ADDITIONAL STAKEHOLDERS' CORRESPONDENCE

Francis Riley

June 24, 2014

Austin City Planner

Hi Francis,

As per your comments and the direction given at the City Planning Sub-Committee meeting on June 12, 2014 I am sending you several Deed Restrictions that pertain to Cherry Creek Phase III, Sections 1, 2, 3, and of The Village, Sec. 6 which is where my wife and I live.

All of these, and other DRs in the area, say essentially the same thing. The only difference I have noticed is that the required minimum square footage varies a bit....in some Sections it is 900 sf and in others it is 1,000 sf.

You have mentioned several times that "Deed Restrictions trump all" and your statements have been noted in several of the meetings you have had with Cherry Creek neighborhood associations. I believe this was indicated by Commission members also at some of the meetings and at the Sub-Committee meeting.

We take this very seriously and there are plans already underway to challenge any developer that disregards the Deed Restrictions and to bring the matter to the Planning Commission and City Council as appropriate.

Thanks again for your hard work during this planning process.

Respectfully,

Robin Matthews

Contact person for Cherry Creek Village Neighborhood Association

6303 Berkeley Cove

Austin, Tx. 78745



512-444-6083

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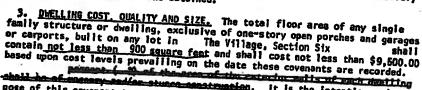
COUNTY OF TRAVIS . ()

KNOW ALL HEN BY THESE PRESENTS:

That the Austex Development Company, Ltd., being the sole owner of all lots in The Village, Section Six, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded poses the following covenants, conditions, and restrictions upon all of said property:

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- 1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.
- 2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in the Village, Section Six for shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been nad and obtained.



pose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.

- 4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line then the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum. 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessary building located shall be required for a garage or other permitted accessary building located located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encreach upon another lot.
- 5. LOT AREA AND VIDTH. No dwelling shall be eracted or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be eracted or placed on any lot having an area of less than 6.500 equara feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of The Village, Section Six.
- 6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfore with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

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- 7. HUISANCES. No nexious or offensive ectivity shall be carried on upon any let, nor shall enything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or anter repair work other than minor emergency repair shall be conducted on any let or in the street or streets adjoining any let. No "A"-Frame, helst or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any let or on any street adjoining a. Tot.
- 8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, besement, tent, sheck, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
- 9. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 10. Oil AND MINING OPERATIONS. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, caintained, or permitted upon any lot.
- il. <u>COMMERCIAL USE</u>. No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in The Village, Section Six.
- 12. RESUBDIVISION. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
- 13. LIVESTOCK AND POLETRY. No animals, livestock, or poultry of any kind shell be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.
- 14. GARRAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the follage line is maintained at sufficient height to prevent obstruction of such sightlines.
- 16. FENCES, VALLS AND MEDGES. Ho fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellisses, and decorative fences included in the architectural design of the house and these shall be normore than 15 feet from the front house wall line.
- 17. EXISTING DWELLINGS. No existing dwellings shall be moved onto any lot in this subdivision.



18. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless and instrument signed by a majority of the then owners of the lots in The Village, Section Six has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

19. EMPORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. SEVERABILITY. Invalidation of any one of these covenants by judgment or securit order shall in nowise effect any of the other provisions which shall remain in full force and effect.

WITHESS Its hand this Theday of Corose . 1979.

AUSTEX DEVELOPHENT COMPANY LTD.

Hesh Phillips, Attorney-In-Fact

THE STATE OF TEXAS ()

COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared NSH Rullups known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this

Proper , 197₂,

Notary Public in and for Travis County, Texas

NOTARY BEAL (Motary Seal)

STATE OF TEXAS I hereby certify that this is to and at the time stamped CERDED, in the Volume and of Ireta County, Items, as Stamped forcess by a

OCT 5 1972



Dain Stolage line COUNTY CLOCK TRANS COUNTY, TEXAS

.66-8564

THE STATE OF TEXAS ()

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creek Phase III. Section Une. a subdivision in the City of Austin, Travis County, lexas, according to the map or plat of said subdivision recorded imposes the following covenants, conditions, and restrictions upon all of said property:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three

2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any 2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in said subdivision nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had

3. DWELLING COST, QUALITY AND STZF. The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in said subdivision shall contain not less than 1000 square feet and shall cost not less than \$9,500.00 based upon cost levels of the area of the exterior walls of each dwelling shall be of masonry and/or stucco construction. It is the intention and purpose of this covenant to assure stantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted percent (25 %) covenants are recorded at the minimum cost herein for the minimum permitted

BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessary building located to more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part c, the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet, except that dwellings may be erected or placed on lots as

6. EASEMENTS. Public utility easements are reserved as shown on the recorded plat and over the rear seven and one half feet of each lot. These easements are reserved for installation and maintenance of public utilities and public drainage reserved for installation and maintenance of public utilities and public drainage facilities, and they are also reserved in each block as needed for adequate surface drainage of the other lots within the block. Easements five feet in width are also reserved on each side of all side lot lines as needed for adequate surface drainage of the other lots within the block. Within these easements, no structure, also also as a second of the other lots within the block. Within these easements are change of the other lots within the block. planting or other material shall be placed or permitted to remain which may change the direction of flow in the drainage channels or swales in the easements or which

Blarwood Wilton Conte Berkold Ave

may obstruct or retard the flow of water through the drainage channels or swales in the easements. The easement area in each lot and all improvements in it shall be maintained by the owner of the lot except for those improvements for which a public authority or utility company is responsible.

- 7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A" Frame, hoist or other device for lifting in the open on any lot or on any street adjoining any lot.
- 8. TEMPORARY STRUCTURES. No structure of a temporary character, trafler, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
- 9. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the during the construction and sales period.
- 10. OIL AND MINING OPERATIONS. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other maintained, or permitted upon any lot.
- 11. COMMERCIAL USE. No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, exacept that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in said subdivision.
- 12. RESUBDIVISION. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
- 13. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other house-commercial purposes.
- 14. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of extended. The same sightline limitations shall apply on any lot within 10 feet alley pavement. No tree shall be permitted to remain within such distances of to prevent obstruction of such sightlines.
- 16. FENCES, MALLS AND HEDGES. No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellisses, and decorative fences included in the architectural design of the house and these shall be no more than 15 feet from the front
- 17. EYISTIMG DWELLINGS. No existing dwellings shall be moved onto any lot in this subdivision.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless that the said the said the said to said the s an instrument signed by a majority of the then owners of the lots in said subdivision has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

- 19. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating of attempting to violate any covenant either to restrain violation or to recover damages.
- 20. <u>SEVERABILITY</u>. Invalidation of any one of these covenants by judgment or a court order shall in no wise affect any of the other provisions which shall remain in full force and affect.

WITHESS its hand this ATH day of Corcect

AUSTEX DEVELOPMENT COMPANY, LIB

Nash Phillips, Attorney-in-Fact

THE STATE OF TEXAS

()

COUNTY OF TRAYIS

() BEFORE ME, the undersigned authority, on this day personally appeared Nush Pullurs known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 以the day of Content

NOTARY BEAL

Public in and for Travis County, Texas

(Notary Seal)

STATE OF TEXAS I hereby cert by that that frommont one FILED on the date er at the time thimped between by me; and was duly COUNTY OF TRAVIS RECONDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

OCT 5 1972



Osin Shap COUNTY CLERK TRAVES COUNTY, TEXAS

THE STATE OF TEXAS (DE 21-2255 6008 3.50

COUNTY OF TRAVIS

Kro to

KNOW ALL MEN BY THESE PRESENTS:

That the Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creak Phase III, Section 2: a subdivision in the City of Austin, Iravis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book52, Page 98, Plat Records of Travis County, Texas, hereby imposes the following companies conditions and restrictions. poses the following covenants, conditions, and restrictions upon all of said

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than

2. ARCHITECTURAL CONTPOL. No building shall be erected or placed on any lot in Cherry Creek, Phase III, Section 2 for shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., nor shall any existing structure or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been nad and obtained.

3. <u>DWELLING COST. QUALITY AND SIZE.</u> The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase III, Section 2 shall contain not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded.

pose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.

- 4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessary building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the Luliding, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- 5. LOT AREA AND WIOTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 8,500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of Cherry Creek, Phase III, Section 2.
- 6. EASEHERTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements In it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

DEED RECORDS Travis County, Terms

- 7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyence or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A"-Frame, holst or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.
- 8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, bern, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
- 9. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one dquare foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 1D. <u>OIL AND MINING OPERATIONS</u>. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
- 11. <u>COMMERCIAL USE</u>. No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase III, Section 2.
- 12. <u>RESUBDIVISION.</u> No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
- 13. LIVESTOCK AND POULTRY. No enimals, livestock, or poultry of any kind shell be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.
- 14. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.
- 16. <u>FENCES. WALLS AND HEDGES.</u> No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellisses, and decorative fences included in the architectural design of the house and these shall be normore than 15 feet from the front house wall line.
- 17. EXISTING DWELLINGS. No existing dwellings shall be moved onto any lot in this subdivision.
 - 18. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless and instrument signed by a majority of the then owners of the lots in Cherry Creek, Phase III. Section 2 has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

19. EMPORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. <u>SEVERABILITY</u>. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

WITNESS Its hand this DTH day of Deember . 1972

AUSTEX DEVELOPMENT CORPANY
LIBORATE CORPANY
LIBORATE
LIBOR

THE STATE OF TEXAS ()

personally appeared NASH PHILLIPS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13th day of December . 1972.

NOTARY BEAL

Hosary Public on and for Travis County, Taxas

(Notary Seal)

STATE OF TEXAS

I hereby certify that this Instrument was Filed on the date and at the time stamped hereon by me; and was duly BECORDED, in the Volume and Pole of the samed RECURDS of Travis County, Taxes, as Stamped hereon by me, on

DEC 21 1972

COUNTY CLERK
TRAYS COUNTY, TEXAS

70-7909

THE STATE OF TEXAS (12 21-7256- 6007

COUNTY OF TRAVES

KNOW ALL MEN BY THESE PRESENTS:

That the Austin Devalopment Company, Ltd., being the sole owner of all lots In Charry Creek Phase III, Seation 3 — a subdivision in the City of Austin, in the Platification, according to the map or plat of said subdivision reported in the Platification of Travis County, Texas, hereby inposes the following covenants, conditions, and restrictions upon oil of said

- 1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than
- 2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in Cherry Creek, Phase III. Section 3 for shall any existing structure be altered; until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., or its successors. If said building plans and specifications and said plot Hor shall any existing structure plan be not approved or disapproved within thirty days following the date on thich the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively
- 3. Digiting COST, QUALITY AND SIZE. The total floor area of any single feelly structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase III, Section 3 shall contain not less than \$0.500.00 besed upon cost levels prevailing on the date these covenants are recorded. pose of this coverient to assure that all dwellings shall be of the quality of ortmanship and macurials substantially the same or better then that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted deathing size.
- 4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located om any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located neaser than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessary building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encreach upon another lot.
- 5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 quare feet, except that dwellings may be erected or placed on lots as Our on the recorded plat of Cherry Creek, Phase III, Section 3.
- 6. FASEIIEITS. Easements. for installation and maintenance of utilities and dreinage facilities are reserved as shown on the recorded plat. Within these essements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the sessments, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement ores of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for these improvements for which a public authority or utility company is responsible.

- 7. HUISANCES, No nonious or offensive autivity shall be carried on upon any lot, nor shall enything be done thereon which may be or become an annoyance or amargancy repair shall be conducted on any lot or in the street of they minor joining any lot. No "Anti-Frame, heist or other device for lifting vehicle or any lot or on any street adjoining any lot." 70-7910
- 8. IEMPORARY STRUCTURES. Mo structure of a temporary character, trailer, besemont, tent, shack, garage, barn, or other out-building shall be placed or used on any let at any time as a residence either temporarily or permanently.
- 9. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one dquere foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during
- 10. OIL AND HIMING OPERATIONS. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shell oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any jot. Ho derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
- il. COMMERCIAL USE. No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase III, Section 3.
- 12. RESUMDIVISION. No corner lot may be result an additional discilling to face on a side street. . No corner lot may be resubdivided or used so as to permit
- 13. LIVESTOCK AND POURTRY. Ho animals, livestock, or poultry of any kind shall be reised, bred or kept on any lot, except that dogs, cats, or other household mercial purposes;
- 14. CARRAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as dumping ground for rubbish. Trash, gambage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 15. SIGHT BISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or afley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to provent obstruction of such sightlines.
- 16. FENCES. WALLS AND HEDGES. No fence, wall, or hedge shall be built or meintained forward of the front well line of any house erected on any lot, except for trallisses, and decorative fances included in the architectural design of the house and these shall be no more than 15 feet from the front
- in this subdivision. No existing duellings shell be moved onto any lot
- 18. TERM. These covenants are to run with the land and shall be binding on all parties and all parties claiming under them for a partied of thirty years from the date those covenance and recorded after which time said covenance shall be automatically entended for successive periods of ten years, unless and instruments signed by Smajerity of the then buners of the lots in charpy Greek, Phase 121, Section 3 has been recorded, agreeing to change said covenants, endfillent and restrictions, in whole or in part.

19. EMFORCEMENT. Enforcement shall be by proceedings at lear or in equity applies any porson or persons violating or exampling to violate any covenant either to restrain violation or to-recover demagns.

20. SEVERABILITY invalidation of any one of these covenants by judgment or remain in full force and effect.

WITNESS Its hand this 2 th day of beenles , 1972

AUSTEX DEVELOPMENT CONSANY, LTG.

Nosh Phrilips, Actornsy-In-Fact

THE STATE OF TEXAS ()

personally appeared helip's known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seel of office this bil day of learning . 1972

SOTARY BEAL

Hotary Public in and for Travis County, Texas

(Notary Scol)

STATE OF TEXAS

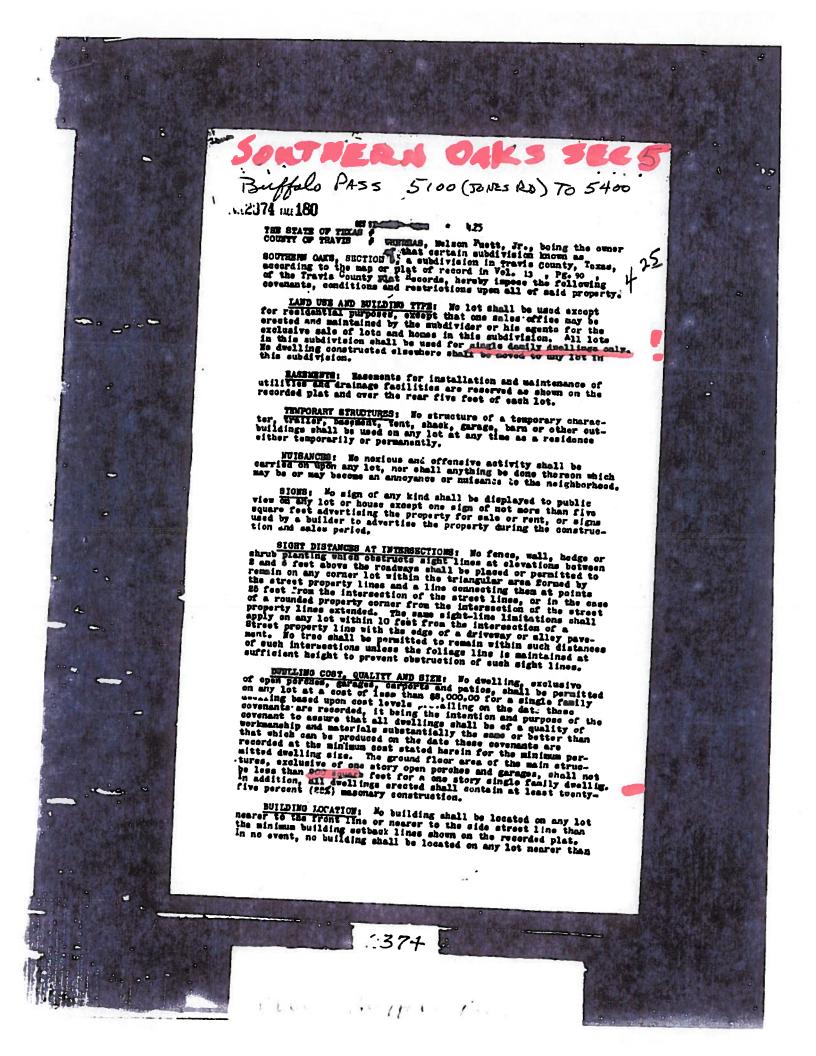
I hearily certify that this instrument was Fix ED on the
date and at the time stamped hereon by met and use daty
SECONDER, in the Volume and Page of the named RECONDER
of Texas County, Texas, on Stamped hereon by me, on

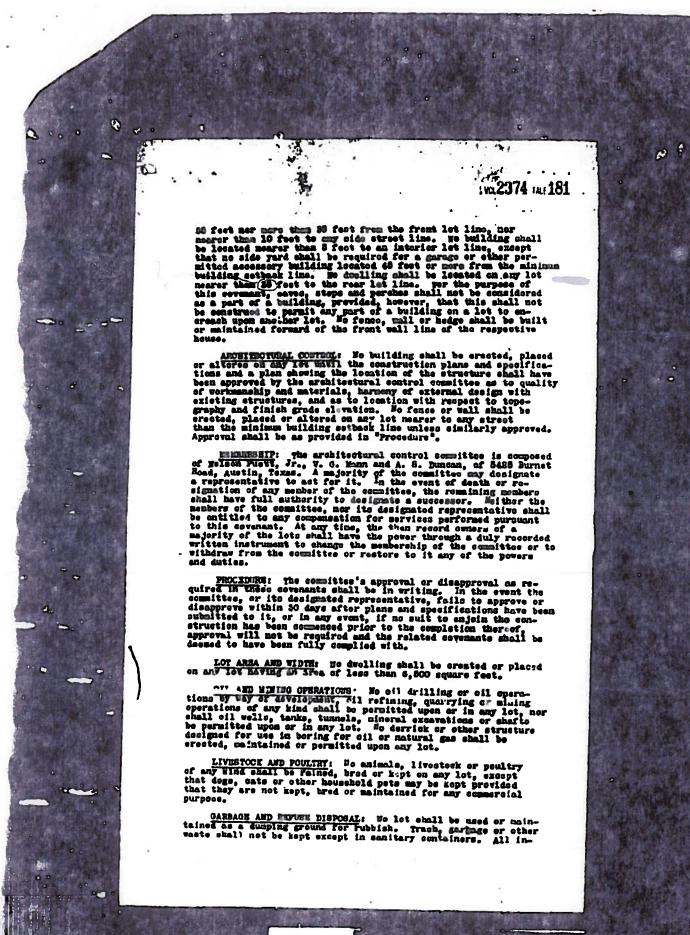
DEC 21 1972



COUNTY CLERK TOMBE COUNTY, TEMPS DE 21 B to 11/2

CALLO MA JANUARY COUNTY FRANCE COUNTY FRA





1.12374 nur 182 eincratorn or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary sondition. These restrictions and covenants are hereby declared to be covenants running with the land and chall be binding upon all persons acquiring title to property in this subdivision, whether by descent, device, purchase or any manner whatcover and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree and covenant to abide by and fully perfc; the restrictions and covenants herein set out. If any person or persons shall violate any of the restrictions and covanants herein, it shall be lawful for any other persons owning real property in this subdivision to property in this subdivision to proparsons violating or attempting to violate any restriction or doing or to correct such violation provant him or them from dues for such violation. These reptrictions and covenants shall be binding until On and after January 1, 1986, these restrictions and covenants shall automatically be extended for successive periods to ten the then owners of the lots or plots in this subjivision, it is carried to enend or change these restrictions in whole or in Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. Executed on this the Tth day of October, 1961. PATRON PUBLIC, JE COUNTY OF TRAVES & Before me, the undersigned authority, on this day personally appeared Welson Prott, foregoing instrument, and acknowledged to me that he executed the Liven under my hand and seal of office, on this the LLL and and seal of office, on this the BOLLY PUBLIC, WAVIE COUNTY, TOYAL Filed for record Oct 13, 1961 at 4:25 P.M. Recorded Oct 13, 1961, at 4:30 P.M.

These are the deed restrictions for Sec 5 andle of Southern Oaks Subdivision. There are at least 6 Sections of Southern Oaks, plus perhaps another 6 with other names within the area of Jones Road to Staseney and between Manchaca Rd and Winson Creek! But the restrictions appear to be secured.

Thanks for all your hard work '
Rollin Enre Pal
5202 Buffalo Pass

SOUTHERN DAKS SEE 6

THE STATE OF TEXAS I BUFFALO PASS 5800 -> SOLOTHE COUNTY OF TRAVIS I 200 + 350 Mod sure how far -

WHEREAS, Nelson Puett, Jr., being the owner of that certain subdivision known as SOUTHERN OAKS, SECTION 6, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 18, Page 5, of the Travis County Plat Records, hereby impose the following covenants, conditions and restrictions upon all of said property.

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes, except that one sales office may be exclusive sale of lots and homes in this subdivision. All lots in this subdivision shall be used for single family dwellings only. No dwelling constructed elsewhere shall be moved to any lot in this subdivision.

EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

EMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

NUISANCES: No noxicus and offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SIGNS: No sign of any kind shall be displayed to public view on any lot or house except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SIGHT DISTANCES AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a Street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

DWELLING COST, QUALITY AND SIZE: No dwelling, exclusive of open porcnes, garages, carports and patios, shall be permitted on any lot at a cost of less than \$8.000.00 for a single family dwelling based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structures, exclusive of one story open porches and garages, shall not be less than 1,000 square feet for a one story single family dwelling.

DEED RECORDS

Travis County, Tosse

850 square feet for a one and one-half story single family dwelling, or 800 square feet for a two story single family dwelling. In addition, all dwellings erected shall contain at least thirty three and one-third percent (33-1/3%) masonry construction.

BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street " line than the minimum building setback lines shown on the recorded plat. In no event, no building shall be located on any lot nearer than 25 feet nor more than 35 feet from the front lot line, nor nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yatd shall be required for a garage or other permitted accessory building located 45 feet ormore from the minimum building setback line. No dwelling shall be located on any lot nearer than 35 feet to the rear lot line. For the purpose of this covenant, eaves, steps and porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any part of a building on a lot to encroach upon another lot. No fence, wall or hedge shall be built or maintained forward of the front wall line of the respective

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure shall have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in "Procedure".

MEMBERSHIP: The architectural control committee is composed of Nelson Puett, Jr., Beverly Webb and A. S. Duncan, of 5425 Burnet Road, Austin, Texas. A Majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of the powers and duties.

PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to appove or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

DEED RECORDS

· 2778 * : 67

LOT ARE: AND WIDTH: No dwelling shall be created or placed on any lot having an area of less than 6,500 square feet.

OIL AND MINING OPERATIONS: No oil drilling or oil operations by way of development, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or any manner whatsoever and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from doing or to correct such violation or to recover damages or other dues for such violation.

These restrictions and covenants shall be binding until January 1, 1989.

On and after January 1, 1989, these restrictions and covenants shall automatically be extended for successive periods to ten (10) years each, unless by a vote of three-fourths majority of the then owners of the lots or plots in this subdivision, it is agreed to amend or change these restrictions in whole or in part.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed on this the 13th day of yay, 1964.

NELSON PUETT, JR.

DEED RECORDS
Treva County, Texas

V. 2778 PILE 68

THE STATE OF TEXAS I COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Nelson Puett, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on this the 13th day of May, 1964.

(NOTARY SEAL)

.day 20 7 55 4H '64

STATE OF TEXAS

of Trade Course, Teast, at July Mark 1972 of Mark on MAY 2 2 1954



Emile amileg Control Control Texas

DEED RECORDS Travis County Texas

v 2778 at 69

To the Auster Revelopment Co. Ltd. being of tol owne of Charry Oreak, Section 8, a subdivision in the City of Austin, Travis Co Tom according to the lin or plat of paid, gubdivision recurred in the Al Book 40 ge 48, dar Records of Travia County, Texas, heraly lapter following coverance conditions; and restrictions upon all or said repairs 1, 18 ceyahall be inadable for rous on las purposes. No building small be erect dis altered placed for permatted to remain on any lot other that on lide adved din to family the 11 h 2. This shaulton peased or placetion an mosk, Sporto 3, nor shall any xistig, usture e situred n the Bulgating plans an specifications and plot plan we been substreed and appeared in to ting by Augtox be elegan he Com Ltd , 1ta dentid building plans depocifications line plat plan no on disapproved within t y days for in the dis on while t c. submitted don appro al or injurial suit shart ha e can c prises to teles as of the proof r approval of re un lag tenegand special the grid in prosper and the second of the grid of the second of the s had and ob in a land The to floor es fine st zu s r dve Bin , e i est one-erory open sociones as a sate or arporte 11 ron in the thecky Sec ion 3, shall contain it less than 1000 square ert and s all not less to 8,50 .00 been mon cost level repevailing on he ata government doubted It is the utan ign and purpose o his covenan desired and dellangs shall be of the quality of workmanship and pa jubata cally of same or parter than that waten can be produced on the day the experience of the second o ha tred girling size 4. 16 building shall be located on any lot nearer to the front lot line or peared to the side effect. line than sthe minimum building set back isne shown on the peconded plan: In any event no besiding shell be detect on any lot nearen blan il (ae) minimum, 35 rees hastining, to the most let line lor

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fillit a are reserved as shown on the recorded but and over the year feat
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on a 11.8 Ore tions of any kind shall be permitted upon or in any lor, non shall be plant trained, mining encavetion and military are in borner for said of the structure designed for use in borner for said or actual gas shall be erected, maintained for permitted upon any lot.

11. No part of any of said proper y shall ever be used for business of opport of all propose or for chreying on any trade or profession and put that husten bevelopment to. Third of the profession of and put and said said of one of one and said out of the profession of one and said out of the profession of one and said out of the property of the profession of the profess

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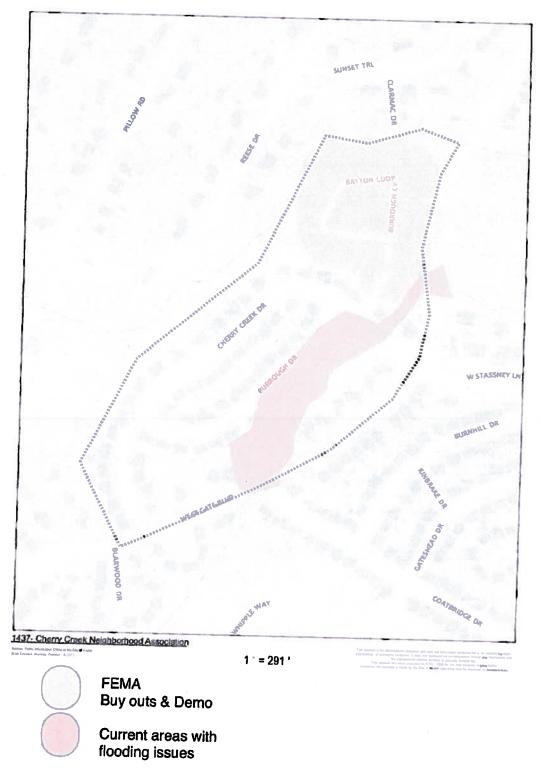
the front wall lies of any house one ted on y lot suggest the house and the front wall lies of any house one ted on y lot suggest the house and the house hall be no more than it feel from the front house it lies.

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18) These eventures are now with the land and shall be binding on the marries and all persons claiming under them force period of there years from the date chase nowements are very delianter which time said governments shall be automated by surpressive periods of the pears, but as the termon

elgoed by a merbrity of the the ago he of the lot in Chappy Cre Beating 3, n recorded, agreeing to charge seld appearance, scholtions and restrictions 19. Encopeement about be by proceeding a sy refrequity dealner and because or remains violating an efficient ing to inlate any comman wither o riotrain violation of its ranger damages 201 In all de la art any proces have donne by fu in per rear shall in house arriver any of the color provisions which shall remain is full three and effect. WITHOUT I'M nond the got as September 1961. IN ISTEM DEV LOPHENT CAL TOTAL Butone be, the understance supported of COUNTY OF TRA IS that purson the appeared than thillips, Anoth to be to be person whose name is subser be to the foregoing he runant, and pulmon god to me that be ext and the dose for the purposes and conditions G on under my hand and seal of Ar de la day for il tany Millo, Topyle County, Texas 3544 1714

CHERRY CREEK CENTRAL NEIGHBORHOOD ASSOCIATION BOUNDARY & FLOOD MAP Highlighted section is where flooding is already occurring within our neighborhood boundaries, as well as the area FEMA has bought out homes and demolished them.



43-7512

COURTY OF TRAVIS (

KNOW ALL MEN BY THESE PRESENTS:

That the Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creek, Phase II. Section Four, a subdivision in the City of Austin, Travia County, Taxas, according to the map or plot of sold subdivision recorded in the Plat Book 54, Page 82, Plat Records of Travis County, Taxas, hereby imposes the following covenants, conditions, and restrictions upon all of sold property:

- 1. LAND USE AND PULLING TYPE. No lot shall be used except for residential purposes. He building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwalling not to exceed two and one-half storius in height, and a private garage for not more than three cars.
- 2. ARCHITECTURAL CONTROL. No building shall be erected or placed on eny let in Cherry Creek, Phose II. Section Four, nor shall any existing structure be oltered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Davelopment Company, L.d., or its successors. If said building plans and specifications and said plat plan be not approved or disopproved within thirty days following the date on thich the same are submitted for approvel, or if no injunction suit shell have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had end obtained.
- 3. DELLING COST, QUALITY AND SIZE. The total floor cras of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase II, Section four shell contain not less than 900 square feet and shell cost not less than \$ 9,500.00 based upon cost levels provailing on the date these covenants are recorded.
- pose of this covenant to essure that all dwellings shall be of the quality of too produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.
- front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessary building located so feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to perpit any portion of a building on a lot to encreach upon another lot.
- 5. LOT AREA AND WIRTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be crected or placed on any lot having an area of less than square feet, except that dwellings may be crected or placed on lots as shown on the recorded plat of Cherry Creek, Phose II, Section Four.
- 6. FASHINTS. Ensements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these essements, no structure, planting or other meterial shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the

- 7. HUISANCES. He nextous or offensive activity shall be carried on upon any lot, nor shall enything be done thereon which may be or become an encoyence or mulance to the neighborhood. No vehicle or motor repair work other than minor coorgancy repair shall be conducted on any lot or in the street or streets adjoining any lot. To "M"-Frame, holds or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.
- 6. IEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shock, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
- 9. SIGNS. No sign of any kind shell be displayed to the public view on any single facily residential lot except one professional sign of not more than one dquero foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- io. Oil AND MINING OPERATIONS. No oil drilling, oil development operation, oil refining, querrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tenks, tunnels, mining catevetions, or shafts be permitted upon or in any lot. No derrick or other atructure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
- il. <u>Convencial USE.</u> No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austen Development Company. Ltd., its successors, or agents may erect and maintain sales offices and axhibit houses in Cherry Creek, Phase II, Section
- 12. RESUMPLYISION. No corner lot may be resubdivided or used so as to permit on additional dwelling to face on a side street.
- 13. LINESTOCK AND PRULIRY. He enimels, livestock, or poultry of any kind shall be raised, brad or kept on any let, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.
- 14. CARRAGE AND REFUSE DISPORAL. No lot shell be used or maintained as dumping ground for rubbish. Trosh, garbage or other waste shall not be kept except in senitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- is. Sight distance at intersections. He fonce, wall, hedge or shrub planting thich obstructs sight lines at devations between two and six feet above the readmaps shall be plocad or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines of extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alloy pavament. No true shall be permitted to remain within such distances of such intersections unless the follogo line is maintained at sufficient height to prevent obstruction of such sightlines.
- 16. FEMELS WALLS AND HEDGES. He fence, well, or hedge shall be built or called forward of the front well line of any house arected on any lot, design of the house and these shall be no more than 15 feet from the front house well line.
- 17. EXISTING DWELLINGS. No existing dwallings shall be moved onto any lot in this subdivision.

19. <u>Enforcement</u> Enforcement shall be by proceedings at low or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. STYPRARILITY. Invalidation of any one of these covenants by judgment or a court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

VITNESS Its hand this AST day of June . 197/.

AUSTEX DEVELOPHENT COMPANY, LTD.

Hosh Phillips, Attorney-In-Face

THE STATE OF TEXAS ()

country OF TRAVIS () DEFORE ME, the undersigned butherity, on this day personally appeared best Phillips. Is known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under by hand and seal of office this A & day of

Hotery Tubi c in and for Tradi County, Texas

(Rotary Soal)

STATE OF TEXAS

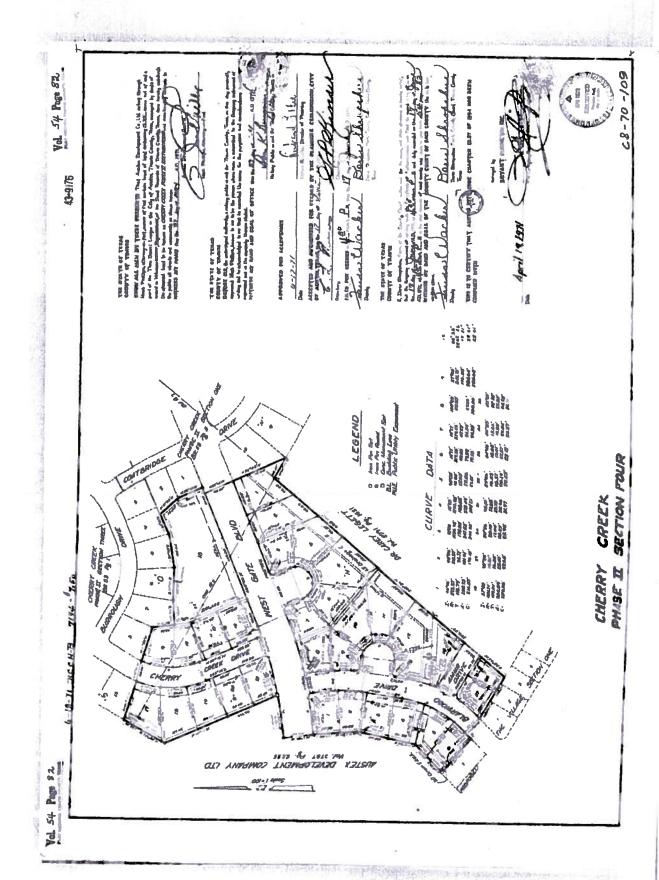
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THAT the AUSTEX DEVELOPMENT CO., LTD. being the sole owner of all lots in Cherry Creek, Phase II, Section Three, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 53, Page 1, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

- 1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.
- 2. ARCHITECTURAL CONTROL: No building shall be erected or placed on any lot in Cherry Creek, Phase II, Section Three, nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to an approved in writing by Austex Development Company, Ltd. or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.
- 3. DWELLING COST, QUALITY AND SIZE: The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase II, Section Three, shall contain not less than 900 square feet and shall cost not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded. It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.
- 4. BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than

lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

- 5. LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of Cherry Creek, Phase II, Section Three.
- 6. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
- 7. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A"-Frame, hoist, or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.
- 8. TEMPORARY STRUCTURES: No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
- 9. SIGNS: No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one

period.

- 10. OIL AND MINING OPERATIONS: No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
- 11. COMMERCIAL USE: No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase II. Section Three.
- 12. RESUBDIVISION: No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
- 13. LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pcts may be kept provided that they are not kept, bred, or maintained for commercial purposes.
- 14. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 15. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.
- 16. FENCES, WALLS AND HEDGES: No fence, wall, or hedge shall be built or maintained forward of the front'wall line of any house erected on any lot, except for trellisses,

subdivision.

18. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots of Cherry Creek, Phase II, Section Three has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or

- 19. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- SEVERABILITY: Invalidation of any one of these covenants by judgment or a court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

Witness its hand this 2/st day of

AUSTEX DEVELOPMENT

NASH PHILLIPS. ATTORNEY-IN-FACT

THE STATE OF TEXAS .

COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared Nash Phillips known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 212 day of

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RESTRICTIONS PAIRICHT PARK GROUPER IX AURP IN TRAVIS COURTY, PORAS

HOW, THEREFORE LET IT BE KNOWN THAT, Faun Ridge Development Corporation, as purchased and acquired the following properties:

The corporation which presently forms the above described property has subdivided said property and will cause to be placed in the property all necessary rivercal arrangements, including sureing, carring gatter; and gas and the conformity with the existing ordinance; of the City of Austin for the purpose of subdividing the properties and offering the same for pale.

poses, no building shall be specific, altered, placed or printitelyte residential purposes, no building shall be specific, altered, placed or printitelyte resident on any of said lots other than the detaph, single family desiling not to exceed two and one-half stories in height and a private garage for no pure than three cure.

and one-half stories in leight and a private garage for no have than three care.

2. No tublishing shall be precised, places, or altered on any lot until the construction place and specifications and a plan showing the location of the structure have been approved by the Architectural Benfell Committee as to quality of workmanning and materials, harmony of external design with emisting structures, and as to location with respect to topography and family grade clavetion. No fence or wall hall be exceed, placed or altered on any lot measure to any street than the minimum building methank then unless similarly experient. Approval shall be a provided in part 2 (a).

2. (e) The Architectural Control Committee is composed of Bill Milburn, 3200 South Congress, Austin, Texas; Richard Scherk, 1600 West 38th St., Austin, Texas; and Lebpold Danie, 1100 West 38th St., Austin, Texas; and Lebpold Danie, 1100 West 38th St., Austin, Texas. A majority of the committee may designate a representative to get for it. In the event of design or resignation of any number of the committee, the remaining members and the committee, are its designate a successor. Estiter the members of the committee, are its designate a successor. the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded writen instrument to change the membership of the comittee or to withdraw from the committee or restore to it any of its

3. No dwelling, exclusive of open porches, garages, corports and patios, shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covanants are recorded it being the intention and purpose of the covenant to assure that all decli-ings shall be of a quality of workmanning and materials substantially the same or better than that which can be produced on the date them covenants dre recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of cons-story open porches and garages, shell be not less than 1400 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of

4. No building shall be located on any of said lots nearer to the front lot line or nearer to the side atreet line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any of seid lots nearer than 25 feet minimum or 35 feet savings to the front lot line, or nearer than 10 feet to any side street line. He building shall be located nearer than 5 feet to an interior lot line except

DEED RECORDS Trusto Country Torons

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in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and shallary condition

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15. No fence, well, hedge, or shrub planting which contracts sight lines at elevations between two and six feet short the ready aball he placed or permitted to reason on any corner let hirse indescribed ritting the triangular area formed by the street property lines and a line consecting that at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight lines that the street property lines with the edge of 3 dri two or alley intersections of a street property line with the edge of 3 dri two or alley intersections unless the foliage line is maintained at sufficient height to prevent observation of such sight lines.

16. No fence, well, or heads shall be relief to a street lines.

of the front well line of any house are order on any of said love.

subdivision. 17. No existing divellings shall be moved onto any-lot in this

18. These coverants are to run with the land and shall be beinding on all purplessiand additionages claiming under than for a period of beautyfive years from the interest overants are rescribed, after which time skill
coverants shall be interestingly extended for successive periods of ten years
unless an informational shall be a stority of the flam comme of the lots in
Pairmont Puts, Section E. has been recorded, expecting to change said coverants,
conditions, and restrictions, introde of in parti

19. Inforcement shall be by proceedings at law or is equity egainst any person or persons violeting or attentions to violete any coverage either to restrain violetion or to recover daingles.

20. Invalidation of any one of these covenants by judgment or a court order shall in nowine effect any of the other provisions, which shall remain in full force and effect.

WITNESS my hand this the 26 gang of agric, 1968.

PANN RIDGE OFFICE CORPORATION

BY: Hill Hillura, President

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Bill Milburn, President of From Ridge Development Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and occasionation therein expressed and in the capacity therein stated as the

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	Date: June 5, 2014
File Number:	П

To: Austin City Council

From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

Why we protest:

Signature

The overlay infill options are:

- In direct conflict with our deed restrictions. We wish to maintain the character of our neighborhood in its current state in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

 NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Oignature	Printed Name	Address
Mot Donet	Mick 4. Douset	5906 (howy look Dr.
Blura Clakely	CLORID BLAKELY	5910 Cherry (rock Dr
For Bule	DON BURKE	5912 Cherc Crack DE
Porel Vyan	Rexcl Ryan	5911 Cherry Creek Dr.
Chambia loussell	Claudia Touset	6000 Cherry Creek Dr.
Mildred Viciodo- Dunanni	hildellines- pr	6002 Cherry Creek or
Lector of mandrata	HECTOR H. MENDIET	IL GODS KITERRY CHEEK DR
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10 1	hart Ada sin	5900 Cherry Week Dr.
MU /	DICKY Alan	540 Chara Crack Dr

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

	Date: June 5, 2014
File Number: _	

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Printed Name

Address

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Viginal. Wo	ad VIRGINIA C. WARD	
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-/	Contact: Hilary Adamson	Control Number 510 511

Contact Number 512-731-8080

File Number:	Date: June 5, 2014
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
PA. Thomas	Port A. Thomas	· · · · · ·
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	SAMANAN WOOD	
	Adai M. Mahon	n 5807 Paraugu Dn 7674
Coral Suringer (<u> </u>	5807 Byrnough Dr. 787
Jens Sontandl	Coral Scothwell	5906 Burrech Dr 787
Sana Ray	Terry Southwell	5906 Burrey D. 78745
XI	AURA RAY.	5913 BURROWS H NR. 7875
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	David Ray	59 13 Burray 17 78745
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Date: June 5, 2014 Contact	t: Hilary Adamson	Coor is the pro-

Contact: Hilary Adamson

Contact Number: 512-731-8080

File Number:	Date: June 5, 2014

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
1 Buck	B.J. WOLF	5805 BURNEY DR 78745
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Jan	Junior Was entar	5902 B. mount 20 78749
Jane Con	Taga (61/05)	5908 Wilough Dr 78745
files lolly	2), mini CollAZS	5328 Buroch Dr. 78743
Date: June 5, 2014	Contact: Hilany Adamson	

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

File Number: _	Date: June 5, 2014
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Signature	Printed Name	Address
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My June 32	Y 10 -	
Just A. J		
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Stall of	STANLEY SCHUSTER	5711 CHELRO CREEK SPINE
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- vancialy 2	Frankie ile. 16	6003 Cherry Creek De
Taul Day		SLUS C'AC: OF CECKOT.
(A) (CO)	Jul Closs	5704 Chemy Creek Dr
for some	Josh Cross	5708 Cherry Creek Dr
mythus m	Brittkushner	5712 Chr. ry CMPKD.
> Houck	Katherine Houck	5800 Cherry Dr
Date June 5, 2014	Contact: Hilary Adamson	Contact Number: 512-731-8080

		Date: June 5, 2014 File Number:
To: Austin City Council From: Cherry Creek Central Neigh	nborhood Association	
options and related 2011119 by tite.	South Austin Compined Neighborr Bries. We do hereby protest agains	ion members request the removal all infill nood Plan within the Cherry Creek Central at all infill options and related zoning
protect our property value a The subdivision of lots and surrounding areas will add within our neighborhood as	and way of life. increased density development pri to the current flooding problems cu sociation boundaries.	aintain the character of our arrent deed restrictions and thereby oposed within our neighborhood and arrent development has already caused dary, and SACNP map are attached for
(PLEASE USE BLACK INK WHEN SIC	SNING PETITION)	
Signature	Printed Name	Address
- Maritime -	BrighMelton	2702 (cathrides Dr.
1A M	Rix, Me/h	2702 Catter de M
Agus Voyers	Som Robers	2703 Coatbridge
Sayreth Runya	Lizbeth Rusya,	, 2703 Coathrille Di
	*	

Date: June 5, 2014 Contact: Hilary Adamson Contact Number: 512-731-8080

Date: June 5, 2014

To: Austin City Council From: Cherry Creek Central Neighbor	hood Association				
We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:					
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(PLEASE USE BLACK INK WHEN SIGNI	NG PETITION)				
Signature	Printed Name	Address			
Thous TItule	Thomas R. Neulle	5800Changlede De			
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Contact: Hilary Adamson

Date: June 5, 2014

Date: June 5, 20

Contact Number: 512-731-8080

June 12, 2014

NEIGHBORHOOD PETITION TO OPT OUT OF INFILL OPTIONS OF SACNP

To: Planning and Zoning Commission and Austin City Council

From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

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 NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

ATTACHMENTS TO SIGNED PETITION:

Deed Restrictions for Cherry Creek, Phase II, Section Three and Section Four

Map of Cherry Creek Central N.A. boundary and flood map of FEMA buy/out properties and current flooding issues

Cherry Creek Central Neighborhood Association Contact: Hilary Adamson, Neighborhood President

5906 Cherry Creek Dr.

Contact Number: 512-731-8080

He Francis,

These are from several different subdivisions within the Southern Dals neighborhood, I hay are copied from the county records so I don't have the exact streets they cover. I can get this for you if needed. You should have a few others sent by other neighbors.

Let me know if you need more information on these.

I hanks louris have

RES. RICTIONS FAIRMONT PARK SECTION I AUSTIN, TRAVIS COUNTY, TEXAS

OCT -3-0625- 7770

NOW, THEREFORE LET IT BE KNOWN THAT, Fawn Ridge Development Corporation, a Texas Corporation, has purchased and acquired the following properties:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9. 10, 11, 12, 13, 14, 15, 16, Block E, and Lots 1, 22, 21, 20, Block C, and Lot. 16, 17, Block B, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, Block D, all of Fairmont Park, Section I, a subdivision in Austin, Travis County, Texas, according to the map or plat of record in Volume 30, Page 26, Plat Records of

The corporation which presently owns the above described property has subdivided said property and will cause to be placed in the property all necessary physical arrangements, including streets, curbing gutter, and gas and water, in conformity with the existing ordinances of the City of Austin for the purpose of subdividing the properties and offering the same for sale.

- 1. None of said lots shall be used other than for residential purposes, no building shall be erected, altered, placed or permitted to remais on any of said lots other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for no more than three cars.
- 2. No building shall be exected or placed on any of said lots in rairmont Park, Section I, nor shall any existing structure be altered until the building plars and specifications and a plot plan have been submitted to and approved in writing by Bill Milburn. If said specification and said plot plan be not approved or disapproved within thirty days following date on which the same are submitted for approval, or if no injunction suit shall be conclusively presumed
- 3. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum costs permitted dwelling size. The ground floor area of any main structure, exclusive of porches and garages, shall be not less than 1200 square feet on one level or single story dwellings, the ground floor area of any 12, 2, or 22 story dwellings shall not be less than 750 square feet, all structures

- 4. No building shall be located on any of said lots nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any of said lots nearer than 25 feet minimum or 35 feet maximum to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building setback line. No dwelling shall be located on any of the interior lots nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of building, provided, however, that this shall not be construed to permit any postion of a building on a lot to encroach upon any other lot. The above minimum and maximum setbacks may be altered slightly to save existing trees on building sites at the judgement of the above building control committee, and within the regulations of the City of Austin, Travis County, Texas.
- 5. No dwelling shall be erected or placed on any of said lots having a width of lend than 60 feet at the minimum building setback line.
- 6. Essements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five
- 7. He mexicus or offensive settivity shall be carried on upon any of said lots, for shall anything be done thereon which may be or become an ennoyance or automos to the neighborhood.

DEED PECORDS Tearer County, Texas





- 8. No tructure of a temporary character, trailer, besement, tent, shack, garage, bar, or other outbuilding shall be placed on any of said lots at anytime as a residence either temporarily or permanently.
 - 9. Duplexes will be permitted on any lot in said subdivision. -
- see a ttacker 10. No sign of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 11. No cil drilling, cil development operations, cil refining, quarrying, or mining corations of any kind shall be permitted upon or in any of them. No derrick or other structure designed for use in boring for oil or natural gas shall be effected, maintained, or permitted upon any of said lots.
- 12. No part of any of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession, provided, however, any of the lots in said subdivision may be used by Bill Milburn, or his successors or assigns, on a temporary basis for offices and exhibit houses.
- 13. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
- 14. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of said lots, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial
- 15. None of said lots shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incenerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 16. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot herein described with the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any of said lots within ten feet . Im the intersections of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- 17. No fence, wall, or hedge shall be built or maintained forward of the front line of any house erected on any of said lots.
- 18. No existing dwellings shall be moved onto any lot in this subdivision.
- 19. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants snall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in Fairmont Park Section I, has been recorded, agreeing to change said covenants, conditions, and restrictions, inwhole or in part.
- 20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- 21. Invalidation of any one of these covenants by judgment or a court order shall in newise offect any of the other provisions, which shall remain in full force and affect.

THE STATE OF TEXAS [MS 17-6725 1436 * 25

whereas, the undersigned are the commus of the lots enginerated and described in instrument in writing dated September 30, 1966, recorded in Wolume 3190, Page 2038, Deed Records of Previs County, Texas, said letterall being in Fairmont Park Section I, a subdivision in the City of Austin; Travis County, Texas, according to the map or plat of said subdivision recorded in Volume 30, Page 26, Plat Section of Travis County, Texas;

AND WHEREAS, the mitersigned, Faun Rivie Development Comporation, in the foregoing instrument in writing recorded in foliame 3190, Page 2018, Deed Records of Travis County, Texas, caused to be impressed and fixed on the foregoing property certain restrictive covenants among which were the following:

"3. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanking and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum costs permitted dwelling size. The ground floor area of any main structure, exclusive of porches and garages, thall be not less than 7200 structure are on one level or single story dwellings, the ground floor area of any 12, 2; or 22 story dwellings shall not be less than 750 square feet, all structures shall have a minimum of 505 masoury.

9. Duplexes will be permitted on any lot in said subdivision".

AND WHEREAS, the undersigned owners of said property desire to amend said quoted restrictions so as to permit the er ation of duplexes on only two lots thereof and also desire to provide for a minimum cost of house erected on said properties;

NOW, THREFORE, the undertigned do hereby emen. and modify the above quoted restrictions by cancelling the same and by substituting therefor the following restrictive covenants:

"3. It being the intention and purpose of the covenants to that all, drellings shall be of a quality of purpose in materially singuistantially the same or better than that which this be positived on the data place covenants are recorded at the minimum costs parallel welling size. The ground floor area of the minimum costs parallel or single story deallings shall be not thus than 1200 some feet on one level or single story deallings than 750 square feet, all structures shall have a minimum of 50% mas very, and said buildings shall cost no less than the sum of \$10,000.00.

9. One or ten family deplex buildings may be erected on lots los. 16 and 17, block B, Feirschit Park Section I aforesaid."

DEED RECORDS





ENECUTED this 16th day of Jamuery, A.D., 1967. DEVELOPMENT CONTRACTOR BILL MILEGIA, INC. THE STATE OF TEXAS COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day person it appeared Bill Milburn, President of Faun Ridge Development Corporation, have to the temperson whose name is subscribe to the foregoing instrument, and according to the purposes and consideration therein expressed and in the capacity therein stated as the act and decired said corporation. GIVEN under my hand and seal of office this /64 day of January, A.D., 1967. ANOTARY SEAL) THE STATE OF TEXAS COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personal appearting the libert, President of Brimwood Development Company, known to me to be the person whose name is subscribed to the foregoing instrument, and appropriate to that he executed the same for the purposes and consideration therein apprecised and in the capacity therein stated as the act and desi of said corporation. GIVEN under my hand and seal of office this/6 4 day of January. A.D. 1967. NOTARY BEALL THE STATE OF TEXAS COUNTY OF TRAVIS BEFORE M., the undersigned authority, on this day personally any Bill Milburn, President of Bill Milburn, Inc., known to me to be the name is subscriced to the foregoing instrument, and eaknowledged to executed the same for the purposes and consideration therein expressed and the capacity therein Stated as the act and deed of said corporation. CIVEd under by hand and seal of office this Kill day of January A.D., 1967. MOTARY DEALS DEED RECORDS Trans County Taxes

1 2 20

Section I

RESTRICTIONS
FAIRMONT FARK SECTION II
AUSTIN, TRAVIS COUNTY, TEXAS

KOW, THEREFORE LET IT BE KNOWN THAT, Fawn Ridge Development Corporation, a Texas Corporation, has purchased and acquired the following properties:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, Block A, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, Block B, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block E, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block E, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block E, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block E, 15, 16, 17, 18, 19, 20, 21, 22, 23, Block H, all of Fairmont Fark, Section U, a subdivision in Austin, Travis County, Texas, according to the map or plat of record in Volume 39 Page 49, Flat Records of Travis County, Texas.

The corporation which presently owns the above described property has subdivided said property and will cause to be placed in the property all minimized arrangements, including streets, curbing gutter, and cas and in comformity with the existing ordinances of the City of Austin for the conformity with the properties and offering the same for sale.

- l. Hone of said lots shall be used other than for residential marposes, no building shall be erected, altered, placed or permitted to remain carany of said lots other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for no more than three cars.
- 2. No Encloyed shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

 Approval shall be as provided in part 2 (a).
- 2. (a) The Architectural Control Committee is composed of Bill Milburn, 3200 South Congress, Austin, Texas; Richard Scherk, 1100 West 38th St., Austin, Texas; and Leopold Danze, 1100 West 38th St., Austin, Texas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded writen instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
- 3. No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1400 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of

one-story open porches and rarages, shall be not less than 1400 square for a one-story dwelling, nor less than 800 square feet for a dwelling.

the front lot line or nearer to the state street line than the minimum building setpack lines shown on the recorder plat. In my event no tuilding shall be located on any of said lots nearer than 1 feet to a side street line. No building shall be located nearer than 1 feet to a side street line. No building shall be located nearer than 5 feet to an interior lot line except

DEED RECORDS
Travis County, Texas

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building located 50 feet or one from the minimum building setted dwelling shall be located or one from the minimum building setted dwelling shall be located or one of the interior lots nearer them the rear lot line. For the purposes of this covenant, eaves, it porches shall not be considered as part of building, provided, this shall not be construed to permit any portion of a building encroach upon any other lot. The above minimum and maximum set leave altered slightly to save existing tree on building sites at the scene of the above building control committee, and within the regulation: the fity of Austin, Travis County, Texas.

- 5. No dwelling shall be erected or placed on any lot aving a width of less than 60 feet at the minimum building satback line nor shall any dwelling be erected or placed on any lot having an area of less than 7500 square feet, except that a dwelling may be erected or placed or lots as shown on the recorded plat.
- G. Essements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each loo. Within these essements, no structure, planting or other material shall be placed or permitted to remain which may damage or intersers with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the essements, or which may obstruct or retard the flow of water through drainage channels in the essements. The essement area of each lot and all improvements in it shall be maintained cortinuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
- 7. No nomicus or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or mulsance to the neighborhood.
- 8. No structure of a temporary character, trailer, basement, tent, shack, garage, bar, or other outbuilding shall be used on any of said lots at anytime as a residence either temporarily or permanently.
- 9. No sign of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnel:, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- ll. No part of any of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession, provided, however, any of the lots in said subdivision may be used by Bill Milburn, or his successors or assign, on a temporary basis for offices and exhibit houses.
- 12. No corner lot may be resubdivided or used so as to permit an additional dwellin; to face on a side street.
- 13. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of said lots, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.
- 14. None of said lots shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except

in sanitary containers. All industrators or other equipment for the declaration of such material shall be kept in a clean and sanitary or the

15. No fence, wall, hedge, or shrub planting which obstructs clifft lines at elevations to tween two and six feet above the roadways shall be placed or permitted to remain on any corner lot herein described within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any of said lots within ten feet from the intersections of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is raintained at sufficient height to prevent obstruction of such sight lines.

16. No fence, wall, or hedge shall be built or waintained forward of the front wall line of any house erected on any of said lots.

17. No existing dwellings shall be moved onto any lot in this subdivision.

18. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said occurants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in Friencht Park, Section II, has been recorded, agreeing to change said covenants, conflitions, and restrictions, inwhole or in part.

19. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. Invalidation of any one of these covenants by judgement or a court order shall in nowise effect any of the other provisions, which shall remain in full force and effect.

WITHESS my hand this the 26 day of Opin, 1968.

FAWN RIDGE DEVELOP ZET CORPORATION

Bill Milburn, President

CILIE OF TEMAS

COLLITE OF TRAVES

EFFORE ME, the undersigned authority, on this day personally applicated Hill Milburn, President of Fawn Ridge Development Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and admosting a to me that he executed the same for the purposes were acceleration therein expressed and in the capacity therein stated as the last acceleration.

GIVEN unger me hand and seed of office this the 26 day of

COUNTY OF TRAVIS

I nearly cardin that this instrument was FILED on the
art all his hard alament not not may provide driv

I have a more and fraction to make the RECOURS

GO Blood County, have as Stamped referring you, an

Lotary Puclic in and for Travel County, Texas

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THE STATE OF TEXAS :: NOW ALL MEN BY THESE PRESENTS:

WHEREAS, No laon Pue 1, Jr. and H. L. Harper and wife, Margie Harper, being the owners, and The Capital National Bank in Austin and The Austin National Bank, being the lienholders, of that certain subdivision known an Southern Oaks, Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 9, Page 39, of the Travis County Flat Records, hereby impose the following covenants, conditions and restrictions upon all of said property.

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purchase, except that one sales office may be erected and maintained by the moderate or his agents for the exclusive sale of so a and come to the saledivision. All lots in this subdivision whall be used for the saledivision of the used for the saledivision. So and Let 1/4. Block it all the used for dunlexes. No dwelling constructed to sewher: it is necessary to any lot in this subdivision.

EASEMENTS: False of for installation and maintenance of stillties and draitage facilities are reserved as snown on the recorded that and over the coar five feet of each lot.

TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent. shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or nermanently.

NUISANCED: No notice, and offencive activity shall be consided on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SIONS: No sign of any kind shall be displayed to public view on any lot or house except one sign of not more than fire square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the atreet property lines and a line connecting them at

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points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations whall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shows be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

DWELLING COST, QUALITY AND SIZE: No dwelling, exclusive of open porches, gavages, carports, and patios, shall be permitted on any lot at a cost of less than \$10,000,00 for a single family dwelling or \$14,000,00 for a duplex based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be predicted on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,000 square feet for a one-story single family dwelling, nor less than 1,300 square feet for a duplex. In addition, all dwellings spected shall contain at least twenty-five percent (25%) masonry construction.

BUILDING LOCATION: No building shall be located on any lot nears to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In no event, no building shall be located on any lot nearer than 25 feet nor more than 35 feet from the front lot line, nor nearer than 10 feet to any side street lint. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the n inimum building setback line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porchoe shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any part of a building on a lot to encroach upon another lot. No fence, wall, or hedge shall be built or maintait ed forward of the front wall line of the respective house.

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ARCHITECTURAL CONTROL: No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structu. have been approved by the architectural control committee as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in "Procedure".

MEMBERSHIP: The architectural control committee is composed of Nelson Puett, Jr., V. G. Mann and John McFhaul, of 5425 Burnet Road, Austin, Texai. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, not its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

PROCEDURI. The committee's approval or disapproval as required in these convenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, it no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully compiled with

LOT AREA AND WIDTH: No dwelling shall be crected or placed on any lot having a width of less than 65 feet at the minimum building settack line for shall any dwelling be crected or placed on any lot having an area of less than 6,500 square feet.

Oil AND MINING OPERATIONS: No oil drilling or oil operations by way of development, oil refining, quarrying or mining operations of a y kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, increal excavations

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or chafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for our or natural gas shall be exected, maintained or permitted upon any lot.

LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any bind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

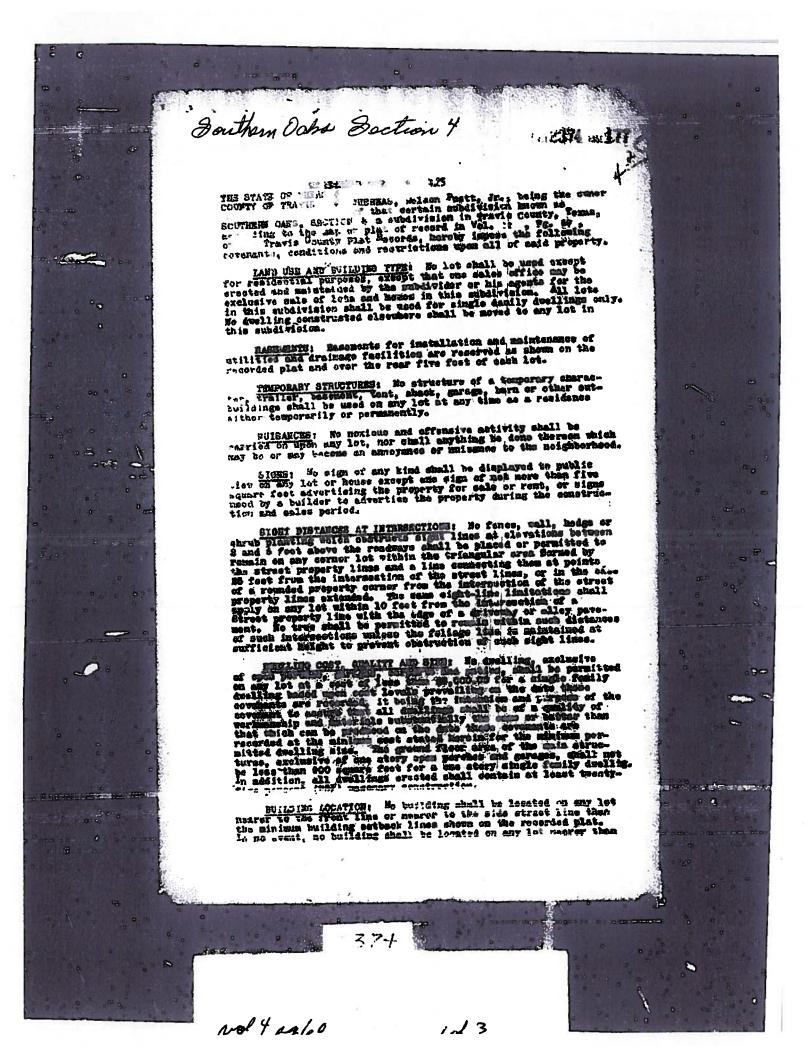
GARBAGE AND REFUSE DISPOSAL: Newton shall be used or maintain as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or in any manner whatsoever and any person or persons in accepting title to any lot or plat in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them I. ... so doing or to correct such violation or to recover damages or other dues for such violation.

These restrictions and covenants shall be binding until January 1, 1983
On and after January 1, 1983, these restrictions and covenants shall
automatically be extended for successive periods to ten (10) years each, unless by
a vote of 3/4ths majority of the then owners of the lots or plots in this subdivision,
it is agreed to amend or change these restrictions in whole of in part.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall requain in full force and offect.



178 28 fact nor more than 16 fert from the friend let line, nor nearer than 10 feet to any side atreet line, no building shall be located nearer than 8 feet to an interior let line, where that no side yard shall be required for a plantage or other partitle accessory building located 45 feet to more from the minimum nitted accessory building located 45 feet to more from the minimum no er than 35 feet to the rear let line. For the purpose of this coverant, eaves, steps and perchasishing her the purpose of this coverant, eaves, steps and perchasishing me to be considered as a part of a building, provided, herewise, that this chall not be construct to permit any part of a building on a lot to encode upon another lot. No fence, will be held been because houses ---ARCHITECTURAL CONTRIL: He building shall be erected, placed or altered on any lot with the construction place and specifications and a plan showing the location of the electric shall have been approved by the architectural control constitute as to quality of vortexaship and saterials, markey of external design with oxisting structures, and as is location with respect to tope-cristing structures, and as is location with respect to tope-cristing structures, and as is location with respect to tope-cristing structures, and as is location with respect to tope-cristing structures, and as is location with respect to tope-cristing structures, and as is location with respect to the sail shall be as provided in "Precedure". MEMBERSHIP: The architectural control completes is composed of Melson Puett, Jr., V. O. than and A. S. Bunner, of Edel Durnet Road, Austin, Toxas. A majority of the complete may designate a representative to act for it. In the event of death of received a representative to act for it. In the event of death of received eigention of any members of the complete, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the their receive course of a majority of the lots shall have the power through a delly recorded written instrument to change the membership of the committee or to withdray from the committee or restore to it any of the powers and dation. PROCEDURE: The counittee's approval or disapproval as required in the event the counittee, or its designated representative; fails to approve disapprove within 30 days after plans and specifications have been established to it, or in any event, if no out to enjoin the committeed to it, or in any event, if no out to enjoin the commitmental has been commenced prior to the numberion thereof, approval will not be required and the related absolute shall be desired to have been fully couplied with. LOT AND AND UIDER HO Swelling shall be created or placed on any lot through the trop of less than 5,500 square feet. OIL AND HERE CONTACTOR: So oil drilling or oil opera-tions by the driver will be permitted upon or in any lot, nor operations of any tends tunnels, associal emperations or shafts be permitted upon or in any lot. So describe or other attracture designed for use in buring for oil or natural gas shall be erested, an intained or permitted upon any lot. LIVERTOON AND PORCERT: He eminals, livestock or poultry of any still shall be falled, bred or hipt on any let, except that dogs, rate or other beusehold permany to kept provided that they are not bept, bred or maintained for any dominated tained and compine proposals we bet emil de unet or main-tained an a compine ground for Pubhish, Trach, garlage or other tweets shall not be kept except in constany dontainers. All its 7 Al 3

dimerators or other equipment for the example of distance of the control of the c These restrictions and coverants are transfer running with the land cold cold to persons acquiring title to property in the persons or carries and country to the supplies of the supplies on the supplies of the supplies on the restrictions and the supplies of the supplies on the restrictions and the supplies of the supplies on the restrictions and the supplies of t If any person or persons spaid violets on all the rest tions and coverants herein, it shall be third for any spain ech or persons swring real property in this capellities to squate any proceedings at lies or in south and the bear persons violating or attempting to violete any neutricities coverant stated herein will either process his or then from deing or to correct such violation or to recover decimes or dues for such violation. These restrictions and covenants shall be binding until On and after fenuary 1, 1986, those recurrictions and coverents shall automatically be extended for successive periods in tent (10) years each, unless by a vote of three-female attribute of the then common of the lots or plots in this dutilified, it is agreed to asout or change these restrictions in whole or in Part. Invalidation of any one of these comments by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect. Executed on this the Fill day of Detaber, 1961. COUNTY OF TRAYES & Refere us, the undersigned enthority, this day personally appeared Thisen P.

Ir., knows to us to be the porton chest-mine is intensified foregoing instrument, and acknowledged to us that he asserts for the purposes and consideration therein difference.

River their my head and seed of office, on this the day of potentiar, 1961. 711ed for runged Out 13, 1961 at 4:25 P.M. Reserved of Cat 19. 1961 at 4:35 P.M. 222

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J. B. SHULER

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TO

THE PUBLIC

THE STATE OF THEAS;
COUNTY OF TRAVES; KNOW ALL MEH BY THESE PRESENTS; That I, J. R. Shuler,
owner of Oakglen Park, Section One as shown on the plat
thereof recorded in Plat Book 10, Page 50 of the Travis County Plat Records,
do hereby impress all of the property included in Oakglen Park, Section One,
with the following restrictions and covenants;

For the purpose of these restrictions and covenants, a "plot" as used shall be understood to consist of a lot or lots having contiguos frontage, and all lots included in these restrictions in this subdivision shall be known and described as residential lots.

No building other than a one-family dwelling, matter than a one-family dwelling, matte

All dwellings erected on any plot shall be used exclusively for residential purposes, and no lot or part of any lot may be used for any business purpose. Signs which show commercial use of any building or lot shall not be erected.

Residences constructed on lots in this subdivision shall be located on the lots so as to comply with the minimum set-back requirements. 'the City of Austin, as set out in the plat of Cakglen Park, Section One, and in no event shall a dwelling he located nearer than twenty-five (25') feet to, nor more than forty feet (40') from the front lot boundary, nor shall any building be nearer than. 'O feet (10') to the lot boundary slong any side street. No building shall be located nearer than five feet (5') to an interior lot line. No corner lot shall be resubdivided or used as to permit an additional dwell-ing facing on a side street.

No fence, wall or hedge shall be built or maintained forward of the front wall line of the building of residence house with the following exception: A fence, wall, or hedge may be built, providing it is maintained in good order, along the extreme west property line of lots no. five (5), six preserty line dividing Lets No. five (5) and six(6).

No trailer, tent, shack, barn or outbuilding shall be permitted on

Ochplen & and 1 f 5 lots on Jones Rd, west of Manchaca

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GENERAL CONTRACTOR
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405 Park Saddle Park Aprile & Tutas

HESTRICE IONS OAKOLEN PARK, SEC. 1 Page 2

any lot. Each dwelling will be occupied by no more than one family at a time. Ho animals, livestock, or poultry of any kind shall be raised, beed or kept on any lot, excert that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

Ho noxious or offensive activity shall be carried out upon any lot, nor shall any be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish; trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Resements are reserved as shown on the recorded plat. A five ft. (5') easement for utility installation and maintenance is reserved off of the rear of each platted lot, whether or not such easement is shown on the plat.

Bo dwelling or building shall be erected on any of said lots, nor shall any structure be sitered until the building plane and specifications and a plot plan have been submitted to and approved in writing ty J. E. Shuler or his order; however, if said building plans and specifications and said plot plan shall not have been approved or disapproved within thirty (30) days following the date on which the same are submitted for approval, or if no injunction muit shall have been commenced prior to the completion of the work, then proper approval of the building plane and specifications and plot plan shall be conclusively presumed.

No dwelling shall be constructed or permitted to remain on the premises that is of box construction nor shall any structure which has been exceted elsewhere be moved onto said premises.

Eighty percent (80%) of the area of the exterior walls of each dwelling erected in this subdivision shall be of masonry construction.

No structure shell be erected or maintained on any building plot which plot has an area of less than seven thousand five hundred (7,500) square feet.

J. E. Shular

LV : 2359 HLE 195

Quality Constitutions

Booldmiles and Commission

GENERAL CONTRACTOR Hickory 2-4477 Attin 4, Tenn

RESTRICTIONS CANCIEM PARK, SEC. 1 Page 3

No structure or building shall contain less than 1,350 square feet of ground floor area exclusive of the area of perches, carposts, garages, and terraces. Any structure or building shall cost not less than Twelve Thousand Dallars (\$ 12,000.00) exclusive of the cost of perches, carports, garages and terraces and the cost of the building site, such cost being based upon cost levels prevailing on the date these covenants are recorded. It is the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that that can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons ecquiring title to property in this sundivision, whether by descent, devise, purchase, or in any manner whatsoever, and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree, covenant to abide by and fully perform the restrictions and covenants herein set out.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be in order for any other person or persons owning real property in this subdivision to prosscute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant steted herein and either prevent him or them from so doing or to require him or them to correct such violation, or to recover damages or other dues for such violating.

These covenants are to run with the law and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeint to change said covenants in whole or part.

In testimony whereof, witness the signature of J. E. Shuler as Owner of Oakglen Park, Section One, this the /u/ day of August, 1961.

- January

AGENDA #1-4

Reilly, Francis

From:

Gwyn Walters

Sent:

Tuesday, April 22, 2014 1:44 PM

To:

Reilly, Francis

Subject:

I support the SACNP as it was before April 3

Dear Mr. Reilly,

I just wanted to say that I have enjoyed the planning process and the vision that we created for the future of our neighborhood in the South Austin Combined Neighborhood Plan. I enjoyed meeting and sharing ideas with my neighbors to make our neighborhood a great place to raise our children and hopefully for us to be able to "age in place."

I have to say, however, that I am greatly disturbed by the eleventh-hour attempt by certain people--most of whom I never saw at any of the planning sessions I attended until that very last unpleasant one on April 3--to hijack our plan and turn it into something I don't care for. These few people seem to want nothing other than a vast sea of single family lots that require us--even those of us who cannot drive for whatever reason--to drive and drive to get to basic things like a cup of coffee or basic groceries. Many of us who attended most if not all of the planning meetings expressed a desire for easy-to-waik/bike-to local businesses and a greater variety of housing choices in our neighborhood. I personally want to live in a diverse neighborhood with more than just traditional single-family homes so that I can remain in this neighborhood even if I become disabled due to age and can only take a little scooter to the corner store or coffee shop. Oh wait, we won't have corner stores will we?

I am unable to attend the planning commission today, but I'd really like the commission to know that many of us worked many long hours on this plan, and we really liked it just fine the way it was before that awful April 3 meeting. Please don't think a few narrow minded folks represent everyone in the neighborhood. I want to leave my kids a great place to live no matter what stage of life or ability they may or may not have.

Gwyn Walters
Garrison Park neighborhood

PLANNING COMMISSION COMMENT FORM File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014 Comments: Please also include in Zonias Case (14-2014-0017, the restriction that exceed more than loft. A permit or variance must City. What is the difference of hours their objects and additions lenlarged You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly * Please lunk @ 5005 Windsy Trail 78745 Name (please print) Judy Page Com I am in favor (Estoy de acuerdo) 71745 4904 Taker Trail ☐ I object Address _____ (No estoy de acuerdo) INFORMATION ON PUBLIC HEARINGS The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses

PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	u unistment " proposal
Planning Commission Hearing Date: Tuesday, March 25, 2014 I seally want with all my heart that the secondary Comments: is approved. I will retire this year. my 5.	5. pryment will be too low
I need an extra income to live and this will definite anxiety about my situation.	
You may also send your written comments to the Planning and Develo	
Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Rosa Elba Pacheco	☑ I am in favor
Address 6204 Cannes Cit. 78745	(Estoy de acuerdo) ☐ I object (No estoy de acuerdo)

Chreey Creek Park)					
PLANNING COMMISSION COMMENT FORM Operating hours should File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 By Gamen to II om					
Planning Commission Hearing Date: Tuesday, March 25, 2014					
New Park Name should be (Button Coop) The Engineereland					
Comments: * Kick Ball Franck 4/ Squar Fickard Bike Trail					
Trash can's, later fountain, Swing set 569					
Bayton Do not Flood = Live there and					
Not 50 feel way from 5819 Baytloop					
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly					
Name (please print) Claudia M. Pousson I am in favor					
Address 570 A Wastquto Blvc, (Estoy de acuerdo) Oustin, Tx, 78745 (No estoy de acuerdo)					

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As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

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 previous page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments:	
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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments: <u>NONE</u>
You may also send your written comments to the Planning and Development Review Department, P.O Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) MKS CLARA RRAMIREZ I am in favor
Address 45/3 So. 3rd St. Austin, Texas 78745 (Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM		
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014		
Comments:	040	
	+	
You may also send your written comments to the Planning and Development F Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly		
Name (please print) Patricia A Sweredoski	I am in favor	
Name (please print) Particia A Sweredoski Address 4613 Jinx Auc Austin Tx 78745	(Estoy de acuerdo) I object (No estoy de acuerdo)	

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elopment R	deview Department, P.C
is	I am in favor (Estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019
Planning Commission Hearing Date: Tuesday, March 25, 2014
1 1.1 11
Comments: Great rolly Wor Tousing
close to town - aloted
undil space - Would hove
Maryon Space of all way
To lywe Secondary dwelling ofter
Co for the second secon
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) Harris charles schell I am in favor
(Estoy de acuerdo)
Address 5905 Burnhill Dr. Austin, Tx 18745 [] Tobject
(No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments: This is grant illea.	More
pousing close to lown -	9 1
You may also send your written comments to the Planning and Development I Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	Review Department, P.O.
Name (please print) Harris Charles Schell	I am in favor
Address Sand Burnhill Pr. Austin, Tx 18715	(Estoy de acuerdo) I object
	(No estoy de acuerdo)

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From: To:

Natalia Olivera

Rellly, Francis

Subject:

NP-2013-0030 (South Austin Combined Neighborhood Plan)

Date:

Wednesday, March 26, 2014 5:58:57 PM

Francis,

I am homeowner at SONA, in the Westgate Neighborhood Plan area. I attended many of the SACN meetings, and am in fact listed as attending 5 or more meetings. I started the process when I was a renter in the Southwood Neighborhood, and then purchased a home last year in Southern Oaks Neighborhood. Full disclosure, I am a city employee. I work over in commercial building review, on the 2nd floor at OTC.

I have been busy the last few weeks, and I've been trying to follow the discussion regarding adopting the Neighborhood Plan, and there seems to be a lot of negativity coming from my neighborhood association. As someone who participated in the Neighborhood Planning process, I found the the results that were mailed to us to accurately reflect what was discussed and agreeSACN plan, and future mixed use activity along Manchaca and Stassney. I do share many of my neighbor's concerns about the increase in impervious covers, and what to do with the Williamson Creek flood zone (we had some minor flooding in our garage last October). But overall, I am very positive about the Corner stores, and potentially denser residential development. Can something be done about neighborhood sidewalks too? That's a major issue in terms of pedestrian accessibility in this area. Also, the increased density should not negatively affect the tree canopy, that's one of the major identity elements to this neighborhood.

I will try to attend the April 3rd meeting, but in general, weekdays are much harder to manage for me at the moment. I just wanted to make sure you weren't getting only negative feedback from our neighborhood.

Thanks.

Natalia Olivera

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014 Grant Work! Comments: ___

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) David 405ter I am in favor

Address 1502 Furestylale Dr 78745 1 I Object

(Estoy de acuerdo)

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014		
have more retail / businesses / restaurants we can w	b. 12.	ally after to
Tou may also send your written comments to the Planning and Devox 1088, Austin, TX 78767-8835 Attn: Francis Reilly fame (please print) Marchall Escapilla	velopment	

and Development Review Department has filed an application for zoning/rezoning to hood plan. This notice has been mailed to you because City Ordinance requires that an arrangement has for development has

Reilly, Francis

From:

OTC05WestTexas@ci.austin.tx.us

Sent:

Wednesday, August 20, 2014 5:30 PM

To:

Reilly, Francis

Subject:

Scanned from OTC05WestTexas

Attachments:

Scanned from OTC05WestTexas.pdf

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf

multifunction device Location: 5th Floor OTC PDRD

Device Name: OTC05WestTexas

PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments: New to the reighborhood - it would be have now cetail businesses / restaurants we can work	· /anlly wice to
have more retail businesses restaurants we can welk	+
You may also send your written comments to the Planning and Develops Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	ment Review Department, P.O.
Name (please print) Marchall Escanilla	I am in favor
Address 4803 Everylade Dr. 78745	☐ I am in favor (Estoy de acuerdo) ☐ I object
	(No estoy de acuerdo)

thood plan. This notice has been mailed to you because City Ordinance requires that an application for zoning/rezoning to require that an application for zoning/rezoning to recommend or neighborhood organizations and utility service addresses and recommend has the rotified that an application for zoning/rezoning to zoning/rezoning

AGENDA 1-4

Reilly, Francis

From:

Mike & Donna Cunningham

Sent:

Tuesday, April 22, 2014 1:13 AM

To:

Anderson, Dave - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Leffingwell, Lee; Cole, Sheryi; Spelman, William; Riley, Chris; Martinez, Mike [Council

Member]; Tovo, Kathie; Morrison, Laura; Reilly, Francis

Subject:

this is the kind of stuff being told to people about the neiborhood plan

Follow Up Flag: Flag Status:

Foliow up Flagged

From: M. C. Forister

Sent: Monday, April 21, 2014 8:39 PM

To: Cherry Creek Village Area

Subject: Fw: Neighborhood city planning issue / Fw: Planning Commission tomorrow

See below, the first was from the neighbor about neighborhood city planning issue with attachment. And, the last is from Francis Reilly from the City of Austin. Some of the neighbors has been complaining about how the City of Austin rushed things. But, there are lots of neighbors (home owners) didn't know about it and most of owners doesn't live in this area, only rents their houses to renters. There are lot of confusing and they feel that we need more time to know more about what the City of Austin are doing to changes things. To let ALL of us here to let the City of Austin to know how we feel about it, not just few of us. Already, we do have serious problems for a long time with such a heavy traffic with too many of apartments kept adding and adding. And, we're getting too many of cars accidents and children gets hurt by walking across the streets to schools as well. So, I agree to vote "NO" on the Infill Options. Forister

Sent: Monday, April 21, 2014 10:43 AM

To: Forister

Subject: Neighborhood city planning issue

Forister.

Please send this out immediately to the Neighborhood group list.

I attended six meetings during the planning process for our neighborhood. Many things are good, such as upgrading the shopping center near Crockett H.S. and the one on Westgate at Wm. Cannon.

But as we have learned, the issue that is causing the most discussion is the one dealing with possible future use properties that are, or may become, vacant. The land across the street from the fire department is one example. The last I heard was that it may be at two or three story multiplex apartments...divided into about 5 or 6 separate buildings.

There has been a lot of discussion about the "Infill Options". These will all add high density housing. As I recall from the meetings, the "Secondary Apartments" will be the most dense.

Reilly, Francis

From:

Courtney Dent

Sent:

Monday, April 21, 2014 1:10 PM

To:

Reilly, Francis

Subject:

Rezoning on Berkeley Avenue

Good afternoon,

I wanted to write to you to let you know that I live at 6302 Berkeley Cove and I am NOT in favor or rezoning the Berkeley Methodist Church for housing or apartments. It is too dangerous that close to the school, also my daughter goes to daycare at Berkeley Methodist and they are wonderful organization and do many great things for our neighborhood. Please take this into consideration, I think all other improvements are great ideas but this one is NOT.

Thank you,

Courtney Dent 6302 Berkeley Cove Austin, TX 78745

AGENDA #1-4

Reilly, Francis

From:

James Espinosa 📹

Sent:

Tuesday, April 22, 2014 1:56 PM

To:

Reilly, Francis

Subject:

RE: Neighborhood plan infill options + public hearing April 22

Good Afternoon Francis,

My neighbors and I have spoken extensively about the proposed changes and we are NOT in favor of the Cottage Lots, Urban Homes and Corner Stores in the Garrison Park Zone and Cherry Creek Central Neighborhood.

Thank you very much!

God Biess You!

James Espinosa 5702 Burrough Drive Austin, TX 78745

----Original Message-----Date: 2014-04-15 12:26:42

From: francis.reilly@austintexas.gov

To: webapp@ci.austin.tx.us

Subject: Neighborhood plan infill options + public hearing April 22 Good afternoon South Austin community members,

Planning Commission will hold a public hearing on the South Austin Combined Neighborhood Plan on Tuesday, April 22. The meeting will be at City Hall starting at 6 p.m. The plan is not the only item on Commission's agenda that night, but I will try to let you know where the hearing for the neighborhood plan falls on the agenda once it is posted.

Based on the recent feedback we received and the meeting on infill options held April 3, we've revised our recommendations from what was included in the public notice ya'll received by mail. Those recommendations and results are available on this page: http://austintexas.gov/page/south-austin-combined-neighborhood-plan-meetings-workshops

The draft neighborhood plan will be updated to reflect these new recommendations. I'll send another email once these changes have been made.

Planning Commission will follow this basic format: Once we come up on the agenda, staff will give a presentation of the neighborhood plan, including the recommended infill options. Commission will then open the public hearing, allowing anyone who signs up to speak have 3 minutes to address the Commission. If you would like, you may also donate your time to another speaker. Following the hearing, Commission will vote on whether to recommend the plan, recommend it with modifications, or recommend against it. If recommended (or with modifications), the plan will move forward to City Council, likely sometime in early or mid May.

Thank you all for your continued interest in the neighborhood plan. I hope to see ya'll on April 22. Please let me know if you have questions or would like additional information.

PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments: I object to co Hage lots, urban homes
and corner stores! I only believe this will
contribute to negative influences for me as a
homeowner and to our neighborhood overall.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) Kathenne Houck I am in favor
Address 5800 Cherry (reek Dr. (Estay de acuerdo) (No estay de acuerdo)
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	11 22,2014
Comments: 1 OBJECT TO COTTAGE LOTS, URB	an Homes
AND CORNER STORES IN CHERRY CRE	EK CENTRAL
NEIGHBORHOOD IN THE GARRISON PARK ZONE.	
You may also send your written comments to the Planning and Developm Box 1035, Austin, TX 73767-8835 Attn: Francis Reilly	ent Review Department, P.O.
Name (please print) LAURA RAY	☐ I am in favor
Address 5913 BURROUGH DRIVE 78745	(Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	22,2014
comments: I object to cottage Lots, Ur	our Homes
and Corner stores IN the Cherry Creek	Central
Neighborhood and Garrison Park Zone	I Port Want
Neighborhood and Garrison Park Zone this in My established Neighborhood	Keepi+ out
You may also send your written comments to the Planning and Development Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Pavid Ray Address 5913 Burrough Dr. Avs. TX 78745	

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25; 2014	pril 22,2014
Comments: We live our Cherry Creek	Central
neigh borhood as it is. I obje	et to
cottage lots, urban homes.	+ corner
storis. I have owned my	house since 1974.
You may also send your written comments to the Planning and Develop Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	pment Review Department, P.O.
Name (please print) NORMA J. WOLF	☐ I am in favor
Address <u>5205 AURROUGH</u> DR. Austin, TX 78745	(Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014 April 22, 2014
Comments: I OPPOSE RE-ZONING OUR AREA
for cottage lots, Corner StorEs, OR Whan
Homes.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Atm: Francis Reilly Name (please print) BROCK O'HEARN I am in favor (Estoy de acuerdo) Address 6001 Cherry Creek DR. 78745 I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	pril 22,2014
Comments: of Anjust to cettinge loto, comer stone	er and wobay
homes We want to persone the trangestily o.	Four neighborhood!
	*
You may also send your written comments to the Planning and Develop Box 1033, Austin, TX 78767-8335 Atm: Francis Reilly	oment Review Department, P.O.
Name (please print) Jum Nen/le	☐ I am in favor
Address 5800 Cherry Creek Dr. 28745	(Estoy de acuerdo) I object
	(No estoy de acuerdo)

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Reilly, Francis

From:

Da Cos

Sent:

Thursday, April 17, 2014 4:25 PM

To:

Reilly, Francis

Subject:

Combined South Austin Neighborhood Plan

Hello Francis,

My biggest concern for the plan that has been developed is very specific to my neighborhood.

I live on Salem Walk Dr. several houses on this street have flooded in 1998, 2001, and twice in October 2013. These are not houses that are in the flood plane at all they flood from water overwhelming the street drainage system and jumping the curb and sending up to a foot of water through these houses. The water comes from property and streets south of us, it is a large drainage area centered at Odom elementary school. The neighborhood plan calls for much of this property to be in the "transition" area meaning it could be redeveloped with a lot more impervious cover than what is there right now (not what is currently allowed but what is actually there). This would send a lot more water straight down the hill from William Cannon Dr. aimed right at Salem Walk Dr. The COA water drainage engineers are well aware of this problem. I would appreciate it if the planning commission could get these engineers to come up with a scenario for what this increased impervious cover would mean for our neighborhood and put it in the plan along with their recommendations for fixing this problem. I know it is late in the planning process but the October floods focused my neighborhood on this problem and how it relates to their homes.

Please forward to the planning commission. Thank you, it has been good working with you. Michael Cosper

"Change is one thing. Acceptance is another."

Arundhati Roy,

The God of Small Things

PLANNING COMMISSION COMM	LENT FORM		
File #s: C14-2014-0017; C14-2014-0018 Planning Commission Hearing Date:	8; C14-2014-0019 Tucsday, March 25, 201	4	
Commens: My wife and responsing of our neighbor	I strongly of	feet to the your	¥/
You may also send your printing			high residence descriptions on payment access to the second of the secon
You may also send your written comm Box 1088, Austin, TX 78767-8835 Attn	Francis Reilly		nent, P.O.
Name (please print) BRAU+502 Address 4610 TED+5	ZALINE REYNOL TRAIL HISTO	7874s I am in favor (Estov de acue (No estoy de a	The state of the s

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	April	22,2014
Comments:		
		
· · · · · · · · · · · · · · · · · · ·	elopment	Review Department, P.
Box 1038, Austin, TX 78767-3835 Attn: Francis Reilly	elopment	Review Department, P.(
You may also send your written comments to the Planning and Deve Box 1038, Austin, TX 78767-3835 Attn: Francis Reilly Namo (please print) Dele Res Belu: N Address S902 Che Res Chek Dr 78745		•

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	Mil 22,2014
Comments: Ian against Cottage Cots, Ur	ban Homes,
& Corner Stores	
You may also send your written comments to the Planning and Develops 1038, Austin, TX 78767-3335 Attn: Francis Reilly	opment Review Department, P.O.
Name (please print) Jinny Collago	☐ I am in favor
Address 5908 Burrough Drive, Austin, TV	(Estoy de acuerdo) I object
78745	(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March: 25, 2014	11 22,2014
Comments I am opposed to CoHage Lots	Urban Homes,
A Corner Stores in my neighborho.	
You may also send your written comments to the Planning and Developm Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	nent Review Department, P.O.
Name (please print) Laura Collazo	□ I am in favor
Address 5908 Burrough Dr, Austra, TX 78745	(Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMUSSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014 April 22, 2014
Comments: Tylery Much Garce Planned Cottag Lots, WRban Homes and Corner Stores — I will Vote "NO" at the Agregatiate aggratuate . We do Not want Added Automobiles Crem factions, We do Not want Foot Traffic from Introns in reighborhood we do Not want autos Panting as a result of this present Charges You may also send your written comments to the Planning and Development Review Department, P.O Box 1088, Austin, TX 78767-8835 Attn Francis Reilly Name (please print) Carol George O'Hearn
Address 6001 Cherry Creek Dr. ve, AustmTX 78745 1 Object (No estoy de acuerdo)
· · · · · · · · · · · · · · · · · · ·

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	tpril 22,2014
homes, & corner stores.	ts, urban
You may also send your written comments to the Planning and Devel Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	opment Review Department, P.O.
Name (please print) Ben J. Wolf Address 5805 BURRO UGHDR AUSTIN, TX 78745	I am in favor (Estoy de acuerdo) I object (No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: TAM TOTALLY OPPOSED TOTHIS

ZONING CHANGE THAT WILL DESTROY

DUR BEAUTIFULL NEIGHBORHOOD OF

WESTERN TRAILS! NO CORNER STORES PLEASE!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) JOHN HARVEY WILLIAMS

Address 4601 NEVADA PATH

I am in favor
(Estoy de acuerdo)
I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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John Harvey Williams 4601 Nevada Path Austin, Texas 78745

March 17, 2014

Francis Reilly
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767-8835

Dear Mr. Reilly,

I am a resident of Western Trails. I moved here with my family in 1967. After spending my entire adult life in Mexico I sold all of my property there and moved back into our family home after my mother's death and following a very costly remodeling of the property. One of the main reasons I chose to move back into the family home here in Western Trails was because of the very positive way that Western Trails had developed into a very quiet, attractive and desirable RESIDENTIAL neighborhood. I have been VERY happy here for the last three years looking forward to a quiet and pleasant retirement with my elder disabled sister who shares the house with me. I was shocked and VERY dismayed to receive information recently regarding a zoning change that would effectively DESTROY our beautiful neighborhood by allowing commercial use of residential lots as "CORNER STORES". This beautiful neighborhood has ALWAYS been 100% residential. Fortunately as the original owners depart young families with small children are moving in and renovating this beautiful old ranch style homes. This is NO place for "CORNER STORES" with the traffic, noise and disorder that that implies.

Please remove the "CORNER STORE" special use from the over all plan which as a whole seems very positive.

John Harvey Williams

PLANNING COMMISSION COMMENT FORM File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014 Comments: OPPUSED TO COTTABE LOTS, URBAN HOMES and corner stores You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Rali'h G. hamse'/ I am in favor Address 4602 ROUNDUP TRAIL (Estoy de acuerdo) I object

INFORMATION ON PUBLIC HEARINGS

(No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

nughborhood Western Trais is a grow for Austin — let's keep it that You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly I am in favor (Estoy de acuerdo) I object (No estoy de acuerdo)

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No. Urban Homes should be subdivided to have 2-4 two story units built on it, It changes how much impervious cover can be built on a site (i.e. flooding issues) and includes parking restrictions Cottage homes: same.

Corner Store: allows a very few places within our SACP to be made into corner stores, with operating hours of 6 am to 11 pm.

Urban Housing or Cottages are not appropriate for the Core Residential areas, but could be suited for the Transition Zone, so keep the infill option for the Transition Zone, but remove it for the Core zone".

Building 2-3 two story houses on one lot would block light and be invasive. The big issue in our neighborhood is the run off and I have already had to install a French drain to deal with back ups from the drainage.

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I reject to 'Ottage Lat'
Whon Home" and "Corner Store"

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) PATRICIA ANN FORD

Address 4519 FRONTIER TRAIL

I am in favor
(Estoy de acuerdo)

I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014 Comments: J do Not agree with the provision fo add "Councer Store!! as an approximate to the Planning and Development Review Department, P.O. You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) AMANDA WILSON | I am in favor (Estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

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Name (please print) Teven

☐ I am in favor (Estoy de acuerdo)

Tobject (No estoy de acuerdo)

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PLANNING COMMISSION-COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments: I appose the Cottage lot the
urban home and the corner store and
to not feel these are beneficial to
a residential neighborhood.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) Ann G. Becker I am in favor
Address 5422 Fairmont Circle (Estoy de acuerdo)
AUSTIN, TX 78745 (No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

pasals

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Name (please print)

☐ I am in favor (Estoy de acuerdo)

1 object (No estoy de acuerdo)

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Planning Commission Hearing Date: Tuesday, March 25, 2014

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Name (please print) J/W PRUM

(Estoy de acuerdo) I object (No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: 10 TO All YOUR FLANS! TEEP the INTEGRITY OF OUR NETGHBORHOOD - DO NOT ALLOW BORNER STORES! OR FOR EXTRA LIVING SPACES to BE BUILT ON LOTS! HAVE YOU LCST YOUR SENSES ??!?

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) TOSEDH STEVENDICCINGHAM

Address 4509 781AS TRAJL, AUSTIN, TAG 78745

	I am in favor
	(Estoy de acuerdo)
$\mathbf{\Delta}$	Lohiect

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: DO NOT SCREW UP OUR NEIGHBORHOOD!

T. SHOULD HAVE KNOWN THE PLANS ARE NOT IN

OUR NEIGHBORHOODS BEST INTEREST! YOU PROPLE

NEVER CEASE TO AMAZE ME! I CANNOT WAZT UNTIL

You may also send your written comments to the Planning and Development Review Department, P.O.

Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) DENDIE DILINGHAM I I am in favor

(Estoy de acuerdo)

Address 4509 TSIAS TRAIL, AUSTIN, TX (COMM HITH)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

If we wanted this type of News have moved to such a neighborhood, You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) SUSAN ☐ I am in favor Address 4/04 TeTAS (Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM		
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 201	4	·
Comments:		
You may also send your written comments to the Planning and I Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	Development l	Review Department, P.0
Name (please print) Sarah Leann Land		I am in favor
Address 4710 Frontice Tu	b	(Estoy de acuerdo)
		I object (No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: While I suppost infice appropriate

M-use are-development - I oppose a commercial

enterprise within the residential come. You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) <u>CAROLE BARASCH</u>

I am in favor

Address <u>4601 Frontier Trail - 78745</u>

I object

Æstoy de acuerdo)

(No estoy de acuerdo)

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(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Conversione Garage Placement You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) ROBERT ALLEW & PATTI BERROWN KLE - KLEN ☐ I am in favor (Estoy de acuerdo) Address 4501 TEJASTRAIL AUSTIN 1 TY 18145 Tobject

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	ž I
Comments:	
	W.
5	
You may also send your written comments to the Planning and De Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	evelopment Review Department, P.O
Name (please print) Alise Bruton	
Address 4710 Frontier Tr	I am in favor (Estoy de acuerdo)
	I object (No estoy de acuerdo)

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You may also wish to contact any neighborhood or environmental organizations that have expressed an

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: More OUL Neighborhood need

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print)

Address 23\

BRENDA

I am in favor (Estoy de acuerdo)

I object

(No estoy de acuerdo)

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(Estoy de acuerdo)

(No estoy de acuerdo)

I object

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Juesday, March 25, 2014		
Comments: DO NOT WANT COTTAGE LOT, URBAN HOM	E O	2 CORNER STORE
You may also send your written comments to the Planning and Develop Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	ment	Review Department, P.O.
Name (please print) MARYANN ORR Address 2204 SOUTHERN OAKS DR AUSTIN TX 78745		I am in favor (Estoy de acuerdo) I object

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Name (please print)

☐ I am in favor

(Estoy de acuerdo) I object

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Reilly, Francis

From:

OTC05WestTexas@ci.austin.tx.us

Sent:

Wednesday, August 20, 2014 5:30 PM

To:

Reilly, Francis

Subject:

Scanned from OTC05WestTexas

Attachments:

Scanned from OTC05WestTexas.pdf

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf

multifunction device Location: 5th Floor OTC PDRD

Device Name: OTC05WestTexas

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

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(Estoy de acuerdo) I object

(No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: In Favor of all plant except	the re-zanina
of Berkeley methodist Church, it is d for the Ocheal across the street wy increased traffic it would neate	angerous
for the oched across the street up	all the
increased traffic it would neate	
You may also send your written comments to the Planning and Developm Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	
Name (please print) Robert Dert	☐ I am in favor
Address 6307 BEKKELEY ON ANTIN IX 78745	(Estoy de acuerdo) I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Conlarn one Parking le me hohuns - Notyont Dele Parking restrictions Corner of Corner formall lots see the age are not acceptable in peardental core of Concern that there would have close for household properties a Concern that during well the otton Parking is since for neighbor Lord that for Domicilation You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Eline May

Name (please print) Eline May

Address 18/3 Lage Lieble On May 6 n. To 18735 In Joject (Estoy de acuerdo)

Address 18/3 Lage Lieble On May 6 n. To 18735 In Joject (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments of Special 1130 151 and 1
cottage lot unlow home and the
corner 3 tors. I do not want to see here
romes and multiuse homes to sein mes
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) IRMA Flores Manages I am in favor
Address (Estoy de acuerdo) I object
(No estoy de acuerdo)

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From:

Kate Spencer

Reilly, Francis

Subject:

Email from austintexas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development

Date:

Thursday, March 20, 2014 5:05:43 PM

This message is from Kate Spencer. [kate.spencer@co.travis.tx.us]

HI Francis, although I understand that many of my neighbors or leery about restaurants or corner store retail in 78745, I'd like to express my support. I love what's going on in the North Loop area, etc. and think it would be great if we could eventually get more mixed use in our neighborhood. Thank you for all of your hard work on the neighborhood plan. All the best.

From:

Deanne Aldridge

To:

Reilly, Francis

Subject:

Opinion re South Austin Combined Neighborhood Plan

Date:

Thursday, March 20, 2014 1:00:21 PM

Although I support most of the South Austin Combined Neighborhood Plan, I do not support the cottage lot and urban home portions, and I'm concerned about the front porch setback option. I believe these options will too drastically reduce the amount of green space (in yards, obviously) in the neighborhoods. I do NOT consider Plum Creek, which was used as an example of the urban home option, to be an example to be emulated. Much of Plum Creek is, in my opinion, sterile and lifeless; it does not encourage community interaction, at least in part because of the lack of space for trees and plants. (I do believe in xeriscaping and the use of drought-resistant plants, but I believe these options allow far too little space in the lots for any types of plants.) If the front porch section allows porches to be closer to the street than is currently permitted, I am opposed to it for the same reason.

I believe that there must be better ways to increase density than with these options.

I appreciate your work on these matters.

Deanne Aldridge 4615 Gillis St. Austin, TX 78745 (South Manchaca neighborhood)

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: A lo pet believe Urban Houre ar Colfage

are appropriate for forderful Care, but I mike

Then are fall for Transition zone. Please remove

Those of the Control Care but Deave Mem in

You may also send your written comments to the Planning and Development Review Department, P.O.

Box 1088, Austin, TX 78767-8835 Atta: Francis Reilly

Name (please print)

What we have the planning and Development Review Department, P.O.

Box 1088, Austin, TX 78767-8835 Atta: Francis Reilly

Name (please print)

Address

1 am in favor

1 am in favor

1 object

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PUPLICATE

PLANNING COMMISSION COMMENT FORM	11-0	1013-0030
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014		
Comments: Lane opposed to ALL of the Infill Options & Design Tools	le.	Special Escreptions
You may also send your written comments to the Planning and Develope Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	ment]	Review Department, P.O.
Name (please print) MARIENE ESKIN Address 5112 Emerald Forest Drive		I am in favor (Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments:	
You may also send your written comments to the Planning and Develog Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Address 1409 Redd Steet	I am in favor (Estoy de acuerdo)
Austin 7478745	☐ I object (No estoy de acuerdo)

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fisc	the zoning
	eview Department, P.O. I am in favor
	(Estoy de acuerdo) I object

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

grea. Now you want to devoup

more. You gruttens! Stop your

Nosane development!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Kathleen Greanen

I am in favor
(Estoy de acuerdo)
I object

Address 1507 Kinney Ave #2010 78704

(No estoy de acuerdo)

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Planning Commission Hearing Date: Tuesday, March 25, 2014

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Name (please print)

I am in favor (Estoy de acuerdo) I object

No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Ne have too many rules already. I do not
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin TX 78767-8835 Attn. Francis Beilly.
Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) Karl Burkott I am in favor
Address Z205 Western Trail Blvd (Estoy de acuerdo) I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments: I object to the proposed toning of too broad and over-reaching I certain Corner Store 2 houses down from me.	and over-reaching I certainty don't want a
You may also send your written comments to the Planning and Developments 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Kelly Doggett Address 2101 Fair Oaks Dr Austa, TX 78745	pment Review Department, P.O. I am in favor (Estoy de acuerdo) I object (No estoy de acuerdo)

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(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

AJIL

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Corner store infill aption	15
_ counter to maintaining nes	gh bur how d
<u>Character</u> . I don't want th.	e nossitility
of commercial businesses placed	in My
You may also send your written comments to the Planning and Developme Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	'
Name (please print) WALLY DOGGETT	☐ I am in favor
Address 2101 Fair Oaks Dr.	(Estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

TX 78745

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019	
Planning Commission Hearing Date: Tuesday, March 2	5, 2014
Comments:	
You may also send your written comments to the Planning Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	and Development Review Department, P.
76707-8655 Aun: Francis Reilly	A
You may also send your written comments to the Planning Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print)Aurora	

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments:	
You may also send your written comments to the Planning and Developm Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	nent Review Department, P.O.
Name (please print) NUE DIAZ	☐ I am in favor

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: PLEASE DO NOT RUIN OUR BEAUTIFULL

AND QUIET NEIGHBORHOOD OF

WESTERN TRAILS I AM OPPOSED TO

COTTAGE LOT, URBAN HOME AND ESPECTALLY CORNERSTORE

You may also send your written comments to the Planning and Development Review Parket Do

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LTNDA THOMPSON

☐ I am in favor
(Estoy de acuerdo)

Address 4601 NEVADA PATH

I object

(No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014 Comments: I do not want cottage lots whan homes on Connection in Western TRAILS we want to preserve smole and homes and present teal down of exchip homes to concerning it density and commercial 2001 of increased You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

I am in favor

I object

(Estov de acuerdo)

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

Name (please print)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments: Against cottage homes / Sub plots
corner stores & urban homes.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Colling Francis Reilly I am in favor (Estoy de acuerdo) Address HOIZ TEMS TVALL I object (No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
comments: We are opposed to cottage lots, urban homes and corner stores in the
Western Traits area.
You may also send your written comments to the Planning and Development Review Department, P.O Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Walker E Rachael My Daviel I am in favor (Estoy de acuerdo) Address 4901 Tahoe Train Australia (No estoy de acuerdo) 78745

INFORMATION ON PUBLIC HEARINGS

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Small lot ammesty is acceptable. As for the rest, it seems to directly contradict the intent of the McMansion ordinance.

And if infill is desired, we still have plenty of room on Major corridors such as Lamar, South First, and South Congress for very high density development with faulous You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly ecological impact.

Name (please print) Margaret Marcum

| I am in favor (Estoy de acuerdo)

Address 4624 Philco Dr. 78745

(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments: I like in the westgate neighborhood Infill applies: Cottage lot, when home, see and corner stare.	ndary a partment
You may also send your written comments to the Planning and Develop Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly Name (please print) Sernard A Flusche Address 4600 Frontier Trail	I am in favor (Estoy de acuerdo) Tobject (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM	
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014	
Comments: I am opposed to cottage Urban homes, and corne	Lots,
Urban homes, and corne	r solbres

You may also send your written comments to the Planning and Develor Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly	ppment Review Department, P.O.
Name (please print) Ervest Zapata	☐ I am in favor
Name (please print) West Factor Address 4905 TahoeTr 78745	(Estoy de acuerdo)
	(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments: My wife and I strongly object to the games/
renoming of our neighborhood.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) BRAN + SUZANNE REYNOLOS I am in favor Address + 6/0 TEDAS TRAIL AVSIN 78745 I object
(No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Lobject To rezoning of the Berkeley Methodist Church

Ou Berkeley Ave. Filet C14-2014-00/9 Also object to rezoning

Of Cunninghing Elementary School- Bond went Secondary Apt

Special use.

You may also send your written comments to the Planning and Development Review Department, P.O.

Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Robin Matthews

| I am in favor (Estoy de acuerdo)

Address 6303 Berkelay Cove (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM
File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019 Planning Commission Hearing Date: Tuesday, March 25, 2014
Comments: I object to the Corner Store option.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly
Name (please print) Noma Meyer Address 17/4 Bussel Jane, Clustin, TX (Estoy de acuerdo) I object (No estoy de acuerdo)

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JOHN HARVEY WILLIAMS 4610 NEVADA PATH AUSTIN, TEXAS 78745

MARCH 20, 2014

PLANNING & DEVELOPMENT REVIEW NIEGHBORHOOD PLANNING CITY OF AUSTIN

ESTEEMED MEMBERS OF THE PLANNING COMMISSION.

YOU WILL FIND ATTACHED A SURVEY THAT I RECENTLY DID OF SIX BLOCKS ADJACENT TO MY STREET IN WESTGATE. 100% OF THE NEIGHBORS WHO ANSWERED THEIR DOOR WHEN I KNOCKED WERE OPPOSED TO THE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME. DUE THE SHORT AMOUNT OF TIME I HAD TO CONDUCT THIS SURVEY, I WAS ONLY ABLE TO COVER THE SIX BLOCKS NEAREST TO MY HOUSE ON NEVADA PATH. THERE ARE FOUR OTHER RESPONDENTS WHO DO NOT LIVE NEAR ME BUT THAT I ENCOUNTERED AT LAST NIGHTS NEIGHBORHOOD MEETING AT 5201 BUFFALO PASS. IN SHORT, BASED UPON MY SURVEY THE RESIDENTS OF WESTGATE ARE OPPOSED IN A LARGE MAJORITY TO THE THREE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME WHICH FORM A PART THE SOUTH AUSTIN NEIGHBORHOOD PLAN. I WOULD RESPECTFULLY REQUEST THAT YOU TAKE THIS INTO CONSIDERATION WHEN DETERMING WHAT INFILL OPTIONS YOU RECOMMEND TO THE CITY COUNCIL. DURING THE COURSE OF MY SURVEY I OBSERVED THAT EVERYONE I VISITED WITH ABOUT THESE OPTIONS WAS UNAWARE OF THEIR NATURE EVEN THOUGH THEY HAD RECEIVED THE PACKAGE THAT WAS SENT OUT APPROXIMATELY TEN DAYS AGO. AS YOU MAY KNOW, THIS COMMUNITY IS MADE UP OF MOSTLY VERY ELDERLY PEOPLE AND YOUNG PROFESSIONALS WHO ARE MOVING IN AS THE ORIGINAL OWNERS DEPART. DUE TO AGE OR OCCUPATION RESPONDENTS DID NOT HAVE SUFFICIENT TIME TO REVIEW THE EXCELLENT MATERIAL THAT YOU PROVIDED. THE NEIGHBORS WHO HAVE MOVED HERE RECENTLY HAVE DONE SO SPECIFICALLY BECAUSE OF THE NATURE OF THE NIEGHBORHOOD AS IT IS. AS A RESULT, OVER THE LAST FEW YEARS THE NEIGHBORHOOD HAS DRAMATICALLY IMPROVED DUE TO THE CAPITAL INVESTED BY NEW ONWERS IN THE EXCELLENT RENOVATIONS THEY HAVE MADE TO THESE UNIQUE 50S AND 60S RANCH STYLE HOMES. IT IS CLEAR FROM MY SURVEY THAT THE INFILL OPTIONS MENTIONED. ABOVE ARE NOT DESIRED BY THE MAJORITY OF THE NEIGHBORS IN WESTGATE AS, IF ADOPTED. THEY WOULD OPEN THE NEIGHBORHOOD TO DEVELOPMENT THE NATURE OF WHICH WOULD CHANGE THE CHARACTER OF OUR NEIGHBORHOOD TO EXACTLY WHAT WE ARE TRAYING TO AVOID.

THANK YOU FOR YOUR KIND ATTENTION

JOHN HARVEY MALLIAMS

I LIVE IN THE WESTGATE SECTION OF SOUTH AUSTIN COMBINED.

I OPPOSE THE	CORNER	COTTAGE	URBAN
	STORE	LOT	HOME
Heetor Rendon 4603 Nerada path	V	V.	
Pattore 4519 FRONTLER TR NILLIAM LANCASTER 4505 RIM ROCKBATH	V	V	~
NOLLYSTER 4505 RUM ROCKERATH			
WILL AND DEASON 4503 RIM ROCK PATH	/		
Trans Burkett 4501 Ren Rack Pall		ι	
Mandlamal 4504R) Albert Porth Owid And EW 4502 Frontier	5		
lessica Ruport 4504 Fronter TVI Anatio, TX 78743		V	
Robert Bevill 4508 Front ev TV Autu78745		V	L
reggy Fragier 4512 Frontia TX 28245			
· LaNeille Admill 4520 Frontie Trail 78749			
Jera Eduardo 4 23 Frantier			
JENNIFER SHULTS 4603 NEVADA PATH			
Linda Neiro 4603 Frontier TV		~	<u>. </u>
SUG Vann 408 Caches Lane	V.	-V	
NOAH EDELSTEIN 4608 CULTUS UN	V,		VI
Idin Scrossios 4607 Cactes Cn	1		
Amy Estes 4601 (actus Ln)			
BECKINES 9604 CACTUSIN!	V	V	
JOANN RAY 4602 CACTUSIN	V	V	
		V	
BOTA STALLULAR 4504 CACHES FAME	2		
LEROY ANDERSON 4502 CACTAS LN.	V ,		-
Man Syrica ZIOI CAMPLEON TEM			
Carly Roebuck 2105 Cimanon Trail	- V	✓	
der Musty 2109 CMARRIN M.		,	

I CIVE IN THE WESTGATE SECTION OF SOUTH AUSTIN COMBINED

	I OPPOSE THE	CORNER	COTTAINE	URBAN
	Λ	STORE	LOT	HOME
VICHACI. C	ETS Myling 2111 CIMPAPPON	TRL	/	
Joe McMena	MONOS 4607 Packsqu	ddle Pars V		
	-1800 On 2401 RE		<u></u>	4
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yer, well	Bky 2103 wir Oaks Ur.	Ca.lie	4	
E ANEW	May 5201 Buffalo Rass To	777		
7)	mina 4602 Arapance 18	18/95	2	
Com	lane 2305 Fair Oaks,	W1, 78745 V	ν	
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	×		-	

I live in the Westgute section of South Austin Combined

	I oppose the:	COMPER	Cottage	Urban
	Virginia Kemp 4603 Knowa	1	201	Home
	Pass Austin, 1x 78745	1		
2	SUSON BROWN 46 1 TES	A. C.	V	
4	Laura Rodicivez : Emmanuel Tede	1 1	/	
	4612 Tejas Trail	in V	10 A - Command State (1997)	
5,	MIKETRELLI RAUFMAN	V	1	
	4600 KIOWAPASS 78745			L
6.	Sim + Ellen Walker - 4601 Round	who V	~	V
0	WILLIAM PITCHER - 4604 ROWAY	R. V	4	<u></u>
3.	JOHN WILLIAMS Jongs	M		4
4	Me on Nevada Poth	~ /	V	Y
10.	Donya A. Com	أسسن		<i>c</i>
11,	William of Com	V		
	4 602 Nevada Path 18	8745		
12.	Donne Diba			
2	4604 nevodo Yalk 1814	51		
1	LYNN R. GOSTAFSON 182 - V300 SouthERN ORGS OF	5	1	C
	MARYANN ORR	-		
	2204 SOUTHERN OAKS DR 78745			1
. 1	Vargaret Roberts, & Ernest Sharpe	V		V
12	2202 Southern Oaks Dr. 7878	1	V	V .
. 4	Ene McFarlin + Kasia Barenska		10	0
	SZOL Fin Oak Path 78745			
G	INNIE TOWELL & P. BERRY DOVE	V	V	V
12	201 SOUTHERN CAKS DR 78745			0

I live in the Westgate section of South Austin Combined.

_	I oppose the:	Corner	Cot age	Home
18_			1	THO THE
	221 Southern Oaks DR AUSTIN 78745	V	1	V
17.	Susen Gaetz			1/
	202 Periwinkle Path Austin 78745		Andre Star a No. of the Star Star Star Star Star Star Star Star	
20.	Steven harte	L/		V
the boundary designed and annual policy and annual property of the dispression and	5202 Periwinde Path Austin Tx 78745			
21.	Kyla Page	V	V	L
2.4	5101 Perim Akle Patry MUSTIATX 78745			
22	JAMIE WISE			
23.	5701 PERLIVINKLE PAPA AVT NOOK		3/	-
# /·	Jesse Stockburger	\vee	V	
24	5203 Periwinkle Path Austin, 78245	- 8		The same of the sa
~ /	Anita GARCIA			
25.	2100 Village Way DR 78745 Mark and Lindser Davis			
	2206 Villese Way DV 18745	V	1	V
26.	B9 Cobyrson J.			
7.51	2204 Villago Day Dr.	ا ير		
	Quely 26 or 78745			
27	Michael & Fath 12 and			
	2200 VILLAY Way Dr Jasiw 1x 874			
	Austin 1x 804		-	
23	Austin 1x 874 HNN & Carl Becker			
	5,428 Fairmont Circe			
	Austin TV 78745			_
24	Tommye Von Roeder	/	V	V
	5420 Eair mont Circe			
	J420 Fairment Cire Lastin, TX 18745			
				1

I live in the Westg te section of South Austin Combine

I oppose the:	Corner	Coffage Lot	Home
25 SYlvin GAIAN 2303 Fair OAKS	V	1	4
26 Roy I Hamor	n	V	1
27 Laselle madonald 4	17-	6	1->
Tair colos	1		
18. Reagan Birt 2309 Fair DUKS Dr.	V		1
29, 2311 Fair Oake	0		
Luch of Oct Douses	v		
30. Jerry + Shirtey Fasel Garage 2307 Fair Oaks Drive Placement			
31. JOHN NUCKOLLS/LAURA COBO 5213 BUFFALO PASS			
32. Josephine Colaluca		v	
33 Chris Stevens 2310 Southern Oaks Dr.	V		1
34. Kelly Doggett	annihadindir varaneed uddienniquidrihadis qolgandi qo		Printed
20 FAIC DALIC DC.	V	V	V
35- Sally Hahn 5208 Buffalo Pass 36. Amy Campney			
5406 Fairmont Circle		# 4 changes frankrings yellowsking grows. Proposedies	V
1709 St albane Blud 78745	-	V	
38 J. Rolla Mocked Buffit 10 145 78745			
39 MichAL BARNES 2200 Village Way DR78745	1 1	1	
			3

I	live	inthe	Westgate	section	NA
5	with	Austin	Combined		01
	3.4. L.L.		CUMINITIES.		

	I of pose the:	Corner	Cottage	HOME
40.	I of pose the: PATRICIC HEAVEY 5201 BUFFAW PASS LISTERIEU FRONT BUFFAW PASS Jacob Cotto un		V	1
	5201 BUFFALL PASS			
41	Listealing			
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ナス	Jacob Cotto u			and the sea of appropriate sea o
	5430 Farmer Cir			politica de es partir de las
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