



October 4, 2011

CS

Dear Austin City Council,

We represent over 856 residences in Rainey Street District with a 2011 tax base of over \$231 million. We are writing about item AU-1.4 on page 80 of the Downtown Austin Plan (November 2010 Draft for Community Review) and proposed amendment number 8 from Staff-Recommended Amendments posted on August 25, 2011. The proposed amendment eliminates, "Change cocktail lounge from a permitted use to conditional use." Yet we see in the City of Austin Planning Commission Memo to Austin City Council (Downtown Austin Plan, Items for Consideration during Implementation, Adopted by unanimous vote on August 9, 2011), item 12 says, "The problems with cocktail lounge uses available in all the CBD seem to come more from the Rainey Street area. Consider making cocktail lounge a conditional use in the Rainey Street." Rainey Neighbors Association wholeheartedly supports that August 9 recommendation.

We have no objection to permitted use for designated Entertainment Districts, but feel that other CBD areas and especially the Rainey Street District would be far better served by cocktail lounge as conditional use. It is the best and surest tool for ensuring many goals of the Austin Downtown Plan. Rainey Street is a little two-lane street that is frequently overwhelmed by pedestrian and vehicle traffic from Happy Hour until 2 am. As Rainey District continues to acquire new cocktail lounges and the resultant highly concentrated use during the same evening hours, it becomes difficult to imagine how we will manage navigation. It also becomes difficult to imagine how we can achieve mixed use anywhere in the near future as the proliferation of permits for cocktail use has frankly become overwhelming.

There is certainly much agreement with the Austin Downtown Plan picture caption on page 80, "*An over-concentration of bars can threaten the viability of certain Downtown areas,*" but, respectfully, we do not see how the wording in the suggested amendment to AU-1.4 has any real hope of preventing Rainey District from further overdevelopment of cocktail lounges. (Proposed amendment says, "*Explore ways to mitigate the potential negative effects of an over-concentration of cocktail lounges, which can discourage establishing a more balanced set of uses, particularly daytime uses that add to the vitality of Downtown*" and "*Through additional analysis and community input, the City should seek to identify and implement tools that address this issue. If those tools were to include criteria associated with evaluating cocktail lounge uses, those criteria might include: hours of operation; criteria – ensuring both a daytime and nighttime presence; compliance with all codes and regulations; and security and other staffing criteria.*") We cannot imagine how long we would have to wait for additional analysis, community input, and seeking to identify and implement as yet unnamed tools. And we fail to see how the specifically mentioned examples would prevent an overabundance of cocktail lounges in any one district or neighborhood.

On the other hand, we do see how extremely helpful and expedient conditional use permitting can be. We were heartened to read Josh Rosenblatt's recent article about how much this tool immediately contributed to neighborhood management. Because of conditional use permitting, it was reported that council was able to vote 7-0 to deny an appeal for a bar permit in an East Austin neighborhood near I-35. In particular the article reports Council Member Chris Riley as saying, "Cocktail lounges can have a particularly troublesome effect in regard to maintaining a healthy mix of uses on a street." The article goes on to say, "Council Member Mike Martinez pointed out that the zoning strictures of the Plaza Saltillo district give city officials the opportunity to ensure that the East Sixth Street area is developed in a way that prevents it from becoming a new Rainey Street." And that Council Member Martinez said, "We need a mix of uses as opposed to just this constant proliferation of bars. We need to make sure we're not inundating certain parts of town with just a single kind of use."

Longingly, Rainey District residents wish that we could have the powerful tool of conditional use. We still have several vacant lots and around 21 houses that are not yet converted to bars.

We ask that if not for all non-entertainment CBD, that at least for Rainey District, create a special overlay where cocktail use is conditional. And please, as soon as possible.

Sincerely,  
Rainey Neighbors Association

Rainey Neighbors Association

an Stonington, President  
The Shore

Chris Howle, Vice President  
Willas On Town Lake

Andre Suissa, Sec & Treasurer  
The Shore

Lusty Tally  
Ailago

Angela Hovis  
Ailago

Lewis Lively  
Windsor on the Lake

Don Grillo  
Towers of Town Lake

Doug Kissner  
Towers of Town Lake

Thyllis Fletcher  
Willas On Town Lake

C18



## MEMORANDUM

\*\*\*\*\*

TO: Planning Commission

FROM: Lee Heckman, AICP  
Planning and Development Review Department

DATE: January 22, 2013

RE: 500 South Third Street – C14-74-145(RCT)

\*\*\*\*\*

Attached please find a letter of support for Termination of the Restrictive Covenant signed by the Bouldin Creek Neighborhood Association. Also attached is a letter of support by residents immediately adjacent to the subject tract on South Third Street.

A handwritten signature in black ink, appearing to be "LH", written over a horizontal line.

Lee Heckman, AICP  
Planning and Development Review Department

C18

January 22, 2013

Planning Commission  
City of Austin

Re: C14-74-145(RCT)  
500 South Third / Michael Martin  
Restrictive Covenant Termination

Dear Planning Commission:

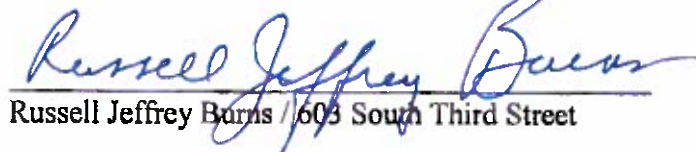
Please be advised that the undersigned by this letter express our support of the termination of the above-referenced Restrictive Covenant. Thank you.



Nina J. Fantl / 601 South Third Street



Candace D. Burns / 603 South Third Street



Russell Jeffrey Burns / 603 South Third Street

# Alice Glasco Consulting

---

5117 Valburn Court, Suite A  
Austin, TX 78731  
aliceglasco@mindspring.com  
512-231-8110 • 512-857-0187 Fax

C11

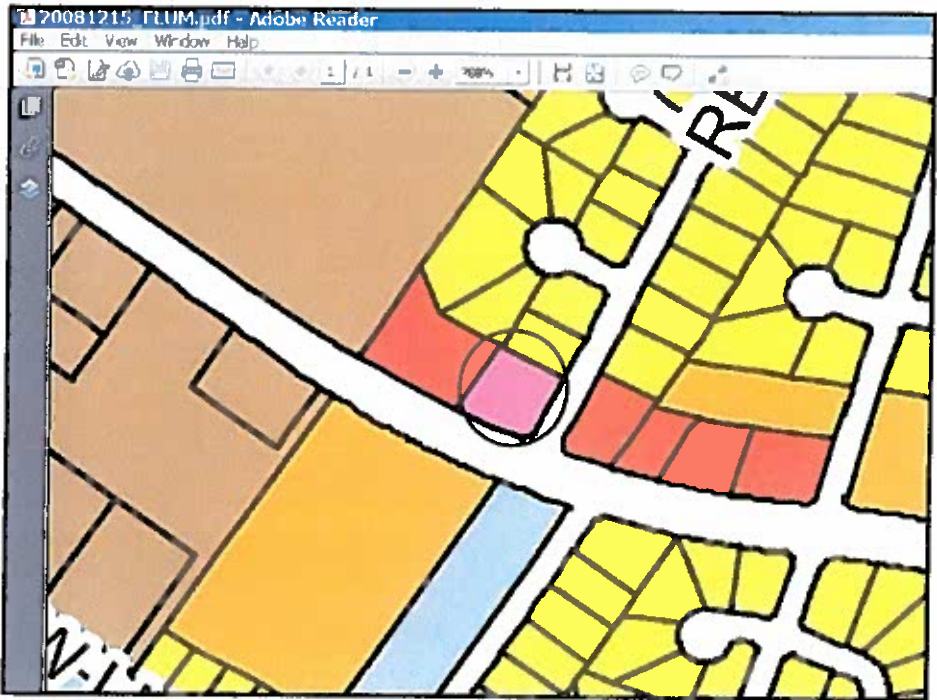
## **518 East Oltorf Street Zoning Conditions – C14-2012-0116**

1. Zoning: GR-CO limited to LR uses.
2. An 8-foot wall will be installed along the north property line abutting single family use or zoning.
3. Outdoor amplified live entertainment is prohibited.
4. For a restaurant use, grease trap service clean out schedule will comply with the health department requirements.
5. For a restaurant use, deliveries will occur after 7A.M.
6. Trash container will be located away from adjacent single family uses or zoning on the north property line
7. Trash pick-up will occur after 7A.M.



CU





CH





# C14-2012-0114 / Monaco II

C11

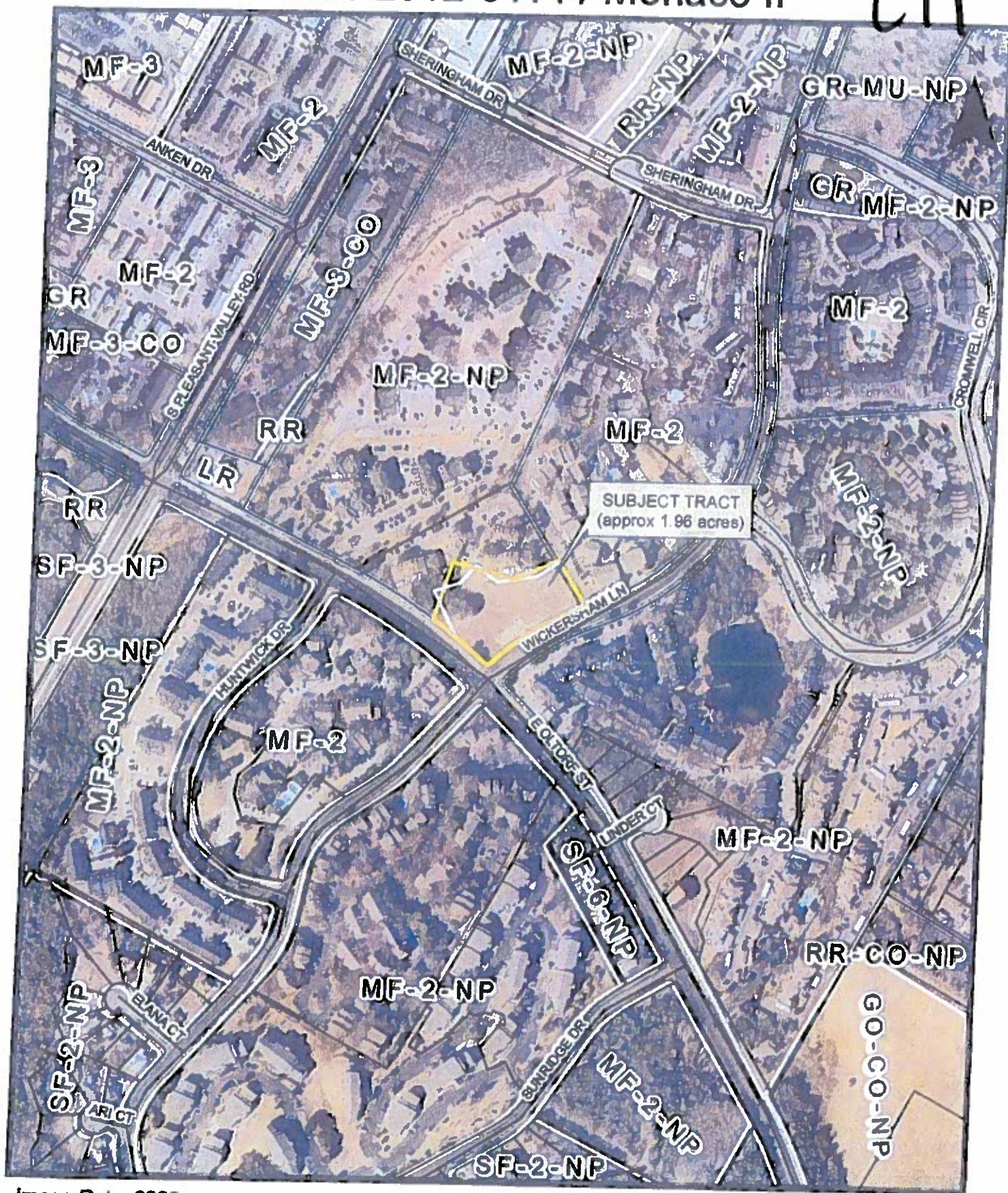


Image Data: 2009

Aerial Image  
Exhibit A - 1

0 200 400 800 Feet  
1 inch = 400 feet