SUBJECT: C14-00-2047 (RCT) - The Grove - Conduct a public hearing and approve a restrictive covenant termination for the property locally known as 900 Grove Boulevard (Country Creek Watershed). Planning Commission Recommendation: To grant the request to terminate the restrictive covenant. Applicant: Grief-Yount Partnership. Agent: Grief-Yount Partnership (Bill Grief). City Staff: Robert Heil, 974-2330.
RESTRICTIVE COVENANT TERMINATION REVIEW SHEET

CASE: C14-00-2047 (RCT) P.C. DATE: September 13, 2005

ADDRESS: 900 Grove Blvd

OWNER/APPLICANT: Grief-Yount Partnership AGENT: Grief-Yount Partnership

AGENT: (Bill Grief)

EXISTING ZONING: GR-CO and RR-CO AREA: 28.112 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the termination of the Restrictive Covenant.

PLANNING COMMISSION RECOMMENDATION:

September 13, 2005: Recommended termination of the restrictive covenant. [Consent 9-0].

DEPARTMENT COMMENTS:

The original restrictive covenant, signed in September 2000, called for the either the development under General Office (GO) base district zoning within 10 years, or, barring that, the owner would not oppose a rollback of the zoning to Family Residence (SF-3).

As part of the East Riverside/Oltorf Combined Neighborhood Plan process, a consensus was reached to permanently rezone the property to General Office-Mixed Use-Neighborhood Plan (GO-MU-NP). To reflect this new consensus of the stakeholders, the applicant requests the termination of the restrictive covenant. Staff supports the request.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>P</td>
<td>Sports Complex</td>
</tr>
<tr>
<td>South</td>
<td>GO</td>
<td>Austin Community College</td>
</tr>
<tr>
<td>East</td>
<td>P</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>LO-MU, RR</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLANNING AREA: Pleasant Valley Neighborhood Plan Area

TIA: Not required
WATERSHED: Country Club Creek        DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A          HILL COUNTRY ROADWAY: N/A

- Southeast Austin Neighborhood Alliance (189)
- Crossing Garden Home Owners Association (299)
- Terrell Lane Interceptor Association (300)
- Barton Springs / Edwards Aquifer Conservation District (428)
- Austin Neighborhoods Council (411)
- Montopolis Area Neighborhood Alliance (634)
- Riverside Farms Road Neighborhood Association (934)
- P.O.D.E.R. (People Organized in Defense of Earth and her Resources (972)

SCHOOLS: (AISD)

Allison Elementary School    Martin Middle School    Johnston High School

CITY COUNCIL DATE: October 20, 2005          ACTION:

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil         PHONE: 974-2330  E-mail:
orbert.heil@ci.austin.tx.us
City of Austin
Neighborhood Planning Areas

Neighborhood Plan Status

- Adopted Neighborhood Plan & Zoning
- Neighborhood Plan Underway
- Future Neighborhood Planning Area
- Non-Neighborhood Planning Area

Combined Neighborhood Planning Areas
June 20, 2005

Watershed Protection and Development Review
One Texas Center- Fourth Floor
505 Barton Springs Road
Austin, Texas 78704

Dear Director:

As a part of the East Riverside/Oltorf Neighborhood Planning Process, a consensus has developed on the 28.112 acre tract owned by the Greif Yount Partnership. The recommendation by the majority of stakeholders and endorsed by the ownership is to permanently zone this property GO-MU-NP. Because this consensus has been reached, the Restrictive Covenant dated September 25, 2000 is no longer needed. The ownership and the neighborhood have reached a unanimous agreement to delete this Restrictive Covenant, which was a part of the earlier zoning process in 2000.

If you have questions or need any further information, please contact me at (512) 482-9101. Thank you.

Sincerely,

William B. Greif
RESTRICTIVE COVENANT TERMINATION

CASE #: C14-00-2047(RCT)
ADDRESS: 900 GROVE BLVD
DATE: 05-06
SUBJECT AREA (acres): 28.100

PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

CITY GRID REFERENCE NUMBER
L20