal combined with the removal of the covenant is not in the best interests of our owners or the citizens of Austin for several reasons:

1. Austin rightfully takes great pride in its river, the area surrounding the river and the preservation of green space in the downtown area. As they exist today, the Villas do not adversely impact any of these interests. However, the construction of such massive buildings as proposed by Sutton, at the confluence of Lady Bird Lake and Waller Creek, would permanently and irreparably harm this area of Austin.

The proposed tower(s) would destroy the views of Austin enjoyed by many residents and visitors, whether biking/hiking the Town Lake Trail or paddling on the river. It would block sunlight from adjacent properties and pool decks. It would lead to the removal of many trees and native plants that serve as homes to osprey, egrets, tanagers, cardinals, finch, chimney swifts and other species.

The Rainey Neighborhood has grown in popularity due to the uniqueness of its location, structures and mix of entertainment many of which are located in low rise homes similar to the Villas. If it is to become nothing more than a concrete canyon, the charm will be lost and visitors may go elsewhere.

Furthermore, the City has never authorized such a massive development on the edge of the river with virtually no set-back. If the proposal goes forward, it could establish a harmful precedent as it relates to future development along the riverfront.

2. The Rainey Neighborhood is accessed by only two streets with Red River being the most important. The other access is via Holly Street. As the neighborhood has grown, road congestion has become a serious problem, as it is in much of Austin. On busy weekend nights, it can take nearly half an hour to travel from Cesar Chavez to the Shore Condo, which is a distance of only three blocks.

While traffic congestion is frustrating to everyone, it's a serious safety concern for the Shore Condo residents and others in the Rainey neighborhood. In the event of a fire or medical emergency, seconds may mean the difference between life and death. It's frightening to think of what could happen while first responders are prevented from reaching their destination. With the narrow roads in the neighborhood, lights and sirens won't help emergency vehicles get through the traffic snarl. The addition of the development proposed by Sutton will only exacerbate an already untenable situation. We know you have been working to address this very issue and this pending development does nothing to help. The congestion and traffic issues are well documented by the Rainey Neighbors Association close work with Kathy Tovo.

3. Development should be part of a comprehensive plan. The Rainey Neighborhood currently combines a mix of residential properties that range from low-rise structures like the Villas and Millennium, to

moderate high-rises like the Sky House and Shore. But none of these properties infringe on one another. Rather they work in conjunction to maximize access to sunlight and views. The addition of properties proposed by Sutton would destroy that harmony and be out of balance with the rest of the neighborhood.

None of Austin's largest high-rises, such as the Austonian, Ashton, W, or Four Seasons residence were constructed on the banks of the river. But that's exactly what will occur if the restrictive covenant on the Villas property is removed. The Imagine Austin Plan as well as the Waller Creek District of the Downtown Austin Plan states goals of diversity, creativity and affordability by providing a mix of uses however building another high rise premium priced condominium in a congested area that already contains 3 such structures accomplishes none of these goals.

For the above stated reasons, the Shore HOA respectfully requests Planning and Zoning oppose the removal of the restrictive covenant currently in place on the Town Lake Villas property.

We appreciate your time and support in this matter,

Best Regards

Landon Turner, General Manager
Somerset Association Management
The Shore
603 Davis Street

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print)

London K. Turner

☐ I am in favor
☒ I object

Your address(es) affected by this application

603 Davis Street

Signature

Date

Daytime Telephone:

512-473-8600

Comments: Removal of this covenant facilitates

the construction of a multi-tower development which will create traffic and pedestrian congestion which our streets cannot handle. Shadowing affects on local park areas and surrounding buildings should also be considered.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



Waller Creek Development Site

AUSTIN, TX



Presented by:



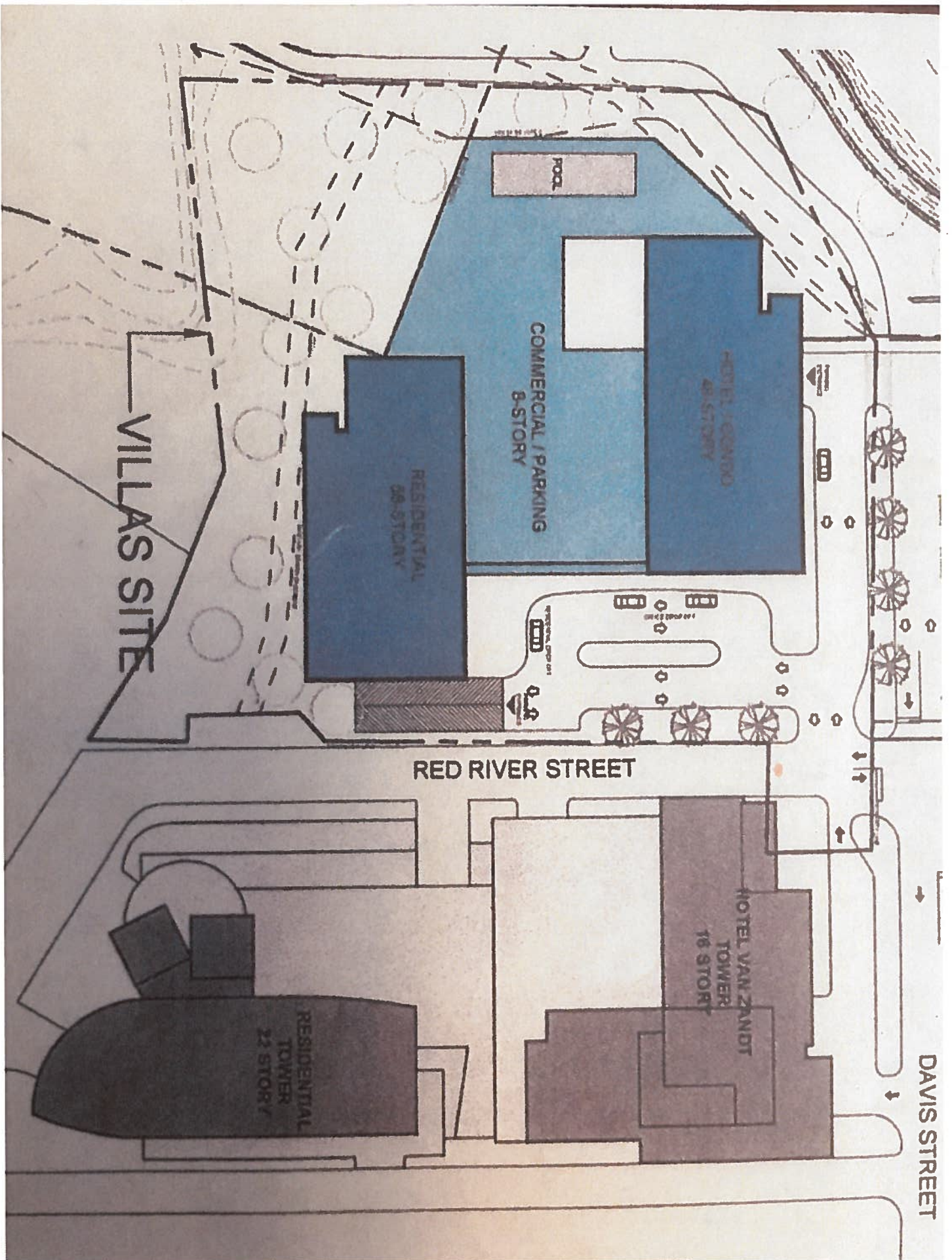
Rhoades, Wendy

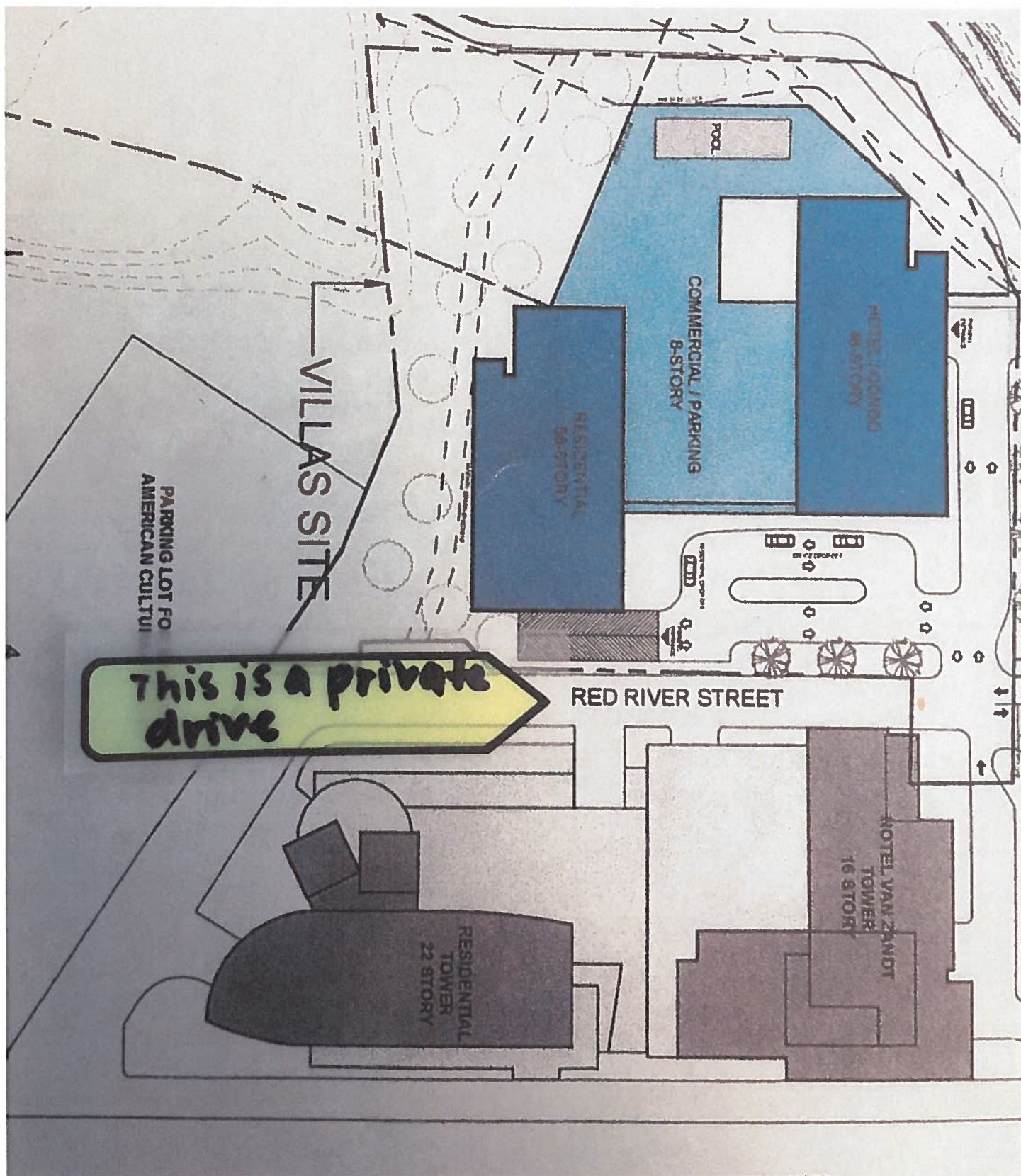
From: Katie Fillmore <katie.fillmore@gmail.com>
Sent: Thursday, September 08, 2016 12:57 PM
To: Rhoades, Wendy
Subject: Plans for the Villas site
Attachments: IMG_1186.JPG; ATT00001.txt; IMG_1188.JPG; ATT00002.txt; FullSizeRender.jpg; ATT00003.txt; image1.JPG; ATT00004.txt

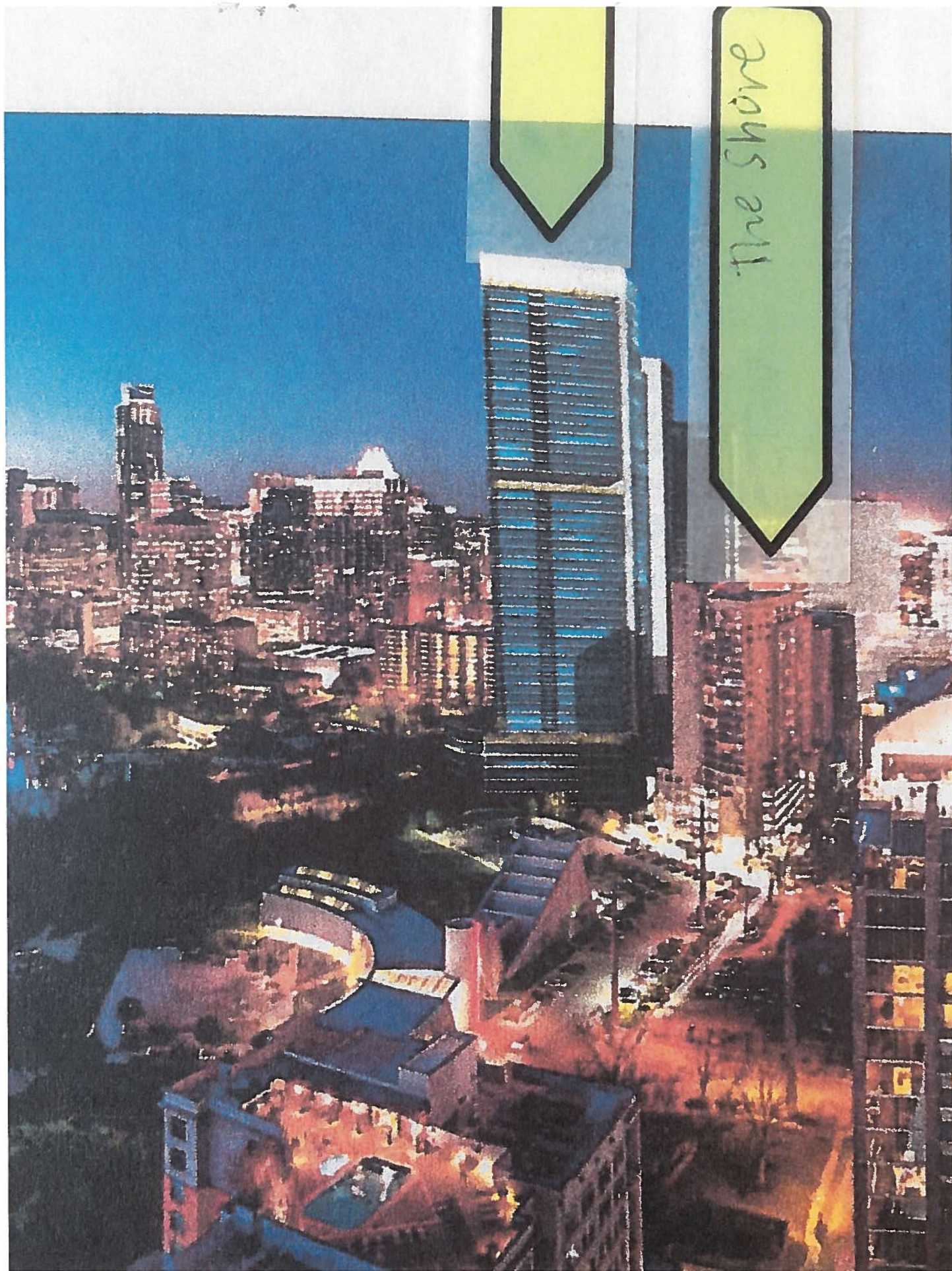
Ms. Rhoades,

Per our phone conversation, I'm sending pictures of the plans for the Villas redevelopment. The blue area is what the Sutton Company plans to build on the Villas site, and the green area is what The Sutton Company plans for the other sites it owns along Waller Creek.

As I mentioned on the phone, the plans misrepresent the roadways. In the third picture I used a sticky note to point out that what they labeled as "Red River Street" is actually a private drive owned by the Shore and Hotel Van Zandt. It is not large enough to accommodate traffic currently, much less when they are building and have built a high rise with around 1000 additional units.







The Shore

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

TERRY W. HAMANN
Your Name (please print)
603 DAVIS ST #604
AUSTIN, TX 78701

☐ I am in favor
☒ I object

Your address(es) affected by this application

Jerry W. Hamann
Signature
7/18/2016
Date

Daytime Telephone: (512) 327-7356

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Landon K. Turner

Your Name (please print)

603 Davis Street

Your address(es) affected by this application

Jeff K. Zarr

Signature

7/18/16

Date

Daytime Telephone: 512-473-8600

Comments: Removal of this covenant facilitates

the construction of a multi-tower development

which will create traffic and pedestrian

congestion which our streets cannot

handle. Shadowing affects on local

park areas and surrounding buildings

should also be considered.

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

F. OLIFTON STEED

Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS ST. #1004 AUSTIN TX

Your address(es) affected by this application **78701**

Signature **Fr. Olifton Steed**

Date **July 18, 2016**

Daytime Telephone: **512-694-6652**

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

AUSTIN, TEXAS 78701

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

MICHAEL ADLER
 Your Name (please print)

603 DAVIS STREET #1411
 Your address(es) affected by this application

☒ I am in favor ☒ I object

Michael Adler 7-19-2016
 Signature Date

Daytime Telephone: 512-828-2525

Comments:

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Kenn Michael Jansen

Your Name (please print)

603 Davis St Apt 209 Austin, TX 78701

Your address(es) affected by this application

[Signature]

Signature

07-20-16

Date

Daytime Telephone: (919) 810-6937

Comments: Too busy already 07/20

☐ I am in favor
☒ I object

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767 0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Patricia A. Steed

Your Name (please print)

Austin, Tx

603 Davis St. #1004, 78701

Your address(es) affected by this application

Patricia A. Steed

Signature

July 18, 2016

Date

Daytime Telephone: 512 346 4255

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-79-065(RCT)

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Samuel Schmidt

Su nombre (en letra de molde)

603 Davis # 902. Austin 78707

Su domicilio(s) afectado(s) por esta solicitud

[Signature] 7-17-16

Firma

Fecha

Daytime Telephone: 512 632 9558

Comments:

Rainey district is already a traffic

Nightmare.

With two huge new ongoing projects

traffic will become impossible.

a third major project will make life

difficult and will create an emergency

situation.

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Gino Troy
Your Name (please print)

603 DAVIS ST., Unit 2103, Austin

Your address(es) affected by this application

Gino Troy
Signature

Date

7/17/16

Daytime Telephone: 512-6934-8872

Comments:

I totally object to this request to terminate a critical and important restrictive covenant that limits the number of dwelling units that may be developed in this small piece of property that abuts the Waller Creek. There is an important reason established early on to limit development on this lot and it still remains not to mention even more critical,

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767 0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print)

URFAN DAR
603 Davis # 2101

Your address(es) affected by this application

U. Dar

Signature

Daytime Telephone: 260-269-8409

Date

☐ I am in favor
☒ I object

F OBJECT

Comments:

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City of Austin

Planning & Zoning Department

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Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JENNIFER GARCIA-KELSON
Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS ST #2011

Your address(es) affected by this application AUSTIN, TX 78701

7/18/16

Signature

Date

Daytime Telephone: 505-991-7032

Comments: THIS ZONING CHANGE, IF IMPLEMENTED, WOULD SEVERELY AFFECT AN AREA THAT HAS NARROW, TIGHT ACCESS ALREADY. THE VEHICLE & PEDESTRIAN TRAFFIC IS WELL OVER SAFETY. PEOPLE ARE ALREADY ~~NOT~~ WALKING IN THE STREET. IT'S VERY DANGEROUS NOW, HOW WILL ANY EMERGENCY ACCESS OR ~~IT BE~~ POSSIBLE? PEOPLE WHOSE HOMES ARE HERE = NOW WOULD BE HORRIBLY EFFECTED IF THIS ZONING CHANGE GOES THROUGH.

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Ted Glassman

Your Name (please print)

603 Davis St. #1203

Your address(es) affected by this application

212

7.18.16

Signature

Date

Daytime Telephone: 917.406.3064

Comments:

Many of us bought homes here w.H the belief the City would honor this Covenant. We believed our views and property values would not be compromised because of this Covenant.

When word gets around that the City will breach contracts to benefit the highest bidders, future investors will be discouraged. They will realize agreements are temporary in this city. They will invest elsewhere, someplace where contracts matter. If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department building will make sure Council members who allow this Covenant to be violated will not be

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Jessica Daniel

Your Name (please print)

603 Davis St #1609 Austin, TX 78701

Your address(es) affected by this application

Jessica Daniel

Signature

7/19/16

Date

Daytime Telephone: 512-970-0045

Comments: Not only will it effect my property value and view from our pool it is abolishing one of the only pieces of charm left in my neighborhood. Having another gaudy high rise and endless construction will make our neighborhood unbearable. As a born and raised Austinite it disturbs me greatly to see my city constantly stripped of charming places like the Villas of Town Lake.

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

City of Austin
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Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

DONNA R and Robert E. Hollingsworth
Your Name (please print)

603 DAVIS STREET, APT #1303
Your address(es) affected by this application

Donna R. Hollingsworth
Signature

7/10/2016
Date

Daytime Telephone: 512 705-2387

Comments: The folder information for this request indicates that NO TRAFFIC IMPACT ANALYSIS IS REQUIRED. RED RIVER STREET IS already a restricted access corridor that left turn onto RED RIVER from west bound lanes (change). Increasing the density of single family homes in combination with proposed commercial properties will create incredible traffic issues that will spill over to all adjacent streets.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Debbie Fu
 Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St #1909 Austin TX

Your address(es) affected by this application 78701

Debbie Fu
 Signature 7/18/2016
 Date

Daytime Telephone: 512-796-9738

Comments: I object to the removal of this restrictive covenant based on the lack of ingress and egress options to and from the surrounding properties and homes. A valid and comprehensive Traffic Impact Assessment should be presented prior to development. This should include 2 end streets being resolved.

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin TX 78767-8810

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Case Number: C14-79-065(RCT')

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

JUSTIN BECKER

Your Name (please print)

603 Davis St #607, Austin, TX 78701

Your address(es) affected by this application

7/19/16

Date

Signature

Daytime Telephone: 214-417-2867

Comments:

THE NEIGHBORHOOD IS ALREADY TOO CONGESTED. THE INFRASTRUCTURE CANNOT HANDLE ANY MORE TRAFFIC. THERE WILL BE SAFETY ISSUES BOTH FOR CARS & PEDESTRIANS. THIS WILL ALSO NEGATIVELY IMPACT MY PROPERTY VALUE.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Nicole M Martinez

Your Name (please print)

Austin TX

603 Davis St. Unit 1304 78701

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 617-501-7174

Date

7-18-16

☐ I am in favor
☒ I object

Comments: I object to the termination of the restrictive covenant limiting the number of dwelling units that may be developed on the subject tract

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT')

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Lean Shannon Hamann
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St. Hwy, Austin TX 78701
Your address(es) affected by this application

Lean Shannon Hamann July 19, 2016
Signature Date

Daytime Telephone: 512-327-7356, 512-773-7356

Comments: Too much density, reduced value,
reduced property value, traffic con-
gestion, shadow effect on all sides
of my property

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Robert Case

Your Name (please print)

603 Davis St. #1601 Austin TX 78701

Your address(es) affected by this application

☐ I am in favor
☒ I object

7/18/16

Date

Daytime Telephone: (512) 844-8113

Signature

Comments: This will severely de value my prop. It was purchased realizing the government was in place and would not change. I object strongly to this change and may sue the city.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

J. DARRON GROSS

Your Name (please print)

603 DAVIS ST. #1503

Your address(es) affected by this application



Signature

Daytime Telephone: 512 423 1157

Date

7/19/16

☐ I am in favor
☒ I object

Comments:

If you use this form to comment, it may be returned to:
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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Stephen Ratke

Your Name (please print)

603 Davis St, #605, Austin, TX 78701

Your address(es) affected by this application

Stephen Ratke

Signature

7/19/16

Date

Daytime Telephone: 608-215-9993

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

☐ I am in favor
☒ I object

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print)
Toshua Freda

☐ I am in favor
☒ I object

Your address(es) affected by this application
603 Davis St #1609

Your address(es) affected by this application

Signature
[Signature]

Date
7/19/16

Daytime Telephone: _____

Comments: _____

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 P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Chris Ellino

Your Name (please print)

603 Davis St #706

Your address(es) affected by this application

Chris Ellino

Signature

Daytime Telephone: 512 589 9178

Date

7/18/2016

☐ I am in favor
☒ I object

Comments:

The traffic situation is already intolerable, I object to future plans to bring more traffic to the area. Also this construction would obstruct our view.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767 0010

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JOE FITZGERALD / CAROLINE KEITH

Your Name (please print)

603 DRAVUS ST. #1102 AUSTIN, TX 78701

Your address(es) affected by this application

[Signature] Caroline Keith 7/18/16

Signature

Date

Daytime Telephone: 512 373 0260

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print)

URFAN DAR

☐ I am in favor
☒ I object

603 Davis # 2101

Your address(es) affected by this application

7 06/ECT

Signature

W. Dar

Date

Daytime Telephone: 260-269-8409

Comments:

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

City of Austin
Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Lauren Garofedian

Your Name (please print)

603 Davis Street, #1203

Your address(es) affected by this application Austin, TX 78701

Lauren Garofedian

Signature

7/18/16

Date

Daytime Telephone: 512-243-5372

Comments:

There was a restrictive covenant already in place for 80 Red River St. when I purchased my home at 603 Davis St. several years ago. For multiple reasons I believe it is extremely important for this restrictive covenant to be upheld, and that terminating it would be in direct opposition to the needs of the many residents already living in this neighborhood. The area already seems extremely overcrowded as a result of the significant increase in businesses and population during the past few years, the infrastructure in the neighborhood has not seemed able to keep pace with the rapidly expanding population, and there are already horrendous traffic problems. Terminating the existing restrictive covenant likely would only serve to make these already significant problems even worse. Thank you for your thoughtful attention to this matter and for considering the needs of the many residents who already live in this neighborhood.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

COLLEEN O'FARRELL

Your Name (please print)

603 DAVIS ST. # 1205

Your address(es) affected by this application AUSTIN, TX 78701

Colleen O'Farrell

Signature

Date

Daytime Telephone: 512.426.6789

Comments: I OBJECT.

☐ I am in favor
☒ I object

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Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

MARK EBEL

Your Name (please print)

601 DAVIS ST.

Your address(es) affected by this application

MEGG

Signature

Date

7-19-16

Daytime Telephone: 512-658-3063

Comments:

Proposed project is too large for Lot.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Rejiv Bala

Your Name (please print)

603 Davis St #1502 Austin, TX 78701

Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature]

Signature

7/19/16

Date

Daytime Telephone: 512.992-8588

Comments: Traffic issues and congest. on
are my biggest concerns.

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

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JEFFREY GALL

Your Name (please print)

603 DAVIS ST #704, AUSTIN TX 78701

Your address(es) affected by this application

Jeffrey Gall

Signature

Daytime Telephone: 240-529-4376

Date

21 JULY 2016

☐ I am in favor
☒ I object

Comments:

TRAFFIC, DENIEDLY, SHADOWING ISSUES
 will negatively impact us if
 covenant is terminated.

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

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 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

SUZETTE QUALLEY

Your Name (please print)

603 DAVIS ST #704

Your address(es) affected by this application AUSTIN, TX 78701

Staff Draft signing under verbal direction & authority of

21 JULY 2016

Signature

Suzette Qualley

Date

Daytime Telephone: 703-597-2524

Comments:

Traffic, Density, Shadowing issues
will negatively impact us if comment is
permitted.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Debra Howard

Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS ST # 1911 Austin, TX 78701

Your address(es) affected by this application

Debra O. Howard

Signature

7/18/16

Date

Daytime Telephone: 514 919-4415

Comments:

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City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Tosha Crum

Your Name (please print)

603 Davis St. #2003, Austin Tx 78701

Your address(es) affected by this application

[Signature]

Signature

7/21/16

Date

Daytime Telephone: *512-981-8885*

Comments: *A large tower development that close to the town lake hike and bike trail would harm this precious green space we need to preserve the best parts of our city.*

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Your Name (please print) John Swift Madelyn Swift

☐ I am in favor
☒ I object

1811 603 Davis Street 78761
Your address(es) affected by this application

[Signature]
Signature

July 20 16,
Date

Daytime Telephone: 705 788 9444

Comments:

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Wendy Rhoades