



## NOTICE OF PUBLIC HEARING NATIONAL REGISTER HISTORIC DISTRICT

**Mailing Date: February 14, 2019**

**Historic Case Number: NRD-2019-0013**

**Review Case Number: GF 19-015830**

Please be advised that the City of Austin has received an application for a building permit in a National Register historic district. The applicant is proposing to construct new buildings.

**Applicant: Derick Hardy**

**Telephone: (512) 306-9928**

**Location: 82 RAINEY ST**

This application is scheduled to be heard by the **Historic Landmark Commission** on **Monday, February 25, 2019**. The meeting will be held at **City Hall Council Chambers, 301 W. 2<sup>nd</sup> Street**, at **6:00 p.m.**

You are being notified because City Ordinance requires all property owners within 500 feet, those who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when an application is scheduled for a public hearing.

If you have any questions concerning this application, please contact **Andrew Rice** of the **Planning and Zoning Department** at **(512) 974-1686** and refer to the case numbers at the top right of this notice. You may also find information on this case 72 hours prior to meeting at:

**[austintexas.gov/cityclerk/boards\\_commissions/meetings/31\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/31_1.htm)**.

For information on the City of Austin's historic review process, visit:

**[austintexas.gov/departments/historic-preservation](http://austintexas.gov/departments/historic-preservation)**.

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

For additional information on the City of Austin's land development process, please visit our website: [www.austintexas.gov/abc](http://www.austintexas.gov/abc)

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, the Case Number and the contact person listed on the notice.

**Case Number: GF 19-015830 - 82 RAINEY ST**  
**Contact: Andrew Rice, (512) 974-1686**  
**Public Hearing: Historic Landmark Commission, Feb. 25, 2019**

☐ I am in favor  
☒ I object

Sandra De Leon

40 N IH35 #3A2, Austin TX 78701

Your Name (*please print*)

Your address(es) affected by this application

*Sandra De Leon*

dotloop verified  
02/23/19 3:13 PM CST  
J7ZZ-OIRY-L7JC-ZOGE

02/23/2019

Signature

Date

Comments: I am the president of the Rainey Neighbors Association and this developer, CJ Sackman of Sackman Enterprises, has not contacted anyone in our association to present this project. In addition, Mr. Sackman built 70 Rainey, a beautiful project, but brokered a private deal between Sackman Enterprises and the MACC for an alley vacation that has caused a large rift in the neighborhood among the MACC and residential buildings. Neighbors are very unsettled and concerned by the possibility of having a project of this size, which is mostly office (and implies exponentially larger amounts of trip generation by those living outside of the neighborhood) with an entrance and exit on such a high-traffic pedestrian sidewalk on Rainey Street. Please see the attached letter for more information.

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

City of Austin Planning and Zoning Department  
Historic Preservation Office, ATTN: Andrew Rice  
P.O. Box 1088  
Austin, TX 78767-8810  
FAX 512-974-9104





# Rainey Neighbors Association

February 23, 2019

Dear Mr. Rice,

We in the Rainey Neighbors Association are committed to seeing our neighborhood develop as a thriving, smoothly-functioning community. For reasons detailed below, having to do with the neighborhood's distinct infrastructure and its relative lack of access points to the downtown grid, we request that the following conditions be formally adopted in the Rainey Subdistrict.

## 2019 Board of Directors:

**Sandra De Leon**

*President*

Towers of Town Lake Condos

**Dan Knopf**

*Vice President*

The Shore Condos

**Lora Herring**

*Treasurer*

Towers of Town Lake Condos

**Brooke Schumacher**

*Secretary*

Windsor on the Lake Apartments

**Staci Livesay**

*Communications Officer*

The Shore Condos

**Judy Cobb**

Milago Condos

**Randall Minick**

Milago Condos

**Robert Rey**

Skyhouse Apartments

**Michael Cortinas**

Millenium Apartments

- Adopt a comprehensive mobility plan, like the Rainey Traffic Study, formed in collaboration with the Rainey Neighbors Association, specifically addressing the unique mobility issues in the Rainey Subdistrict.
- Approve current entitlements of 8:1 FAR and below, for site plans on the condition that they are accompanied by corresponding improved infrastructure, especially mobility infrastructure that is based on the 34 mobility recommendations outlined in the Rainey Street Traffic Study.
- Approve infill that does not alter the current street dimensions nor speed limit.
- Approve infill that promotes ancillary amenities in addition to restaurants, such as retail that provides goods and services to Rainey residents.
- Amend code to allocate half of the Downtown Density Bonus to Rainey-specific benefits other than affordable housing.

A City Council resolution was passed in 1999 directing the City Manager to work with the Rainey Neighborhood to facilitate discussions leading to land use objectives and priorities for the neighborhood. Of special concern was the vulnerable nature of the neighborhood due to its relative isolation and susceptibility to the negative effects of larger scale projects in the vicinity. (Resolution No 990603-81, Austin City Council Meeting, June 3, 1999) Today, the Rainey Neighborhood has eleven infill projects in various stages of the permitting process for new development with five of those projects surpassing 45 stories in height.

There are significant mobility issues in the Rainey Neighborhood as a result of the rapid growth predicted in 1999. Factors that contributed to these issues include: the absence of any process that assessed the infrastructure prior to the upzone from SF-3 to CBD; the lack of process that studied, optimized and informed the appropriate level of density and mixed-use for the area; and Rainey is bordered on three sides by Waller Creek, Lady Bird Lake and IH-35, leaving only two main access points in and out of the neighborhood. Rainey was built to accommodate single-family homes on long blocks unlike the downtown core with shorter blocks that create connectivity and opportunities for movement; add to this a maximum FAR of 15:1 with unlimited height. To date, Rainey has yet to implement a comprehensive master plan. In the absence of a plan and given the accelerated pace with which new development is occurring in the area, we are requesting that the five conditions above be formally adopted in the Rainey Subdistrict.

Thank you for taking the time to consider our requests. We look forward to working with the city to create a vibrant neighborhood for residents and visitors in the Rainey Street District.

Sincerely,

Sandra De Leon

President, Rainey Neighbors Association