

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0040 Commodore Perry Estate

P. C. DATE: 09/24/13, 10/08/13, 11/12/13

ADDRESS: 710 E. 41ST St.

AREA: 5.69 acres

APPLICANT: Perry Estate, L.L.C.
(Clark Lyda)

AGENT: Smith, Robertson, Elliot, Glen,
Klein & Douglas, L.L.P.
(David Hartman)

NEIGHBORHOOD PLAN AREA: Hancock

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation
Reviewer's comments.

HILL COUNTRY ROADWAY: No

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3-CO-NP, Family Residence, Conditional Overlay, Neighborhood Plan for Tracts 1, 2 & 1A.

ZONING TO: GR-MU-CO-NP, Community Commercial, Mixed Use, Conditional Overlay, Neighborhood Plan for Tracts 1 & 2 and GR-MU-CO-H-NP, Community Commercial, Mixed Use, Conditional Overlay, Historic Landmark, Neighborhood Plan for Tract 1A.

SUMMARY STAFF RECOMMENDATION:

GR-MU-CO-NP, Community Commercial, Mixed Use, Conditional Overlay, Neighborhood Plan for Tracts 1 & 2 and GR-MU-CO-H-NP, Community Commercial, Mixed Use, Conditional Overlay, Historic Landmark, Neighborhood Plan for Tract 1A.

The Conditional Overlay would limit vehicle trips to less than 2,000 per day for Tracts 1, 2 & 1A combined.

The maximum impervious cover of Tracts 1, 2 & 1A combined shall not exceed forty five percent (45%) of the gross site area.

The maximum height for Tracts 1, 2 & 1A is two (2) stories or thirty feet (30') as defined by Section 25-1-21(47) of the Land Development Code.

Vehicular access to 41st. Street from Tract 1 is prohibited except for pedestrian, bicycle and emergency ingress and egress.

Vehicular access to Red River St. from Tract 2 is prohibited except for pedestrian, bicycle and emergency ingress and egress.

The maximum number of units on Tracts 1 and 2 combined shall not exceed 75, and no more than 55 of those units may be hotel units and no more than 40 hotel units may be located on Tract 2.

Only residential uses are allowed within seventy five feet (75') or the north zoning boundary line except for the eastern most two hundred fifty feet (250') measured from the property line adjacent to Red River Street.

The following uses are prohibited for Tracts 1, 2 & 1A - Duplex Residential, Administrative and Business Offices, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Communications Services, Consumer Convenience Services, Consumer Repair Services, Drop off Recycling Collection Facility, Exterminating Services, Financial Services, Food , Preparation, Food Sales, Funeral Services, General Retail Sales (Convenience), General Retail, Services (General),

Indoor Sports and Recreation, Medical Offices (not exceeding 5K sq.ft. gross floor area), Medical Offices (exceeding 5K sq.ft. gross floor area), Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Pet Services, Printing and publishing, Professional Office, Research Services, Restaurant (Limited), Service Station, Software Development, Theater, College and University Facilities, Communication Service Facilities, Community Events, Community Recreation (Private), Community Recreation (Public), Counseling Services, Cultural Services, Day Care Services (Commercial), Day Care Services (Limited), Guidance Services, Hospital Services (Limited), Local Utility Services, Public Primary Educational Facilities, Public Secondary Educational Facilities, Residential Treatment and Safety Service.

HISTORIC LANDMARK COMMISSION RECOMMEDATION:

The Historic Landmark Commission at their regularly scheduled meeting of September 23, 2013 voted to add the Historic Landmark (H) Overlay for Tract 1A as staff recommended. The vote was 5-0 in favor with Commissioner's Leary and Myers recused.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GR-MU-CO-NP, Community Commercial, Mixed Use, Conditional Overlay, Neighborhood Plan for Tracts 1 & 2 and GR-MU-CO-H-NP, Community Commercial, Mixed Use, Conditional Overlay, Historic Landmark, Neighborhood Plan for Tract 1A was approved by Commissioner James Norte's motion, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner's Danette Chimenti was absent.

DEPARTMENT COMMENTS:

The property is currently developed with the Commodore Perry Estate which consists of numerous structures, the main building being a circa 1928 Italian Renaissance Revival mansion and associated gardens, a convent building, a chapel, a carriage house, a cottage, a school building and a bowling alley. The applicant is proposing a boutique hotel with bungalow accommodations spread out on the property, a "farm-to-table" restaurant, and single family residential development on the west side of the property.

One of the stated goals of the Central Austin Combined Neighborhood Plan (CACNP) is to "Preserve the historic character and resources of the Central Austin Combined Neighborhood Planning Area neighborhoods". The Perry Estate has been a fixture in the area for over eighty five years. The applicant has agreed to seek Historic Landmark designation on the mansion and associated gardens and has received a favorable recommendation for Historic Landmark from the Historic Landmark Commission on September 23rd. The remainder of the property is in a National Register Historic District.

Another stated goal of the (CACNP) is to "Allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs." The Perry Estate property has lengthy frontage on Red River Street which is listed as a "major four lane undivided arterial". The proposed hotel and restaurant will only take access to Red River to discourage vehicular traffic from entering the neighborhood. The proposed residential properties to the west will only take access to 41st Street in order to discourage the mix of residential and commercial traffic. The proposed height limit of the entire development is limited to two stories for thirty feet (30') in order to blend in and match the scale of the surround neighborhood. The proposed restaurant will be open to the public and within walking distance of the single family areas to the north. The applicant also proposes to enhance the pedestrian streetscape along Red River and 41st Street with street trees and other amenities. This property is located within the "desired development zone" where

development is encouraged to locate. There has been a petition submitted against the requested zone change. However, the petition is NOT “valid” at 15.47%.

BASIS FOR RECOMMENDATION:

1. The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting the requested zoning would be in keeping with the goals stated in the Central Austin Combined Neighborhood Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-CO-NP	Former school
NORTH	SF-3-CO-NP	Single family residence
SOUTH	P	Hancock golf course
EAST	CS-CO	Hancock shopping center
WEST	SF-3-CO	Former school

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0071	From CS-CO to CS-1-CO	Approved CS-1-CO [Vote: 9-0]	Approved CS-1-CO [Vote: 6-0]
C14-1995-0075	From LR to GR-CO	Approved GR-CO [Vote: 7-0]	Approved GR-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhood Council
- Hancock Neighborhood Assoc.
- North Austin Neighborhood Alliance
- Perry Neighborhood Assoc.
- Signature Neighborhood Assoc.
- CANPAC

SCHOOLS:

Lee Elementary School,
Kealing Middle School,
McCallum High School

SITE PLAN:

SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is subject to compatibility standards. Along the north and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line abutting the SF-3 zoned properties.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line abutting the SF-3 zoned properties.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps there is a flood plain within the project area.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Red River	85	MAU 4	Arterial	Yes	Yes	Yes
41st	65	30	Collector	No	No	No

CITY COUNCIL DATE: November 21st, 2013

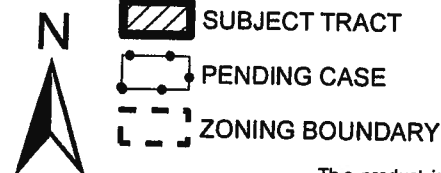
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

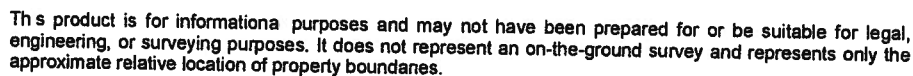
ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



ZONING CASE#: C14-2013-0040



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 400'$$



TRACT 2

TRACT 1

TRACT 1A

PARK BLVD

E 43RD ST

CASWELL AVE

RED RIVER ST

E 41ST ST

E 40TH ST

SF-3-CO-NP

MF-2-NP

CO-NP

3-CO-NP

SF-3-CO-NP

LO-MIA

EF-6

EF-6

EF-6

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Park Blvd

Red River Street

GR-MU-CO-NP

GR-MU-CO-H-NP

GR-MU-CO-NP

SF-3-NP

E 41st Street



EXHIBIT B

AREA TO BE REZONED:

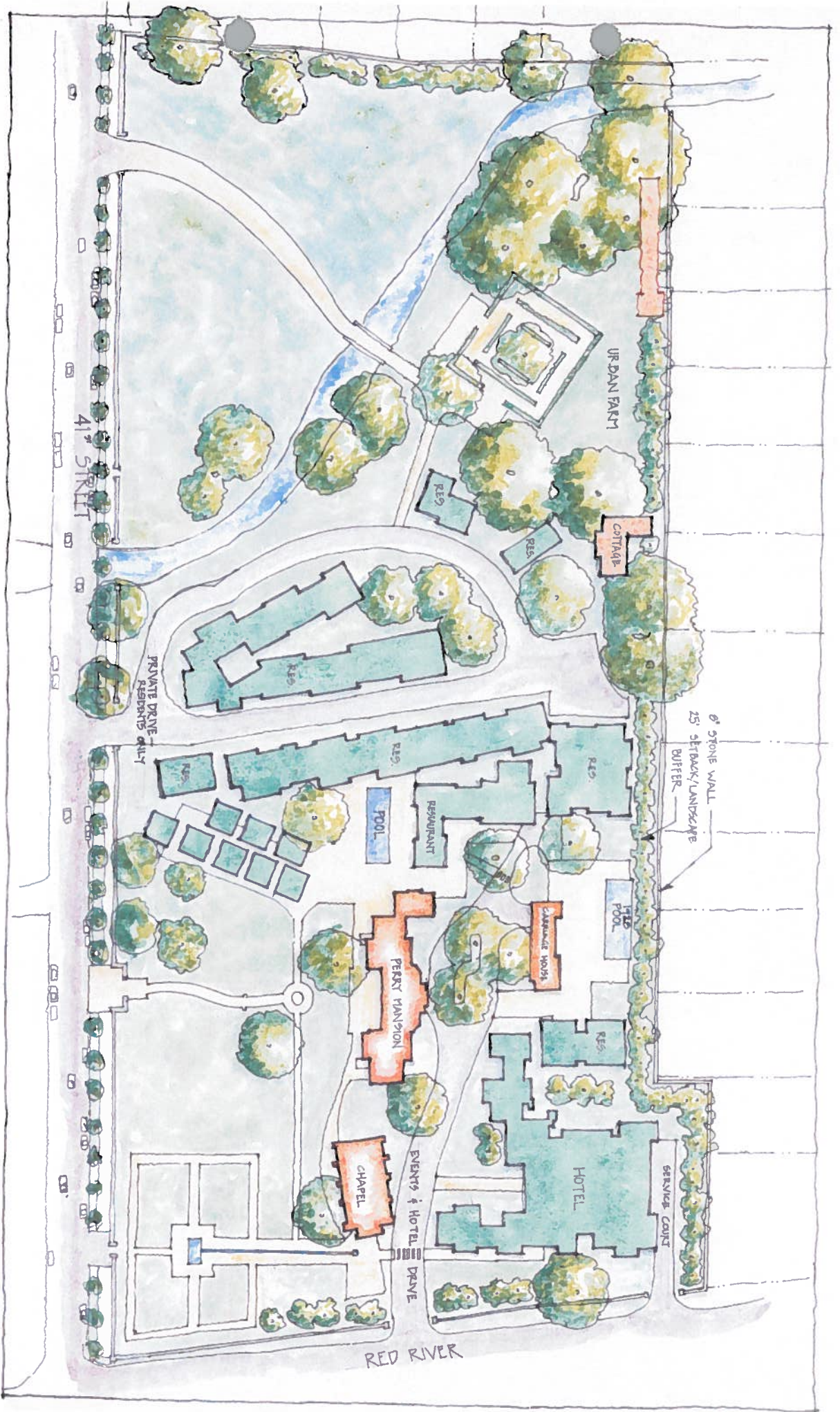
EXISTING ZONING	EXISTING USE	TRACT NO.	ACRES	PROPOSED USE	PROPOSED ZONING
SF-3-CO-NP	School and Religious Assembly	1	2.974	Mixed Use	GR-MU-CO-NP
SF-3-CO-NP	School and Religious Assembly	2	3.491	Mixed Use	GR-MU-CO-NP
SF-3-CO-NP	School and Religious Assembly	1A	1.219 acres of Tract 1	Mixed Use	GR-MU-CO-H-NP



Google earth

feet 10
meters 3





The Commodore Perry Estate

PETITION

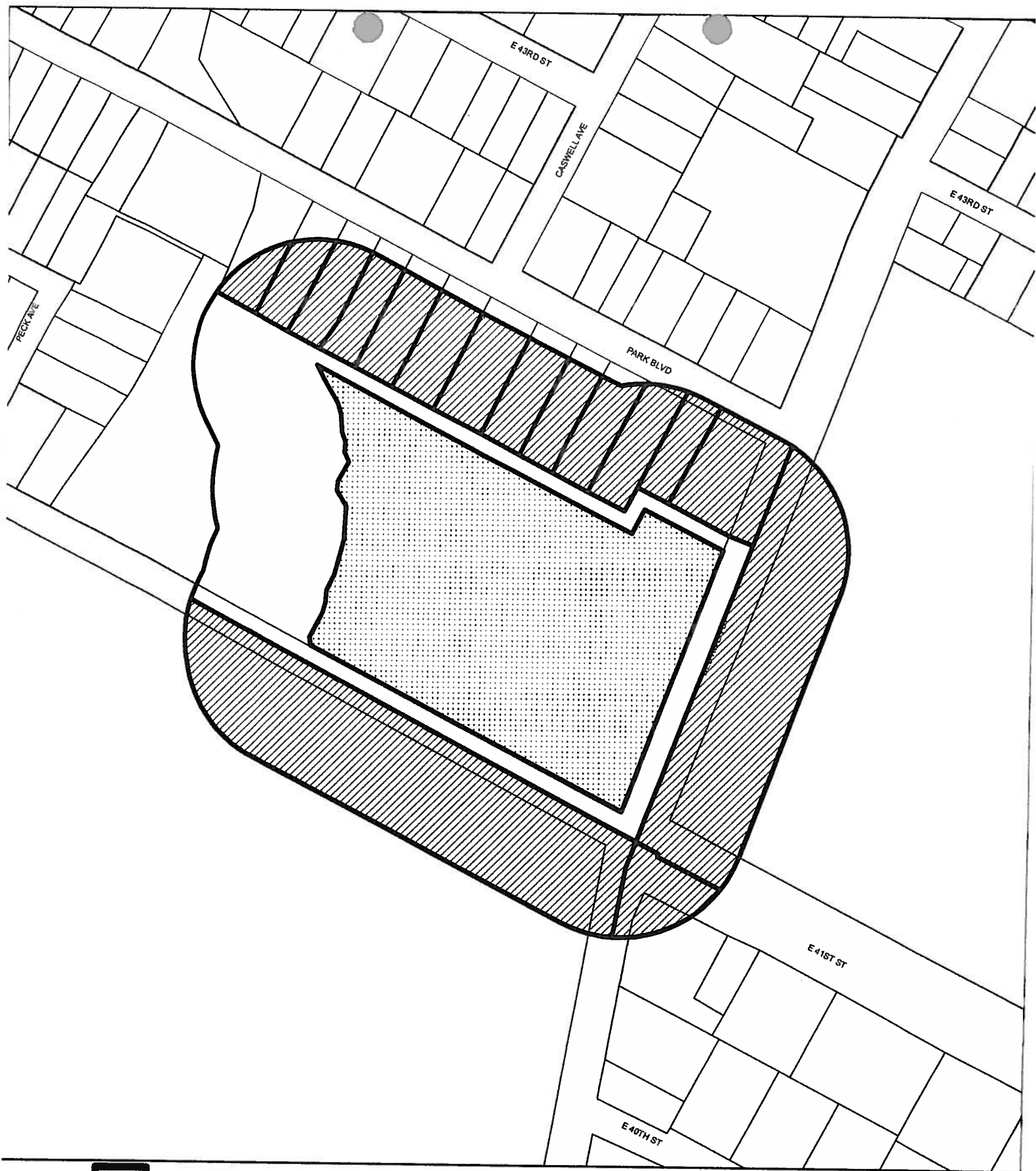
Case Number: **C14-2013-0040**

Date: 8/27/2013




Total Square Footage of Buffer:	566645.53
Percentage of Square Footage Owned by Petitioners Within Buffer:	15.47%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.



" = 200 '

-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION
CASE#: C14-2013-0040



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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PETITION

Date: April 16, 2013

File Number: C14-2013-0040

Address of Rezoning Request: 710 E 41st Street

RECIEVED

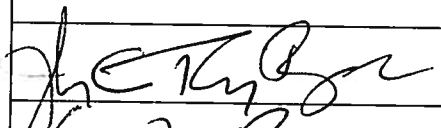

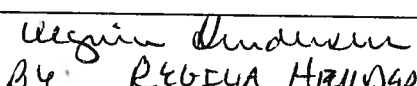
APR 23 2013

Planning & Development Review

To: City of Austin, Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, object to and do hereby protest any change of the Land Development Code that would zone or rezone the property to any classification other than SF-3-CO-NP.

The proposed zoning change is incompatible with existing residential use.

Signature	Owner	Address
	LAMAR VICKI L	605 E 42 ST TX 78751
	TENBARGE JOSEPH C	607 E 42 ST TX 78751
	BIGGS WILLIAM THOMAS	609 E 42 ST TX 78751
	RANDEL REED & RANDY C & SUSAN B RANDEL	4102 PECK AVE TX 78751
	WILSON DEBERA M	608 E 41 ST TX 78751
	YOUNG GLENDA LEE	605 PARK BLVD TX 78751
	DEINERT ERIKA I	607 PARK BLVD TX 78751
	FREE GREGORY & JO LYNN	609 PARK BLVD TX 78751
	FREE GREGORY & JO LYNN	611 PARK BLVD TX 78751
 By: REBECCA HENDERSON	HENDERSON SURVIVING SPOUSES TRUST	703 PARK BLVD TX 78751

<i>Bruce H. Fairchild</i>	FAIRCHILD BRUCE H	709 PARK BLVD TX 78751
<i>Elizabeth Rose Elder</i>	ELDER ELIZABETH ROSE	711 PARK BLVD TX 78751
	HENDERSON LAVERNE	713 PARK BLVD TX 78751
<i>Michelle Reed</i>	REED RONALD L & MICHELLE	719 PARK BLVD TX 78751
<i>Holly Noelke Leal Wilk</i>	NOELKE LEA C & HOLLY C	721 PARK BLVD TX 78751
	HENDERSON PATTYE	723 PARK BLVD TX 78751
<i>Hal F. Morris</i>	MORRIS HAL F & LORIE	801 PARK BLVD TX 78751
<i>Lorie Friend</i>	FRIEND	
<i>Tracey M. Cole</i>	COLE ALLAN HUGH JR &	803 PARK BLVD TX 78751
<i>Allan T. Cole</i>	TRACEY M	
<i>Daniel Lester Smith</i>	SMITH DANIEL LESTER &	805 PARK BLVD TX 78751
	LAURA SMITH	
	HENDERSON MAYRENE	807 PARK BLVD TX 78751
<i>Donald R. Kitley</i>	KITLEY DONALD R &	809 PARK BLVD TX 78751
<i>Michael D. Kitley</i>	MICHAEL D	
	HENDERSON LAVERNE	811 PARK BLVD TX 78751
	HENDERSON LAVERNE	813 PARK BLVD TX 78751
	PERRY ESTATE LLC	710 E 41 ST TX 78751
<i>Karen Killeen</i>	KILLEEN KAREN	702 E 41 ST TX 78751
<i>Sharon Gayle Jones</i>	JONES SHARON GAYLE	700 E 41 ST TX 78751
<i>Carlos M. Carvalho</i>	CARVALHO CARLOS M	4107 PECK AVE TX 78751
<i>David S. Yager</i>	YAGER DAVID S &	4109 PECK AVE TX 78751
<i>Margaret M. Yager</i>	MARGARET M	
<i>HENDERSON FAMILY TRUST</i> <i>BY: Virginia Henderson</i>	HENDERSON FAMILY TRUST	4111 PECK AVE TX 78751
<i>HENDERSON LIVING TRUST</i> <i>BY: Virginia Henderson</i>	HENDERSON LIVING TRUST	E 42 ST TX 78751
<i>HENDERSON FAMILY TRUST</i> <i>BY: Virginia Henderson</i>	HENDERSON FAMILY TRUST	610 E 42 ST TX 78751
<i>Carlisle Thomas Wayne</i>	CARLISLE THOMAS WAYNE &	608 E 42 ST TX 78751

BRUCE H. FAIRCHILD
3907 RED RIVER
AUSTIN, TEXAS 78751
(512) 458-4644 fincap2@texas.net

September 2, 2013

Mr. Clark Patterson, AICP
Case Manager
Planning and Development Review
City of Austin
505 Barton Springs Road
5th Floor
Austin, Texas 78704

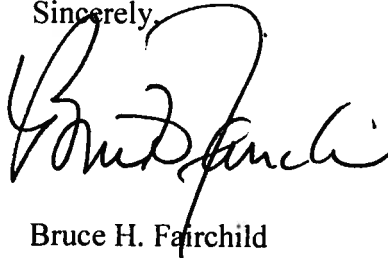
RE: Case No. C14-2013-0040

Dear Mr. Patterson:

I wanted to make sure that you knew, and included in the case file, the outcome of the vote by the Hancock Neighborhood Association regarding the requested rezoning of the Perry Estate at 710 East 41st Street. As evidenced by the attached vote affirmation, the Hancock Neighborhood Association membership overwhelmingly opposed the proposed rezoning, by a vote of 97 Against, 20 For, and 1 Abstention.

We appreciate your consideration of this vote as you make your recommendation to City officials. If I can answer any questions or provide additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce H. Fairchild", written over a horizontal line.

Bruce H. Fairchild

Attachment

HANCOCK NEIGHBORHOOD ASSOCIATION VOTE
RE: CHANGE IN FUTURE LAND USE MANAGEMENT PLAN AND ZONING
FOR
COMMODORE PERRY ESTATE

At the regularly scheduled Hancock Neighborhood Association meeting on March 20, 2013, after discussion the following ballot was distributed to the general membership present:

Zoning change and development standards as represented in the document Commodore Perry Estate — Zoning and Development Standards dated March 2013 and posted to the HNA website for the March 20th HNA vote.

Circle one:

***** For Against

Results:

- 20 votes "For"
- 97 votes "Against"
- 1 abstention

We, the Officers of the Hancock Neighborhood Association, affirm that the above statements are true and correct.



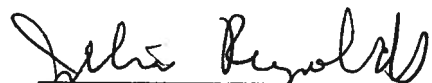
Carolyn Palaima, President



David Yeager, Vice President



Bruce Fairchild, Treasurer



Julia Reynolds, Secretary

Patterson, Clark

From: karen reifel <[REDACTED]>
Sent: Monday, September 02, 2013 3:41 PM
To: Patterson, Clark
Subject: C14-2013-0040 Perry Estate Zoning change application

Re: C14-2013-0040 Perry Estate Zoning change application

Clark Patterson and other city staff members:

I am adamantly opposed to the developer's zoning change application for the Perry Estate and am writing to urge you to reject his request to upzone the property. For the past twenty years, I have owned my home on East 39th St. and resided within a few blocks of the Perry Estate (710 East 41st St.). I believe that the developer's proposed change to commercial zoning will erode the established single-family environment in our neighborhood and that the commercial uses, scope, and scale are completely inappropriate for this location.

The developer has provided no evidence that such an upzoning is actually necessary for the survival of his property and its historic assets. Indeed, he has publicly stated that his business model requires the demolition of at least two historic structures listed on the National Register of Historic Places in order to create subterranean parking to meet the requirements of his commercial enterprise. He proposes to build what is essentially a resort with an event center for 350, a restaurant for at least 200, and a hotel with 55 units. The so-called residential component of his development reads more like a short-term rental, time-share, corporate-owned housing playground than a single-family development compatible with our established neighborhood.

In March, my Hancock Neighborhood Association overwhelmingly rejected the developer's proposal by a vote of 97 to 20. In addition, the neighbors closest to the Perry Estate oppose the proposed zoning changes by an overwhelming majority. Our voices should echo as loud and significant ones in any consideration of the developer's proposal for the property. Please understand that an upzoning for the Perry Estate provides no benefit to those of us living near the property or to the larger Hancock neighborhood and City of Austin. Only the developer will benefit, and he should be told "No" at each stage of the City's process.

We have worked hard to protect the existing and thriving single-family enclave that currently exists between Red River and Duval in Hancock. Please help us protect the integrity of our neighborhood by rejecting a developer's proposal that would forever erode and diminish the quality of life for those of us who live here.

Should you have any questions, please feel free to contact me. Thank you.

Karen Reifel

Patterson, Clark

From: Mark Burch [REDACTED]
Sent: Monday, September 02, 2013 10:36 AM
To: Patterson, Clark
Subject: C14-2013-0040

Clark Patterson, AICP
Zoning Case Manager
City of Austin
Case: C14-2013-0040

September 2, 2013

Clark,

I'm writing to express my opposition to the upzoning proposed in case C14-2013-0040 (the Perry Estate). Granting this request would allow a substantial commercial intrusion into an intact residential area and would substantially harm the quality of life in the Hancock neighborhood.

The property owners have provided no evidence that maintaining the historic elements of the property requires commercial zoning, nor have they shown that the business they propose to operate is economically feasible.

Granting commercial upzoning to a historic property based only on the owners' assertions that they need it in order to sustain their investment would set a terrible precedent for Austin's older neighborhoods. Hancock contains many properties in residential use that are older than the Perry Mansion, including my own. Granting commercial zoning to even a portion of these homes would destroy the larger neighborhood.

There are many economically feasible uses for the Perry Estate under its existing base zoning, uses that would complement rather than undermine the surrounding neighborhood. The applicants in this case have stated that they will not consider those alternatives until the Planning Commission and City Council have rejected their "vision" for the Estate. Please help them towards that moment of insight by recommending that the Planning Commission vote against this application.

Feel free to contact me if you have questions or would like further information.

Cordially,

Mark H. Burch
510 E 39th. St.
[REDACTED]
512-452-3981

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

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: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: July 22, 2013, Historic Landmark Commission

Your Name (please print)

John Reed Henderson

☐ I am in favor
☒ I object

Your address(es) affected by this application

2111 Pick Ave. #B

Strongly

Signature

Date

Daytime Telephone:

512-452-1223

7-15-13

Comments: The developer has come up with a

redevelopment plan that violates over 1/2 of the

City's 12 zoning principles. The overwhelming

majority of neighbors have officially taken a

position against Mr. Cede's Plan, a plan which

has zero regard for preserving the quality

of life for those residents in the Hancock neighborhood

Mr. Cede argues the property needs to produce

income in order to preserve its historical

significant buildings, hence he wants to create

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

City of Austin a Hotel/Event Center w/ outdoor

Planning & Development Review Department amplified sound.

Clark Patterson What's more important? : The preservation

P. O. Box 1088 of a mansion or traditional

Austin, TX 78767-8810 neighborhood values. The answer

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Aug 13, 2013, Planning Commission

Your Name (please print)

Ira Henderson

4111 Beck Ave 78751

Your address(es) affected by this application

Ira Henderson

Signature

Date

8/3/13

Daytime Telephone: *512-762-2140*

Comments: *I don't believe that this*

proposed plan is appropriate

for our neighborhood. It

will bring too much traffic

and noise, among other issues.

I think the current zoning is

much more appropriate for

the quality of the neighborhood.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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

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: C14-2013-0040

Persona designada: Clark Patterson, 512-974-7691

Audiencia Publica: Aug 13, 2013, Planning Commission

Austin Clemens

Su nombre (en letra de molde)

711 E. 43rd St.

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

[Signature]

Firma

Daytime Telephone: 512-585-0862

Fecha

8/10/13

☒ I am in favor
☐ I object

Comments: _____

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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www.austintexas.gov

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sept 9, 2013, Historic Landmark Commission

Elizabeth Rose Elder

Your Name (please print)

711 Park Blvd.

Your address(es) affected by this application

Clayton R. Doe

Signature

9/7/13

Date

Daytime Telephone: 512-454-5498

Comments:

I am opposed to any rezoning for residential to commercial. This is not in keeping with the residential character of the neighborhood and is keeping with the approved neighborhood plan.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sept 9, 2013, Historic Landmark Commission

Your Name (please print)

Austin Clemens
711 E 43rd St

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-545-0862

Comments: This is an appropriate use of the

space and fits nicely with the neighborhood

☒ I am in favor
☐ I object

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sept 9, 2013, Historic Landmark Commission

BRUCE FAIRCHILD

Your Name (please print)

709 Pace Ave

Your address(es) affected by this application

709 Pace Ave

Signature

Date

Daytime Telephone:

512 458-4644

Comments:

**REMOVED RE ZONING FROM SPECIFIC TO GENERAL IS INCONSISTENT WITH
GENERAL RESIDENTIAL / NAME OF SUBCOMMISSION REQUESTS AND
PROPOSES SUBCOMMISSION REVIEWER OF CURRENT FORMS RECOMMEND
RECOMMENDATION. FURTHER, THE SPECIFIC PROPOSAL FOR
PACER STONE FOR ZONING 1 AND 2 ARE FOR A DENIAL OF CURRENT
AND ACTIVITY SUBSTANTIALLY GASTRO THAN SUBCOMMISSION
PROPOSALS. IN SHORT, THE PROPOSED RE ZONING WOULD LEAD
TO A SUBSTANTIAL AND SIGNIFICANT NEGATIVE IMPACT ON
THE HISTORIC NEIGHBORHOOD AND SUBCOMMISSION PROPOSALS
AND SHOULD BE DENIED.**

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

Patterson, Clark

From: Faye Rozmaryn [redacted]
Sent: Tuesday, November 12, 2013 10:16 AM
To: Patterson, Clark; Meredith, Maureen
Subject: Perry Estate

I oppose the commercial zoning proposed for the Perry Estate in case number C14-2013-0040 and the associated neighborhood plan amendment (NPA-2013-0019.01). Hotel, restaurant, and indoor and outdoor entertainment are inappropriate uses for this property.

Respectfully yours,

Faye Rozmaryn
1003 East 44th Street
Austin, Tx. 78751

Patterson, Clark

From: Lizabeth Kelley [REDACTED]
Sent: Monday, November 11, 2013 2:05 PM
To: Patterson, Clark
Subject: Perry Estate

I most definitely oppose neighborhood amendment NPA-2013-0019.01 and rezoning case C14-2013-0040.

Part of Austin's charm is that, despite its size, it is made up of neighborhoods. The neighborhood surrounding the Perry Estate is unique and a valuable residential area near the university with many beautiful homes over 75 years old.

The creation of a large commercial block, and its attendant noise and traffic would be a serious disruption of the neighborhood. Worse, the business plan relies heavily on the conjecture that people will pay >\$300 a night to stay in a "destination" hotel devoid of landmarks, museums, night spots, and other tourist attractions; once the zoning is amended to allow commercial activity, when the hotel plan fails, there is nothing to stop a big block retail business moving in and razing the beautiful and historic Perry estate.

Please, do not allow this amendment and rezoning.

sincerely,

lizabeth kelley
(Happy resident of Hancock Neighborhood)

512 3711291

Patterson, Clark

From: Meredith Brown <[REDACTED]>
Sent: Monday, November 11, 2013 1:28 PM
To: Patterson, Clark; Meredith, Maureen
Subject: Perry Estate

Good Afternoon,

I own the home on 503 E 41st St.

I oppose the commercial zoning proposed for the Perry Estate in case number C14-2013-0040 and the associated neighborhood plan amendment (NPA-2013-0019.01). Hotel, restaurant, and indoor and outdoor entertainment are inappropriate uses for this property.

Regards,
Meredith Brown

Patterson, Clark

From: Luce Lila <lucelila@cityofaustin.org>
Sent: Saturday, September 07, 2013 10:02 PM
To: Patterson, Clark
Subject: Perry Estate

Mr. Clark Patterson
Planning & Development Review Department
City of Austin
505 Barton Springs, 5th Floor
Austin, Texas 78704

Re: Edgar and Lutie Perry Estate (C14-2013-0040); Postponement Request

Dear Mr. Guernsey:

In regard to the Perry Estate, I respectfully request a postponement of the September 9, 2013, Historic Landmark Commission hearing. The Applicant recently revised his zoning request, and the Petitioners need additional time to review the new information and confer with City staff and the Applicant.

This is the Petitioners' first request for a postponement.

Thank you for your immediate attention to this matter. Please contact me if you have any questions.

Sincerely,

Lila Luce
513 E 41st Street,

Austin

From: Michele Rogerson Lynch <[REDACTED]>
Sent: Tuesday, November 12, 2013 8:49 AM
To: Patterson, Clark
Subject: FW: IN FAVOR - NPA-2013-0019.01 and C14-2013-0040

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalf Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 404-2245 fax
mlynch@mwslaw.com

Clark Lyda
Cell 512.635.0002
Fax 512.532.0660

[illegible]

1

renovated the mansion, chapel and other vintage buildings on the property, applying sustainability features and riparian restoration to Waller Creek, as well. This aligns with the designs for public and commercial use - in line with Green Pastures and Norwood Estate, contributing to both sustaining the history and while adding to the economy of Austin.

Indeed, Lyda's intentions can be roundly applauded for his thoughtful planning, to bring the estate to its optimum use, as a treasured event site, an exquisite small hotel and a discreet number of residences, which will nestle along Waller Creek. His application of quality sustainable green practices, alone, will make this an exemplary site for others to emulate.

This and other regulatory bodies are charged with attending to Austin's economic growth, historic preservation, and appropriate building for occupancy. In the work to date, and in the plans intended, the Perry Estate is premiere in each of these categories, and it will be your legacy to the best Austin has to offer for decades to come.

With appreciation,

Martha Kooock Ward

Alumni member of St. Mary's Academy 1966

Airport Blvd. Advisory Group Appointee

ACC Highland Mall Community Advisory Committee

Ask Martha Ward, LLC, koockward@yahoo.com, 512-452-1151

Patterson, Clark

From: Michele Rogerson Lynch <[REDACTED]@mwwstexas.com>
Sent: Tuesday, November 12, 2013 8:51 AM
To: Patterson, Clark
Subject: FW: IN FAVOR-NPA-2013-0019.01 and C14-2013-0040 Re. ADDRESS-710 E. 41st Street-Commodore Perry Estate

Another Perry support letter

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalfe Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 404-2245 fax
[REDACTED]@mwwstexas.com

From: Pattye Henderson <[REDACTED]@att.net>
Date: Thursday, November 7, 2013 at 11:36 AM
To: "D. Anderson@austintexas.gov" <dave.anderson@austintexas.gov>, "Alfonso Hernandez@austintexas.gov" <alfonso.hernandez@austintexas.gov>, "Jean Stevens@austintexas.gov" <jean.stevens@austintexas.gov>, "D. Chinnere@austintexas.gov" <danette.chinnere@austintexas.gov>, "Jeff Jack@austintexas.gov" <jeff.jack@austintexas.gov>, "James Morley@austintexas.gov" <james.morley@austintexas.gov>, "Stephen Oliver@austintexas.gov" <stephen.oliver@austintexas.gov>, "Bryan Smith@austintexas.gov" <bryan.smith@austintexas.gov>, "Myron Smith@austintexas.gov" <myron.smith@austintexas.gov>
Subject: IN FAVOR-NPA-2013-0019.01 and C14-2013-0040 Re. ADDRESS-710 E. 41st Street-Commodore Perry Estate

Dear Commissioners,

I live at 723 Park Blvd., north of the tract at 710 E. 41st St. known as the Commodore Perry Estate. I am **IN FAVOR of the proposed zoning changes (NPA-2013-0019.01 and C14-2013-0040) on this property.** Earlier this year I sent city staff a letter outlining my support and that of my family. We own five properties immediately adjacent to this tract including three on the east end of Park Blvd., nearest the site of the proposed hotel.

In addition to being a neighbor, I have a 40 year history with the property. My parents owned it for 20 years (1974-1994) and I worked for the school it was sold to from 1995-2011. Unfortunately, the school's mission was to educate, not care for a historic property and the condition of the structures and grounds deteriorated prior to its sale.

Preservation of the mansion was my mother's passion and in 1986, The Heritage Society recognized my parents' efforts to restore it. Having attended school there in the 1970's, the current owner feels the same way my mother did about it and has created a plan to ensure its preservation for many years to come.

In addition to being economically sustainable, this is an unsubsidized, tax-revenue-generating plan. I look forward to the meeting next Tuesday and I hope you will join me in supporting this plan.

Respectfully yours,
Pattye Henderson

Dear Planning Commission members,

I am writing in regards to the Perry Estate items, C7 and C8, that are scheduled for the Tuesday meeting. I will speak in support of the items at the meeting, and would like for you to understand the perspective of someone who supports the negotiated development standards of the Perry Estate property. I have lived in Hancock since 2006 and served as HNA Vice President from 2008-2012. I have two young children, 2 and 5 yrs old, and part of the reason we live here rather than in a large suburban house is that we believe in a diverse, walkable community and enjoy the quality of life that comes from interacting with neighbors at local parks, restaurants and shops. Walking to Quack's for a coffee, splashing around at Eastwoods, listening to music at Central Market on a Friday evening, eating ice cream with the kids at Dolce Vita - these are some of the things that make living in Central Austin special.

As the Planning Commission, you play an important role in defining and shaping the future of our city. Your vote should represent not just the interests of impacted neighbors or even the greater Hancock neighborhood, but rather Austin as a whole. You should weigh your decisions on this basis and employ a set of criteria that makes it clear to all of your constituents how you arrived at your decision. Below are the criteria I have considered to arrive at my decision of support:

1. Adherence to the Future Land Use Map

Unfortunately, within Hancock, the FLUM is a tool that is not properly used. It is effectively a guide of current zoning entitlements and (Concordia aside) is not tied to Austin's growth rates and the corresponding need for additional housing, office, and retail space. Additionally, the current FLUM is for Civic, allowing for more density than the proposal, larger events, and higher noise limits. We've all witnessed Hyde Park Baptist and the demolition of homes and erection of a parking garage. As far as I understand, Civic would also allow for ball fields with bleachers, field lights, and noise from loud speakers and fans. So, for me I see Civic on the FLUM and give that very little weight.

2. Adherence to the Neighborhood Plan

Some argue that this development does not comply with the neighborhood plan and should therefore be voted down. I give this criteria minimal weight, it has been 10 years since the focus groups were held in defining the neighborhood plan. I was not involved and neither were any of the residents that have moved here in the past decade. Interestingly, this plan actually does meet the goals of the CANPAC plan - *'Preserve integrity and character of SF'* - no homes are being torn down, in fact historically significant homes are being preserved. *'Preserve Historic Character of the neighborhood'* - Checkbox here. *'Allow mixed used on commercial corridors that is pedestrian oriented, neighborhood friendly , neighborhood scaled, meets neighborhood needs'* - Checkbox here too, I

infrastructure. Of course, there is also the preservation of the mansion, the stabilization of the large trees, utilization of grey water, and restoration of the grounds as well. The use of the restaurant, hotel, and events facility are also benefits to the community.

In summary, The Perry Estate proposal has a lot to like, especially for those of us that enjoy walkable communities with a diversity of uses. Could you imagine Central Austin without the restaurants and shops that we all frequent so much? Many of these are adjacent to or very near single family residents, and we are a better community because of it. If built as proposed, this development would create a very unique place filled with character. This is a special site, and Austin is a special city, and I value what this development would represent for the site, for the neighborhood and for Austin. I hope that you are able to make the difficult decision here; one that points to the future of a growing, walkable community that adds to the vibrancy of Central Austin.

Regards,

Rafi Anuar
704 Harris Avenue

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Nov 21, City Council

Beve Faremo

Your Name (please print)

209 Park Ave 78751

Your address(es) affected by this application

Clark Patterson

Signature

Daytime Telephone:

Comments:

☐ I am in favor
☒ I object

11/7/13

Date

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Nov 21, City Council

HARRY SWINNEY

Your Name (please print)

722 PARK BLVD, 78751

Your address(es) affected by this application

Harry Swinney

Signature

Daytime Telephone: 512-922-1707

Date

11/8/13

☐ I am in favor
☐ I object

Comments:

I oppose commercial zoning proposed for the Perry Estate and the associated neighborhood plan. An entertainment venue is not appropriate for this property.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sept 9, 2013, Historic Landmark Commission

Joe Rezzi

Your Name (please print)

512 E. 41st Street

Your address(es) affected by this application



Signature

9-3-2013

Date

Daytime Telephone: 512-471-4771

Comments:

☐ I am in favor
☒ I object

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Aug 13, 2013, Planning Commission

Your Name (please print)

Penelope Davis

☐ I am in favor
☒ I object

Your address(es) affected by this application

518 E 40th St Austin TX 78751

Signature

Date

Daytime Telephone:

(512) 302-0835

Comments: I am reluctantly opposed to

Lynnda's proposals. It has shown a
wanton disregard for the standard
of living of neighbors to the estate, even
before having a license to use the
property. This will be a huge detriment
to the neighborhood for those in the vicinity.
The sound issues alone are a huge
problem. PLEASE PROTECT OUR NEIGHBORHOOD.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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www.austintexas.gov

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sept 9, 2013, Historic Landmark Commission

Your Name (please print)

Penelope Davis

☐ I am in favor
☒ I object

Your address(es) affected by this application

518 E 40th St. Austin TX 78751

Signature

[Signature]

Date

9-1-13

Daytime Telephone: *302-0335*

Comments:

*This project is a catastrophe for
neighboring properties. With the events
happening previously (even without a
plant) we showed a lot of disdain for our
standard of living, blasting us out of our
own houses with music. PLEASE don't
allow this to be on fate every weekend!
PLEASE PROTECT THIS RESIDENTIAL
NEIGHBORHOOD! We count on you!*

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Aug 13, 2013, Planning Commission

Your Name (please print) Penelope Davis

☐ I am in favor
☒ I object

Your address(es) affected by this application 518 E 40th St Austin TX 78751

[Signature]

Signature

9-1-13

Date

Daytime Telephone: 512 302 0335

Comments:

REUSE PROTECT OUR NEIGHBORHOOD

(see comments on other petition)

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Aug 13, 2013, Planning Commission

Reed Henderson & Jesse Clifton

Your Name (please print)

4111 Peak Ave.

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

512-452-1223

Comments:

1) No Benefit to the Neighborhood at all

2) Would set a bad precedent for other similar tracts nearby

3) The proposed use is entirely incompatible with the existing quality of life & would adversely affect all Hancock Neighbors unnecessarily

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. 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 amendment. You may also contact a registered 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 may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.austintexas.gov/planning/.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2013-0019.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 13, 2013, Planning Commission

Reed Henderson *1955A*
Your Name (please print)

4111 Beck Ave.
Your address(es) affected by this application

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Signature

Date

Comments:

8-2-13

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Aug 13, 2013 Planning Commission

MICHAEL D. KITZING

DONALD R. KITZING

809 PARK BLVD. AUSTIN TX 78751

Your address(es) affected by this application

Signature

Signature

Date

Daytime Telephone:

(512) 914-1708

Comments:

We object to any commercial sites. The noise, lights, traffic in area & humans would make it unbearable to continue living a quiet neighborhood life. The surrounding neighborhood would be ruined.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: July 22, 2013, Historic Landmark Commission

Justin Clemens

Your Name (please print)

711 E. 43rd St.

Your address(es) affected by this application

[Signature]

Signature

Date

7/13/13

Daytime Telephone: 512-585-0862

Comments:

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: July 22, 2013, Historic Landmark Commission

Karen Killen

Your Name (please print)

702 E 41ST Street

Your address(es) affected by this application

Karen Killen

Signature

Daytime Telephone: (713) 416-4021

Date

7/20/13

Comments: Mr. Lyela has continually broken the laws and disturbed and disrupted the neighborhood. The neighborhood voted overwhelmingly against this. I would expect the neighborhood is vast majority to be respected.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: July 22, 2013, Historic Landmark Commission

MICHAEL D. KITLEY

DONALD R. KITLEY

Your Name (please print)

809 PARK BLVD. AUSTIN, TX 78751

Your address(es) affected by the application

Michael D. Kitley

Signature

Daytime Telephone: (512) 914-1708

Date

7/16/13

☐ I am in favor
☒ I am in object

Comments:

LYDA'S PLANS FOR REZONING
THIS PROPERTY WILL DESTROY THE HISTORIC
VIEWS OF THE PERRY ESTATES. IT WILL
HAVE A REAL NEGATIVE IMPACT ON THE
HANCOCK NEIGHBORHOOD, CREATING ADDITIONAL
PEOPLE TRAFFIC, AUTO TRAFFIC, NOISE LIGHTS,
ETC, ETC. ALSO CONSTRUCTION ON THE PERRY ESTATES
WILL CREATE CONSTRUCTION DUST IN THE AIR & IT WILL
COVER THE HOMES, CARS & YARDS OF THE NEIGHBORHOOD.

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Case Number: C14-2013-0040

Contact: Clark Patterson, 512-974-7691

Public Hearing: Sept 9, 2013, Historic Landmark Commission

Your Name (please print)

Karen Kileen

702 E 41st St

Your address(es) affected by this application

Karen

Signature

Kileen

Date

Daytime Telephone:

713 416 4021 (cell)

Comments:

☐ I am in favor
☒ I object

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

Patterson, Clark

From: marilyn.lamping <marilyn.lamping@att.net>
Sent: Monday, September 30, 2013 11:33 PM
To: Patterson, Clark; Meredith, Maureen
Subject: Rezoning case

I oppose the commercial zoning proposed for the Perry Estate in case number C14-2013-0040 and the associated neighborhood plan amendment (NPA-2013-0019.01). Hotel, restaurant, and indoor and outdoor entertainment are inappropriate uses for this property.

The Hancock neighborhood has been "an urbane oasis" for many years. It deserves to retain this characterization amid all the noise and tumult of shopping centers, football games, and increasing traffic on its neighborhood streets.

Neighbors alone cannot maintain this peaceful place; we need support from citizens like you.

Regards,
marilyn lamping
501 park blvd.
512-467-7712

Patterson, Clark

From: Meredith, Maureen
Sent: Wednesday, October 23, 2013 4:46 PM
To: Patterson, Clark
Subject: FW: CANPAC Recommendation for Perry Estate?

Clark:
FYI. See below.

Maureen

From: Nuria Zaragoza [mailto:nuriazaragoza@att.net]
Sent: Wednesday, October 23, 2013 4:45 PM
To: Meredith, Maureen
Cc: Adam Stephens
Subject: Re: CANPAC Recommendation for Perry Estate?

Hello Maureen,

Please forward this statement as our official position regarding the Perry Estate:

Commissioners:

After several meetings, and hearing from both sides, CANPAC has decided not to make a recommendation at this time.

Sincerely,

Nuria Zaragoza and Adam Stephens
Co-chairs

Sent from my iPhone

On Oct 1, 2013, at 3:20 PM, "Meredith, Maureen" <Maureen.Meredith@austintexas.gov> wrote:

Thanks. I'll add it.

Maureen

From: Adam Stephens [mailto:adam.stephens@capitol.texas.gov]
Sent: Tuesday, October 01, 2013 11:07 AM
To: Meredith, Maureen
Cc: Nuria Zaragoza
Subject: RE: CANPAC Recommendation for Perry Estate?

For your report:

Commissioners,

Patterson, Clark

From: Mary Sanger <[REDACTED]>
Sent: Monday, October 21, 2013 6:34 PM
To: Patterson, Clark; Meredith, Maureen
Subject: Zoning Case C!\$-2013-0040; Perry Estate

For the Austin Planning Commission

I oppose the commercial zoning proposed for the Perry Estate in case number C14-2013-0040 and the associated neighborhood plan amendment (NPA-2013-0019.01). Hotel, restaurant, and indoor and outdoor entertainment are inappropriate uses for this property.

I oppose the commercial zoning proposed for the Perry Estate in case number C14-2013-0040 and the associated neighborhood plan amendment (NPA-2013-0019.01). Hotel, restaurant, and indoor and outdoor entertainment are inappropriate uses for this property.

The Hancock Neighborhood Association studied Mr. Clark Lyda's plan for the Perry Estate for over a year and a half, including many meetings and presentations by Mr. Lyda, the formation of a neighborhood "negotiating team," and a neighborhood opinion survey. At a public meeting, 97 neighborhood residents voted against the proposed commercial zoning; 22 voted for it. The neighborhood took the time to understand this issue and overwhelmingly rejected the idea of commercial zoning.

There are many reasons for the opposition to this plan. I would like to focus on one fact: Mr. Lyda's plans unnecessarily pit the idea of historic preservation against neighborhood values so long protected by this Planning Commission in alliance with the Hancock Neighborhood Association.

- 1) The developer has said that to maintain the Perry Estate, he has to build hotel, restaurant and entertainment venues. But he has never presented options for maintaining the estate other than to maximize development. Nor has he said how the restaurant and hotel would contribute to the maintenance and staffing of the Mansion and Estate— what is the link? The developer has also not provided, again, to the best of my knowledge, financials that show whether the user fees from renting the Mansion and Chapel and Estate grounds were too little to maintain the Perry Mansion and grounds. We do not know that the city's goal of preserving heritage and historical sites cannot be accomplished without his requested upzoning. The public needs this information, as do you as decision makers.
- 2) But even if the developer shows there's more money to be made by creating denser development, the preservation of a historic building should not trump the preservation of historic neighborhoods where thousands of families and individuals have chosen to live and invest their money and time. The preservation of the Mansion and Estate should not come at a cost to the quality of life of the surrounding neighborhood. Adding venues will add thousands of vehicle trips, congestion and safety concerns to a long-established neighborhood.
- 3) We all know that homes build neighborhoods. Under current zoning, the developer has an opportunity to build and to profit from the construction of homes. Yet, the developer's housing ideas have been quite fluid. He has presented ideas ranging from condos to be bought by people who want Austin as a vacation getaway, to high-end 3,000 square foot single-family homes, to small California bungalows. The lack of a firm housing plan leads one to question the developer's commitment to housing in any form.
- 4) In conclusion, the developer has a "vision" to create a "destination" site; the residents of the neighborhood have another vision: maintaining a wonderful neighborhood environment which is not

assaulted, degraded and spoiled by outsized commercial activities. Every corner of Austin should not be like South Congress.

Thank you for your consideration, please vote against changing the zoning to commercial.

Mary Sanger

Mary Sanger

512.970-4601, cell

512-477-3134

~~msanger@austin.tx.us~~

704 Carolyn Avenue

Austin, TX 78705

PUBLIC HEARING INFORMATION

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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, visit our web site: www.ci.austin.tx.us/development.

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NP42013-0019.01 § C14-2013-

Case Number(s): ~~BDP-2013-0143~~ ~~2013-027566~~ 0040

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: April 22, 2013 Historic Landmark Commission

Pattie Henderson
Your Name (please print)

723 Park Blvd,
Your address(es) affected by this application

☒ I am in favor
☐ I object

Pattie Henderson Nov 12, 2013
Signature Date

Comments: I submitted forms for 813 812, 811 807, 723 & 713

*Park Blvd. on Aug. 22, 2013
This is the only blank form I have. Please accept it for ALL of the above properties.
The attached letter and other documentation were included earlier. Unfortunately, I was informed today that it was lost.
If you use this form to comment, it may be returned to:*

City of Austin
Planning and Development Review Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

Case Number: C14-2013-0040

Contact: Clark Patterson

Public Hearing: August 26, 2013, Historic Landmark Commission

To Whom It May Concern:

This is a quality of life issue for adjacent property owners and anyone in the city who loves the city's history and architectural heritage. The proposed plan provides the best option for the continuation of the current standard of our quality of life. It preserves the most important historic structures and open space and has a plan to make them not only sustainable, but also accessible to the community. The proposed development will create an economically sustainable, unsubsidized, tax-revenue-generating business that is open to the public.

The southern boundary of my property is on the north property line of the Perry Estate. My family also owns five (5) more adjacent properties, 1 across the street on Park and 2 on Red River less than a block away (next to the former Paul's Beauty Shop) for a total of eight (8). I have marked our properties on the attached map for your reference. My sister attended Holy Cross High School and the first time I ever set foot on the property was to pick her up after school one day in 1971. My parents purchased the Perry Estate in 1974 and owned it for 20 years. At one time my family lived in the mansion with my mother. I also served as the director of Sri Atmananda Memorial School (SAMS - the prior owner for 16 years). This 42-year connection to the property and the fact that my family has a significant economic interest prompts me to express my opinion about the current proposal.

Everyone in my family and former students and staff of the various schools (St. Mary's Academy, Holy Cross High School, Perry School, St. Francis School, SAMS and The Griffin School to name a few) that have called it home hold it dear to our hearts and look forward to the implementation of this plan. It provides a sustainable use for the preservation of the historic structures and continued community access. Community access is very important to me personally, because the property's atmosphere is truly unique. The beauty of the structures and the gardens touch the hearts of everyone who sees it. This is an uplifting, enriching quality. I hope that many other people can experience strolling through the grounds and admiring the one of a kind architectural details.

This property sat at the edge of town when it was built. It is now in the inner city. Years ago, I participated, along with many other citizens in the planning for infill and combined use. **I believe this proposal is an ideal plan to re-purpose this historic property.** It has been accessible to the public for over 60 years as a gathering place for communities of faith, schools, a venue for weddings, meetings and community events, as well as a theatre and performance space. Over the years, the mansion served as a home, dormitory, classrooms, offices

and meeting/entertainment space. The other structures on the property have all been used in similar ways. Over the years, I have attended a number of discussions with appraisers, developers and realtors, so I have always known the use would change. However, I can understand how it might come as a surprise to other neighbors. Having heard many other ideas for development, the preservation of the oldest structures and a plan for community access are of utmost importance to me.

The very first groups the developer invited to the property were the neighbors, the Heritage Society and St. Mary's alumni. Although my parents were given a Heritage Society award in 1986 for their efforts to preserve the mansion, the structures require constant maintenance and by 2010, had deteriorated. When schools have owned the property it has challenged their budgets to meet the maintenance needs. Repairs are costly and there have been several times in the past when the structures were in severe disrepair and the grounds neglected to the point of being dangerous (dead trees were not removed promptly, falling limbs, raccoons living in the mansion attic). The problem with a school owning the property is that schools have missions that differ from preserving a historic property. The demands of the property are constantly vying for dollars in the budget with the school program. In fact many years ago, St Mary's Academy sold a portion of the northern property line to adjacent owners. When that portion is added to the utility easement running behind all our homes we have very deep lots. I know that my home is located well out of that area and I believe that is the case with most others. One of the first projects the current owner undertook was to put the first new roof on the mansion in over 80 years. **Over the last three years, he has made many other costly repairs in order to RESTORE and PRESERVE THE ORIGINAL STRUCTURES.**

I have heard the concern that the proposed use would create noise and traffic issues. The property has been used for weddings, receptions, meetings, etc. since it first became a school in 1948. I submit these facts to address that concern and attach copies of promotional material SAMS used for the purpose of soliciting rentals of this type.

-In 1986, the mansion served as the Hospice Showhouse - 10,000 people toured it.

- Schools have hosted both city and neighborhood events i.e. SAMS hosted shuttles for the Hyde Park Homes Tour and opened the mansion for tours several times. The city once hosted a reception for a delegation from Adelaide, Australia in the mansion.

- SAMS taught rock and roll and drumming everyday and often had drums in the kindergarten playground. We produced a lot of noise. We held an annual outdoor concert with amplified music for over 10 years and hosted frequent

concerts; one a brass concert performed by UT students. SAMS often rented the facilities for weddings, choral, dance and theatre productions and other public events.

- SAMS had a small enrollment (less than 50) and the largest classroom building was rented to another high school. Those students were not allowed to drive onto the property and so traffic noise has been minimized since 1994. Prior to that time, there was much more traffic on the property. I mention this because some people may think that a school would be a better use for the property. The most recent school occupying the property is not a good example of what the traffic was like when Holy Cross, St. Francis and other schools with larger enrollments occupied it. Only a few of the current adjacent property owners lived in the area at that time. A school could also build outdoor playing fields with amplified sound, outdoor lighting and dormitory space.

- There is a drummer living in our neighborhood who frequently practices for long hours at a time.

- Current noise from downtown, late night music has occurred for years. We are two blocks from I-35 and close enough to UT stadiums to hear the announcers. (Until 1999, we were in the flight path of airport)

- We live within 1 block of a 24-hour grocery store and several 24 hr. fast food outlets that produce plenty of noise and light.

- Weddings have been held on this property for decades. My brother was married there and my husband and I had a very lively New Year's Eve Party in 2000.

To my knowledge, there were NO COMPLAINTS about any of these uses prior to 2011. Recently, I have also made a personal assessment of noise levels from events at the mansion and can comfortably say that I have no concern about it. I had to leave my property through the back gate and walk up to the carriage house in order to be able to hear music playing outside on the veranda. I went to the rear property line of every property my family owns and could only hear the traffic noise from IH 35 and the birds' singing.

Construction noise would occur with this proposal, as it would with ANY new use. During construction, the noise would probably be audible, but it would also be only temporary. As I understand it, on site parking is in the development plan. I do not think there will be overflow parking into the neighborhood.

This development plan is preferable to me over dense residential use such as duplexes, another school or church. I feel that a church or school would most certainly hold weddings and special events there, because they always have. The mansion does not lend itself to a private home. There is quotation attributed

to the Perry's, "The house is a wonderful place to entertain, but too big to be a home." My own experience living in the mansion and walking a block between my bedroom and the kitchen proved it to me. The fact that there is only 1 half-bath downstairs is also inconvenient. I know the mansion does not make a comfortable home for a single family, and I do not believe that anyone would want to live there without more privacy than the terrain affords. There is almost no privacy on the south side, leaving it open to everyone on Red River, 41st St. and Hancock Recreation Center/Golf Course. The mansion had already been converted to classrooms when my parents began their restoration of it. Had it not been for my mother's appreciation of the place and my parent's belief that something so unique should be taken care of, the plans developers in 1974 had to convert it to a substance abuse treatment center would have changed its character completely and we would not be discussing it today.

One neighbor who is no longer living said she was against Hancock Center going in and losing the 9 holes of the golf course, but once it was built, she shopped at HEB and liked the convenience. I believe this expresses the fact that people are able to adjust to change and sometimes find it advantageous in the long run.

Access to an Austin landmark and an economically sustainable, unsubsidized, tax-revenue-generating plan is at stake. I support it for those reasons. I would love to have an elegant hotel and restaurant nearby to add to our neighborhood's options. There are far less desirable uses within the current Civic designation. I do not want a wall-to-wall church or school or some of the other uses permitted in civic designation OR for the historic structures to be demolished and the land chopped up into residential lots. This plan provides a sustainable use for a historic property without the city having to support it. It also generates dollars for the city's budget. Since we are one block from HEB, Jack in the Box etc. this is important to me.

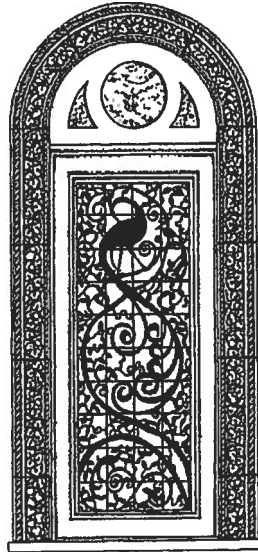
I hope you will approve this plan. It will assure a position of elegance in my neighborhood for decades to come. In doing so, it will enhance Austin as well.

Please contact me if you have any questions. Thank you for your consideration.

Respectfully yours,



Pattye Henderson
(512) 302-4506
pattye_@hotmail.com



*Illustration by
Ed Jordan*

HOSPICE AUSTIN

presents

Designer Showhouse '86

HOSPICE DOCENT TICKET

This ticket allows you admittance
to ALL days of Showhouse

DO NOT TURN IN AT GATE

Admission: \$6.00



available for
business meetings
classes, seminars, workshops
personal development events
wedding ceremonies and receptions
bridal photos
banquets
filming location

THE MANSION

accommodates 50-150 people
for standing receptions

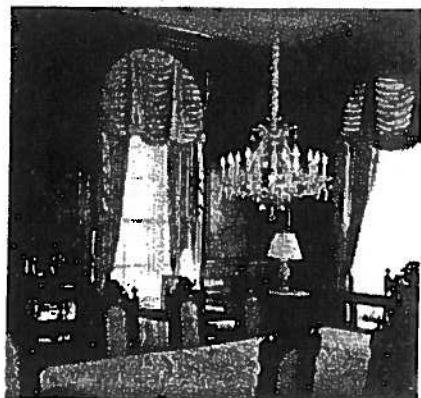
accommodates up to 250 people
for indoor/outdoor events

living room seats 80 people,
theatre-style in rows,
and up to 50 at tables for
banquet seating

fountain, tiled terrace and
spacious, oak-covered grounds

CEREMONY HALL

seats 200 in theatre-style seating,
100 at tables for classes
or banquet seating

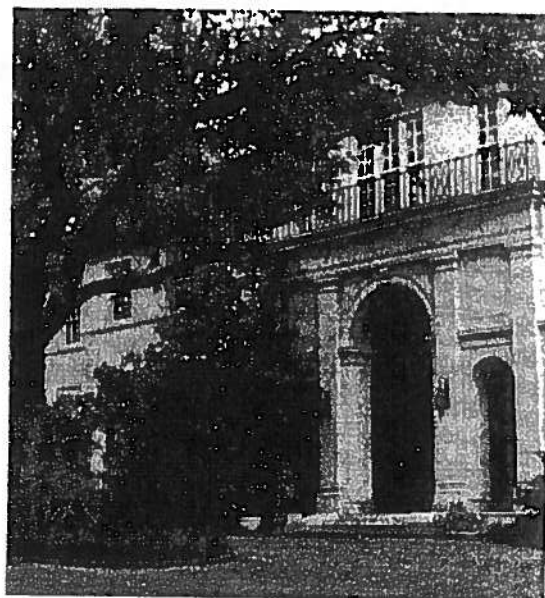


The Mansion at 4100 Red River

Whether you are planning a business meeting, conference, retreat, wedding or reception, we welcome you to the peaceful, elegant atmosphere of our centrally located ten-acre estate, home to Sri Atmananda Memorial School.

The Mansion on the property, built in 1926 by the late E. H. "Commodore" Perry, has been an Austin landmark for 75 years, and is now available for rental by the general public and professional event planners. The Mansion and the surrounding estate, running west from Red River Street along the north side of 41st Street, over the banks of Waller Creek, offer a sense of privacy and seclusion.

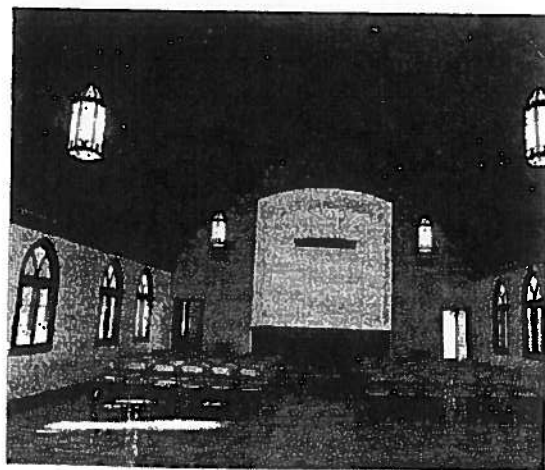
The Mansion itself is a masterpiece of residential architecture, in the manner of an Italian villa. Downstairs, you'll find a dramatic tile and stone entrance, a wood paneled oval library, grand staircase, elevator, a large living room with high, ornate ceilings and exceptional acoustics, a beautiful tile-floored solarium, a magnificent 50 foot long hallway with French doors opening onto a loggia and terrace, a wood paneled dining room, an elegant breakfast room, a large three-room kitchen and tile-floored breakfast room. Additional rooms upstairs, each with its own distinctive decor, may be used for break-out sessions and smaller group interactions, or as a bridal dressing room suite and groom's dressing room. The exquisite qualities of construction and design throughout The Mansion enhance any gathering or function.



Ceremony Hall

Next to The Mansion is a lovely meeting hall, formerly a chapel, with a high, vaulted wooden ceiling, 1750 square feet of open floor space, an elevated stage, a bathroom and a changing room. Ceremony Hall is wheelchair accessible.

The Mansion and Ceremony Hall, which are available when not in use by the School, may be rented separately or in combination, by the hour of actual usage, including set-up, preparation, decorating time, event proper, and clean-up time. Prices depend upon the nature of each rental: hours, number attending, extent of food and beverage service, and in general the simplicity or complexity of any event from the standpoint of usage. Alcohol may not be served on the property.



FOR FURTHER INFORMATION, CONTACT DOUG SHEA AT 512/467-7756.



CEREMONY HALL

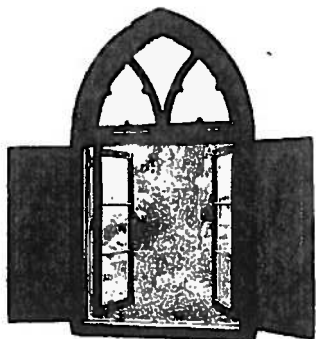
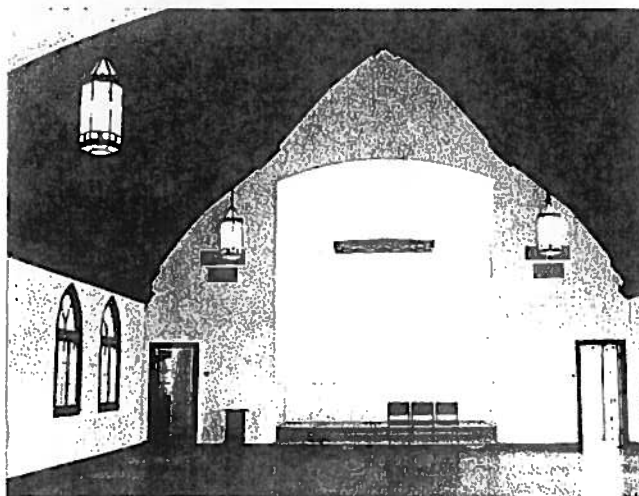
4100 Red River
Austin, TX 78751

~~~~~ Is Available!

Idyllic former chapel  
for rent to organiz-  
ations and individuals  
~ perfect for weddings,  
classes, workshops,  
concerts, conferences,  
etc.



- \* Rent by the hour
- \* Flexible rates
- \* 2,000 sq. ft. w/stage
- \* Beautiful Grounds
- \* Plenty of parking



\* For details, call Doug Shea,  
467-7756.

CEREMONY HALL is an alcohol-free facility associated with a nonsectarian, nondenominational private school.

# *The Mansion*

*at 4100 Red River*

The perfect setting for

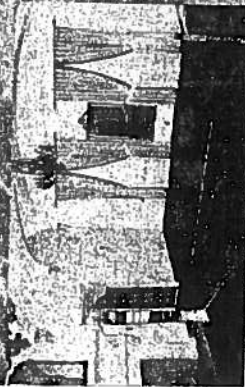
- Meetings
- Small Conferences
- Workshops
- Presentations
- Seminars
- Retreats

Located on the 10-acre campus of Sri Atmananda

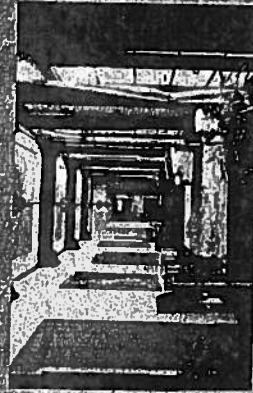
Memorial School, The

Mansion facilities include

- Mansion
- Ceremony Hall
- Outdoor Areas
- Parking



*Living Room*



*Grand Hall*

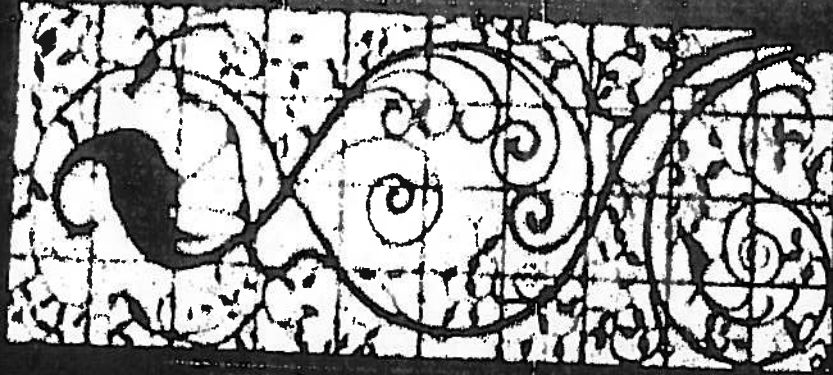
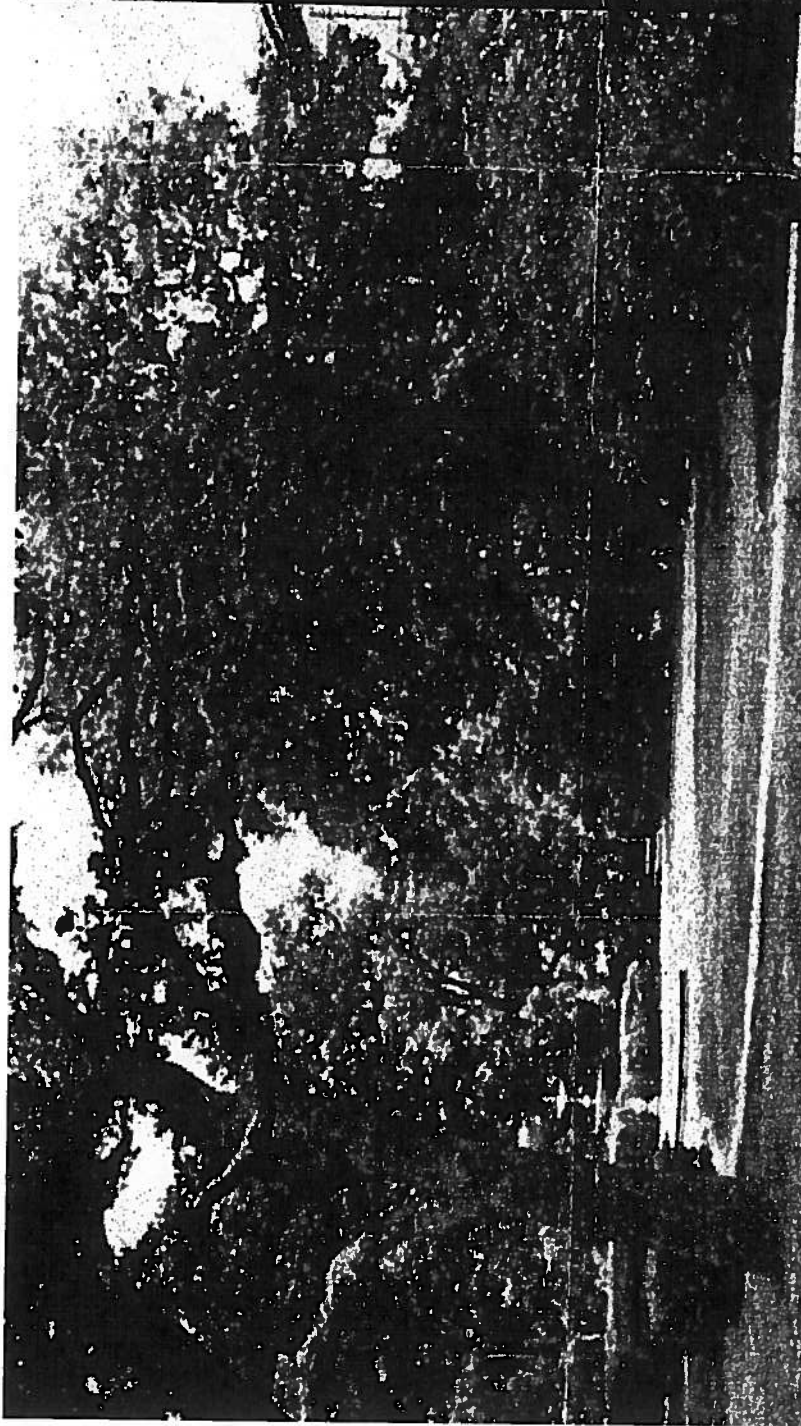


*Dining Room*



*Solarium*





# *Meetings at The Mansion*



*Mansion*



*Ceremony Hall*

For more information on

**The Mansion**

**Wedding Reception**

contact

**Douglas Shea**

461-7756

## 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 presupuesto 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, rezonificar 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](http://www.austintexas.gov)

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.

Número de caso: C14-2013-0040

Persona designada: Clark Patterson, 512-974-7691

Audiencia Pública: July 22, 2013, Historic Landmark Commission

Mrs Chapman  
Su nombre (en letra de molde)

311 Park Blvd

Sudomicilio(s) afectado(s) por esta solicitud

M. C. 22

Firma

Daytime Telephone: 512 788 2455

Comments: See attached

Re: 713, 723, 807, 811, 812, 813 Park Blvd.

☒ I am in favor  
☐ I object

22 July 13  
Fecha

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

City of Austin  
Planning & Development Review Department  
Clark Patterson  
P. O. Box 1088  
Austin, TX 78767-8810

Case Number: C14-2013-0040

Contact: Clark Patterson

Public Hearing: July 22, 2013, Historic Landmark Commission

To Whom It May Concern:

I want to express my support of the proposed development of the Perry Estate. My family owns 5 immediately adjacent properties, plus an additional 3 less than a block away from the Perry Estate. I support the proposed development, because it preserves historic structures, allows community access to greenspace, and would restore elegance to a neighborhood that has been negatively affected by its proximity to IH-35 and Hancock Shopping Center.

The property in question possesses an all too rare tranquility. When I stand on the hill overlooking the gardens, the click and clack of cars and trucks on the upper deck fades. My consciousness is distracted by the beauty before me, my ears fill with birdsong. As I scan the horizons while walking in the gardens I do not see the city – the Austonian and 360 are eclipsed by trees, Hancock Center is hidden behind limestone walls – and I marvel at the boughs of oak and the majesty of the Mansion before me. It feels as if just by walking through the gates of the Perry Estate I am transported to another world. This is, I believe with great fervor, a community asset, and the proposed development will allow members of the community to partake the delicacies of luxury at their whim. What a generous offer!

However, such a development has its values beyond pleasure. During any given week I see vagrants walking my street about 3 times a week, on average. This is in a neighborhood where homes sell upwards of \$500,000. Hancock Center, though home to a convenient HEB, is a strip center with all the pleasantness of a dental visit, minus the air conditioning. It contains no soul, no thing that is uniquely Austin. It is loud with people during the day, while from twilight to dawn the din of grackles occasionally wakes me from sleep. Cars and buses contribute their stench, and rarely do strangers smile when I walk to buy groceries. It is a desert of anything sane humans crave. Beyond this desert is the elevated IH 35, which possesses no trait except brutality. It exists and serves its purpose with great effect, but does no more. That a property like the Perry Estate exists adjacent to these environs is remarkable; that the proposed development offers the community at large an elegant shelter from such contrasting elements as those found in Hancock Center is a miracle.

One neighbor, no longer living, opposed the loss of 9-holes of the golf course for the development of Hancock Center, but later admitted to shopping at the convenient HEB. I think this exemplifies what will happen with peoples' attitude towards the Perry Estate if the proposed development is approved. I have already overheard the child of a neighbor giddily proclaim that they were going to go walk around the Perry Estate. The neighbor, who opposes the proposed development, looked torn. The child was clearly smitten with the beauty of the place.

If the property in question is considered a brownfield, which I consider it, then the proposed development looks all the better. The main historic structure was near dereliction when the present owner purchased the property; he made major repairs, including a new roof, plumbing repairs, and a coat of paint. Many trees on the property were in sad shape; they

were seen by an arborist and tended to, and are now lovely. The formal gardens were dead, the brickwork overtaken by weeds and uneven, the fountains broken and cesspools; now the gardens deserve the name, the bricks smooth and ordered, the fountains gently gurgle. The Carriage House had an oil-stained concrete floor and looked like it had been used as a garage for fifteen years, which it had; now the original ground floor that served as a bathhouse for the pool has been restored with restrooms to supplement the sole ground floor ½ bath in the Mansion.

The proposed development of the Perry Estate will build upon these restorations to make an economically sustainable, unsubsidized, tax-revenue-generating, business that is open to the public. This proposed development will not only assure the position of elegance in my neighborhood for decades to come, but will also serve as a testament to Austin's insightful and intelligent use of brownfields and urban infill development. I implore you to approve this development which promises to not only improve my neighborhood, but further substantiate Austin's image as a city where business interest and quality of life are not mutually exclusive; where local establishments build upon existing spaces; and where despite being one of the largest cities in the country, a citizen can escape, if only for a moment, to stroll in what was and continues to feel like a grand country estate.

Respectfully Yours,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a cursive 'C' and a long horizontal flourish.

Mars Chapman