

Dear City Officials,

I represent the Home Owners Association for The Shore Condominium Association, INC (Shore HOA) located at 603 Davis Street in the Rainey Neighborhood, District 9. We are writing to you to express our opposition to the removal of the restrictive covenant (see case number above) that's been in place for nearly thirty years on the site of the Town Lake Villas Townhomes (Villas.)

The owners of the Villas are seeking to have that covenant removed in order to proceed with a sale of the property to the Sutton Development Company. Sutton has informed us that they intend to proceed with the construction of TWO 48+ story mixed use towers on the site. If the covenant is not removed, they've said they will proceed with multiple office towers and a possible hotel on the site which do not require any changes to the restrictive covenant.

The Shore HOA does not oppose development, in general. However, this specific proposal combined with the removal of the covenant is not in the best interests of our owners or the citizens of Austin for several reasons:

1. Austin rightfully takes great pride in its river, the area surrounding the river and the preservation of green space in the downtown area. As they exist today, the Villas do not adversely impact any of these interests. However, the construction of such massive buildings as proposed by Sutton, at the confluence of Lady Bird Lake and Waller Creek, would permanently and irreparably harm this area of Austin.

The proposed tower(s) would destroy the views of Austin enjoyed by many residents and visitors, whether biking/hiking the Town Lake Trail or paddling on the river. It would block sunlight from adjacent properties and pool decks. It would lead to the removal of many trees and native plants that serve as homes to osprey, egrets, tanagers, cardinals, finch, chimney swifts and other species.

The Rainey Neighborhood has grown in popularity due to the uniqueness of its location, structures and mix of entertainment many of which are located in low rise homes similar to the Villas. If it is to become nothing more than a concrete canyon, the charm will be lost and visitors may go elsewhere.

Furthermore, the City has never authorized such a massive development on the edge of the river with virtually no set-back. If the proposal goes forward, it could establish a harmful precedent as it relates to future development along the riverfront.

2. The Rainey Neighborhood is accessed by only two streets with Red River being the most important. The other access is via Holly Street. As the neighborhood has grown, road congestion has become a serious problem, as it is in much of Austin. On busy weekend nights, it can take nearly half an hour to travel from Cesar Chavez to the Shore Condo, which is a distance of only three blocks.

While traffic congestion is frustrating to everyone, it's a serious safety concern for the Shore Condo residents and others in the Rainey neighborhood. In the event of a fire or medical emergency, seconds may mean the difference between life and death. It's frightening to think of what could happen while first responders are prevented from reaching their destination. With the narrow roads in the neighborhood, lights and sirens won't help emergency vehicles get through the traffic snarl. The addition of the development proposed by Sutton will only exacerbate an already untenable situation. We know you have been working to address this very issue and this pending development does nothing to help. The congestion and traffic issues are well documented by the Rainey Neighbors Association close work with Kathy Tovo.

3. Development should be part of a comprehensive plan. The Rainey Neighborhood currently combines a mix of residential properties that range from low-rise structures like the Villas and Millennium, to

moderate high-rises like the Sky House and Shore. But none of these properties infringe on one another. Rather they work in conjunction to maximize access to sunlight and views. The addition of properties proposed by Sutton would destroy that harmony and be out of balance with the rest of the neighborhood.

None of Austin's largest high-rises, such as the Austonian, Ashton, W, or Four Seasons residence were constructed on the banks of the river. But that's exactly what will occur if the restrictive covenant on the Villas property is removed. The Imagine Austin Plan as well as the Waller Creek District of the Downtown Austin Plan states goals of diversity, creativity and affordability by providing a mix of uses however building another high rise premium priced condominium in a congested area that already contains 3 such structures accomplishes none of these goals.

For the above stated reasons, the Shore HOA respectfully requests Planning and Zoning oppose the removal of the restrictive covenant currently in place on the Town Lake Villas property.

We appreciate your time and support in this matter,

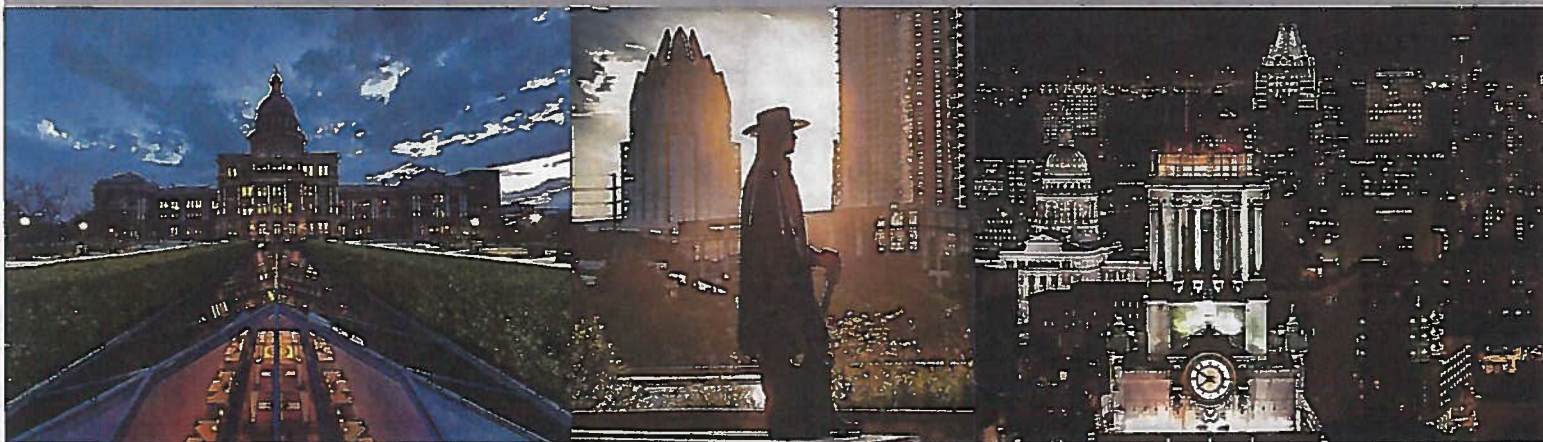
Best Regards

Landon Turner, General Manager
Somerset Association Management
The Shore
603 Davis Street



Waller Creek Development Site

AUSTIN, TX



Presented by:



Rhoades, Wendy

From: Katie Fillmore <[REDACTED]>
Sent: Thursday, September 08, 2016 12:57 PM
To: Rhoades, Wendy
Subject: Plans for the Villas site
Attachments: IMG_1186.JPG; ATT00001.txt; IMG_1188.JPG; ATT00002.txt; FullSizeRender.jpg; ATT00003.txt; image1.JPG; ATT00004.txt

Ms. Rhoades,

Per our phone conversation, I'm sending pictures of the plans for the Villas redevelopment. The blue area is what the Sutton Company plans to build on the Villas site, and the green area is what The Sutton Company plans for the other sites it owns along Waller Creek.

As I mentioned on the phone, the plans misrepresent the roadways. In the third picture I used a sticky note to point out that what they labeled as "Red River Street" is actually a private drive owned by the Shore and Hotel Van Zandt. It is not large enough to accommodate traffic currently, much less when they are building and have built a high rise with around 1000 additional units.

DAVIS STREET

HOTEL VAN ZANDT
TOWER
16 STORY

RESIDENTIAL
TOWER
22 STORY

RED RIVER STREET

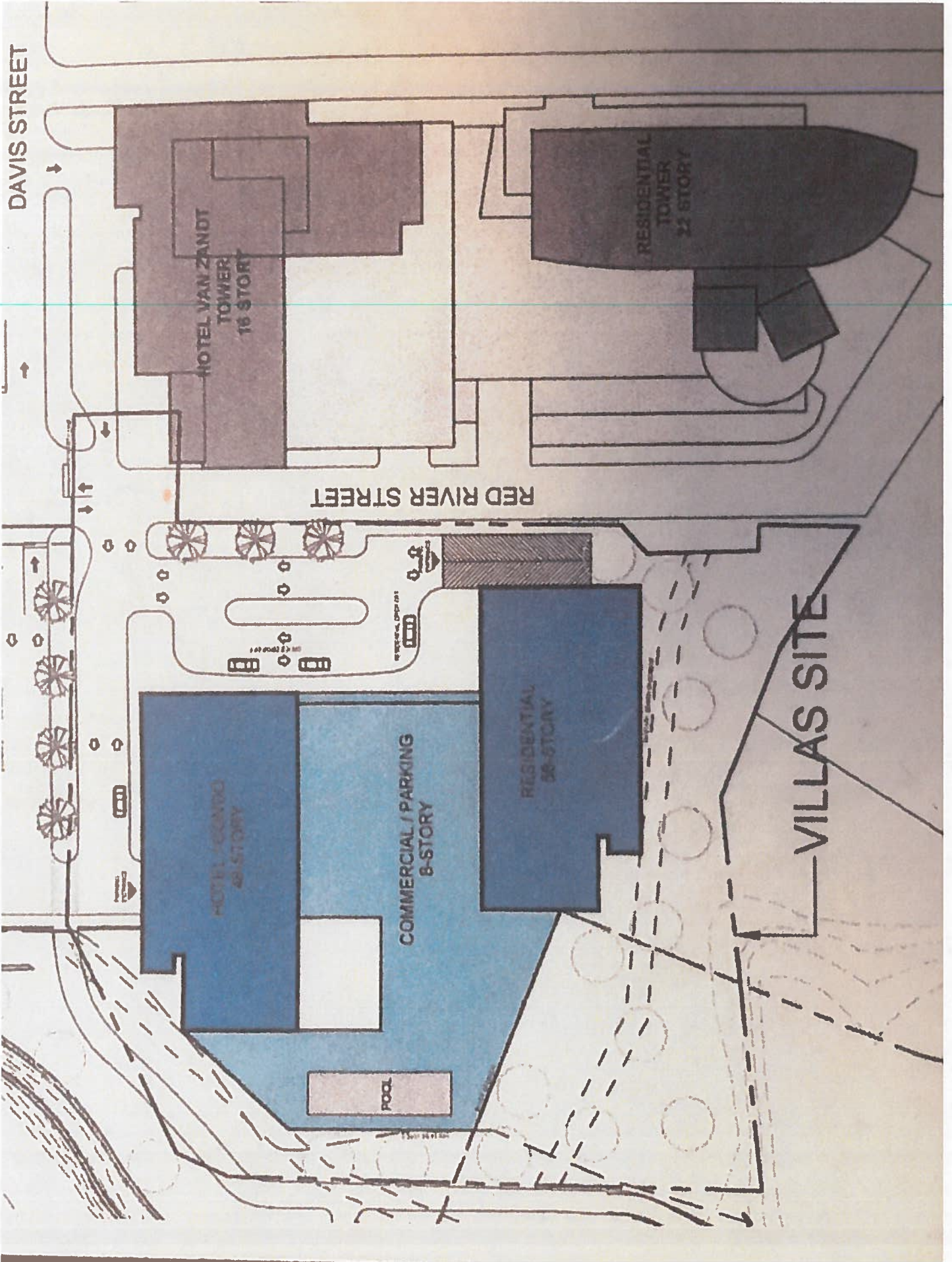
HOTEL / CONDO
40 STORY

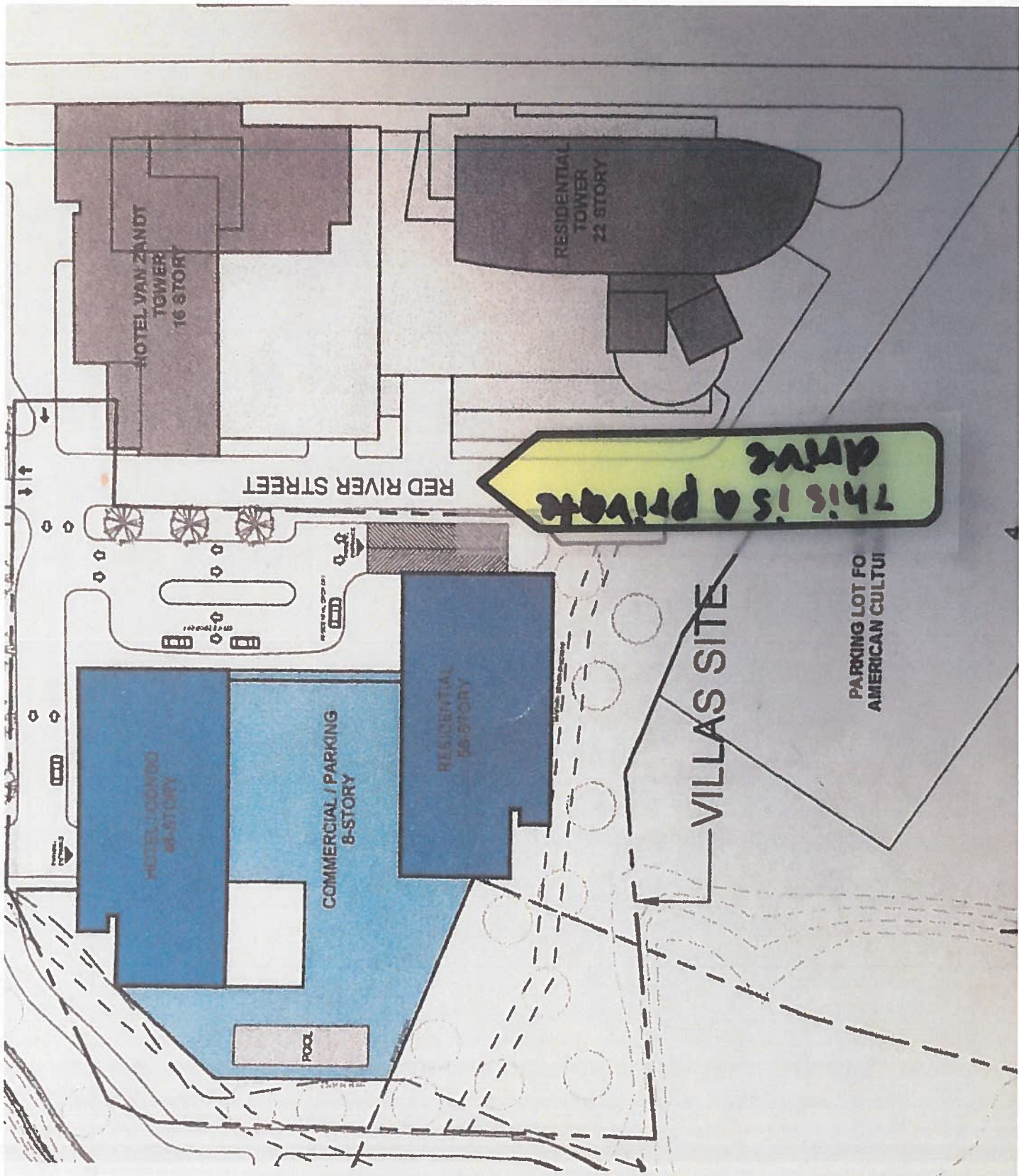
COMMERCIAL / PARKING
8 STORY

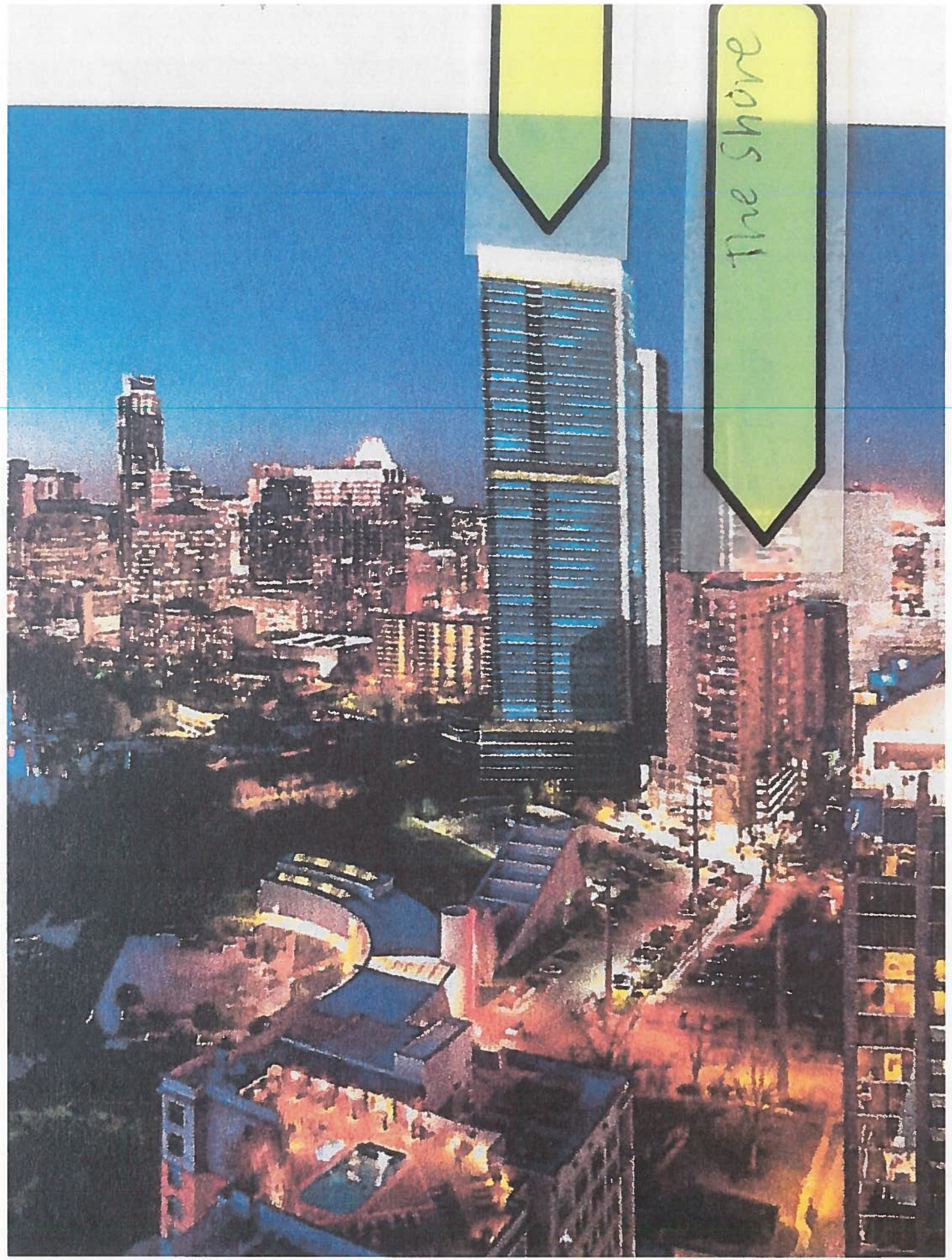
RESIDENTIAL
50 STORY

POOL

VILLAS SITE







The shore

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

TERRY W. HAMANN

Your Name (please print)

603 DAVIS ST #604

AUSTIN, TX 78701

Your address(es) affected by this application

Jerry W. Hamann

Signature

Date

7/18/2016

Daytime Telephone: (512) 327-7356

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Landon K. Turner
Your Name (please print)

603 Davis Street
Your address(es) affected by this application

Jan 22 2016
Date

7/18/16
Date

Signature

Daytime Telephone: 512-473-8600

Comments: Removal of this covenant facilitates the construction of a multi-tower development which will create traffic and pedestrian congestion which our streets cannot handle. Shadowing affects on local park areas and surrounding buildings should also be considered.

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

F. OLIFTON STEED

Your Name (please print)

603 DAVIS ST. #1004- AUSTIN TX

Your address(es) affected by this application **78701**

Signature **J. Olifton Steed**

Date **July 18, 2016**

Daytime Telephone: **512-694-6652**

Comments:

☐ I am in favor
☒ I object

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

MICHAEL ADGER
Your Name (please print)

603 DAVIS STREET #111
Your address(es) affected by this application

☒ I am in favor
☐ I object

Michael Adger
Signature

7-19-2016
Date

Daytime Telephone: 512-828-2525

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Melissa Anger
Your Name (please print)

603 DAVIS ST. #1411 78701
Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature]
Signature

7-19-2016
Date

Daytime Telephone: 512-828-2584

Comments:

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

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Kevin Michael Jensen

Your Name (please print)

603 Davis St Apt 209, Austin, TX 78701

Your address(es) affected by this application

[Signature]

Signature

(919) 810-6937

Daytime Telephone:

Too busy already 8/22

Comments:

07-20-16

Date

☐ I am in favor
☒ I object

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Patricia A. Steed

Your Name (please print)

Austin, TX

603 Davis St. #1004, 78701

Your address(es) affected by this application

Patricia A. Steed

Signature

July 18, 2016

Date

Daytime Telephone: 512 346 4255

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-79-065(RCT)

Persona designada: Wendy Rhoades , 512-974-7719

Audiencia Publica: Jul 26, 2016, Planning Commission

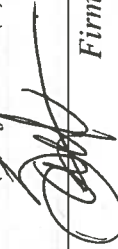
Aug 11, 2016, City Council

Samuel Schmidt

Su nombre (en letra de molde)

603 DAVIS # 902 Austin 78701

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



Firma

Fecha

Daytime Telephone: 512 632 9558

Comments: Rainey district is already a traffic nightmare.

With two huge new ongoing projects

traffic will become impossible.

A third major project will make life

difficult and will create an emergency

situation.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Gino Troy
Your Name (please print)

603 DAVIS ST. Unit 2103, Austin

Your address(es) affected by this application

Gino Troy

Signature

7/17/16

Date

Daytime Telephone: 512-934-8872

Comments: I totally object to this request to terminate a critical and important restrictive covenant that limits the number of dwelling units that may be developed in this small piece of property that abuts the Waller Creek. There is an important reason established early on to limit development on this lot and it still remains not to mention even more critical,

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Wendy Rhoades
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Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Your Name (please print)

URBAN DAE
603 Davis # 2101

Your address(es) affected by this application

W. Davis

☐ I am in favor
☒ I object

T 06/26/16

Signature

26-269-8409

Date

Daytime Telephone:

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Wendy Garcia-Kelson
Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS ST #2011

Your address(es) affected by this application Austin, TX 78701

7/18/16
Date

Signature
Daytime Telephone: 505-991-7032

Comments: THIS ZONING CHANGE, IF IMPLEMENTED, WOULD SEVERELY AFFECT AN AREA THAT HAS NARROW, TIGHT ACCESS ALREADY. THE VEHICLE & PEDESTRIAN TRAFFIC IS WELL OVER SAFETY. PEOPLE ARE ALREADY WALKING IN THE STREET. IT'S VERY DANGEROUS NOW, HOW WILL ANY EMERGENCY ACCESS OR BE POSSIBLE? PEOPLE WHOSE HOMES ARE THERE NOW WOULD BE HORRIBLY EFFECTED IF THIS ZONING CHANGE GOES THROUGH.

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Ted Glassman

Your Name (please print)

603 Davis St. #1203

Your address(es) affected by this application

WV

7.18.16

Signature

Daytime Telephone: 917.406.3064

Date

☐ I am in favor
☒ I object

Comments:

Many of us bought homes here w.H the belief the City would honor this Covenant. We believed our views and property values would not be compromised because of this Covenant. When word gets around that the City will breach contracts to benefit the highest bidders, future investors will be discouraged. They will realize agreements are temporary in this city. They will invest elsewhere, someplace where contracts matter. If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

The hundreds of owners in my building will make sure Council members who allow this Covenant to be violated will not be re-elected.

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Jessica Daniel

Your Name (please print)

603 Davis St. #1609 Austin, TX 78701

Your address(es) affected by this application

Jessica Daniel

Signature

7/19/16

Date

Daytime Telephone: 512-970-0045

Comments: Not only will it effect my property value and view from our pool it is abolishing one of the only pieces of charm left in my neighborhood. Having another gaudy high rise and endless construction will make our neighborhood unbearable. As a born and raised Austinite it disturbs me greatly to see my city constantly stripped of charming places like the Villas of Town Lake.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Donna R and Robert E. Hollingsworth
Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS STREET, APT #1303

Your address(es) affected by this application

Donna R. Hollingsworth 7/10/2016
Signature Date

Daytime Telephone: 512 705-2387

Comments: The folder information for this

request indicates that NO TRAFFIC IMPACT

ANALYSIS IS REQUIRED. RED RIVER STREET IS

already a restricted access corridor (no left

turn onto RED RIVER from westbound Cesar

Chavez). Increasing the density of single family

homes in combination with proposed commercial

properties will create incredible traffic issues

that will spill over to all adjacent streets.

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City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Debbie Ful
Your Name (please print)

603 Davis St #1909 Austin TX

Your address(es) affected by this application 78701

7/18/2016

Date

Signature

Daytime Telephone: 512-796-9738

Comments: I object to the removal of this restrictive covenant based on the lack of ingress and egress options to and from the surrounding properties and homes. A valid and comprehensive Traffic Impact Assessment should be presented prior to development. This should include 2 end streets being resolved.

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City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JUSTIN BECKER

Your Name (please print)

603 Davis St #607, Austin, TX 78701

Your address(es) affected by this application

[Signature]

Signature

7/19/16

Date

Daytime Telephone: 214-417-2867

Comments:

THE NEIGHBORHOOD IS ALREADY TOO CONGESTED. THE INFRASTRUCTURE CANNOT HANDLE ANY MORE TRAFFIC. THERE WILL BE SAFETY ISSUES BOTH FOR CARS & PEDESTRIANS. THIS WILL ALSO NEGATIVELY IMPACT MY PROPERTY VALUE.

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Nicole M Martinec
Your Name (please print)

Austin TX

603 Davis St. Unit 1304 78701

Your address(es) affected by this application

Nicole M Martinec
Signature

7-18-16

Date

Daytime Telephone: 617-501-7174

Comments: I object to the termination of the restrictive covenant limiting the number of dwelling units that may be developed on the subject tract

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Sean Shannon Hamann
 Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St. Hwy, Austin TX 78701
 Your address(es) affected by this application

Sean Shannon Hamann July 19, 2016
 Signature Date

Daytime Telephone: 512-327-7356, 512-173-7356

Comments: Too much density, reduced view, reduced property value, traffic congestion, shadow effect on all sides of my property.

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

J. DARRON GROSS

Your Name (please print)

603 DAVIS ST. #1503

Your address(es) affected by this application

2/19/16
Date

Signature

Daytime Telephone: *512 423 1159*

Comments:

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Stephen Ratke

Your Name (please print)

603 Davis St., #605, Austin, TX 78701

Your address(es) affected by this application

Stephen Ratke

Signature

7/19/16

Date

Daytime Telephone: *605-215-9993*

Comments:

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Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Your Name (please print)
Toshua Freda

603 Davis St #1609

Your address(es) affected by this application

Signature
[Signature]

Date

7/19/16

Daytime Telephone: _____

Comments: _____

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Chris Cilino

Your Name (please print)

603 Davis St #706

Your address(es) affected by this application

Chris

Signature

Daytime Telephone: *512 589 9178*

Date

7/18/2016

☐ I am in favor
☒ I object

Comments: *The traffic situation is already intolerable, I object to future plans to bring more traffic to the area. Also this construction would obstruct our view.*

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

JUDE FITZGERALD / CAROLINE KRITH

Your Name (please print)

603 DRAKE ST. #1102 AUSTIN, TX 78701

Your address(es) affected by this application

 Jude Fitzgerald

Signature

7/18/16

Date

Daytime Telephone: 512 373 0260

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Your Name (please print)

URFAN DAR

☐ I am in favor
☒ I object

603 Davis # 2101

Your address(es) affected by this application

W. Dar

Signature

Date

Daytime Telephone: 210-269-8409

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Lauren Garapedian
Your Name (please print)

603 Davis Street, #1203

Your address(es) affected by this application Austin, TX 78701

Lauren Garapedian
Signature

7/18/16
Date

Daytime Telephone: 512-243-5372

Comments:

There was a restrictive covenant already in place for 80 Red River St. when I purchased my home at 603 Davis St. several years ago. For multiple reasons I believe it is extremely important for this restrictive covenant to be upheld, and that terminating it would be in direct opposition to the needs of the many residents already living in this neighborhood. The area already seems extremely overcrowded as a result of the significant increase in businesses and population during the past few years, the infrastructure in the neighborhood has not seemed able to keep pace with the rapidly expanding population, and there are already horrendous traffic problems. Terminating the existing restrictive covenant likely would only serve to make these already significant problems even worse. Thank you for your thoughtful attention to this matter and for considering the needs of the many residents who already live in this neighborhood.

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City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ object

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

COLEEN O'FARRELL

Your Name (please print)

603 DAVIS ST. # 1205

Your address(es) affected by this application AUSTIN, TX 78701

Wendy Rhoades

Signature

Date

7.18.16

Daytime Telephone: 512.426.6789

Comments: I OBJECT.

☐ I am in favor
☒ I object

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City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

MARK EBEL

Your Name (please print)

601 DAVIS ST.

Your address(es) affected by this application

Myself

Signature

Date

7-19-16

Daytime Telephone: 512-658-3063

Comments:

Proposed project is too large for Lot.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Rajiv Bala
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St #1502 Austin TX 78701
Your address(es) affected by this application

[Signature] 7/19/16
Signature Date

Daytime Telephone: 512.992-8588

Comments: Traffic issues and congestion
are my biggest concerns

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

JEFFREY GALL

Your Name (please print)

603 DAVIS ST #704, AUSTIN TX

Your address(es) affected by this application

78701

[Signature]

Signature

Date

21 JULY 2016

Daytime Telephone: *240-529-4376*

Comments:

*TRAFFIC, DENIED, SHADOWING ISSUES
 will negatively impact us if
 covenant is terminated.*

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

SUZETTE QUALLEY

Your Name (please print)

603 DAVIS ST #704

Your address(es) affected by this application AUSTIN, TX 78701

Jeff Davis signing under verbal

direction & authority of 21 JULY 2016

Signature

Date

Daytime Telephone: 703-597-2524

Comments:

Traffic Density, Shadowing issues
will negatively impact us if court-est is
permitted.

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Debra Howard

Your Name (please print)

603 DAVIS ST # 1911, AUSTIN, TX 78701

Your address(es) affected by this application

Debra O. Howard

Signature

7/18/16

Date

Daytime Telephone: 514 909-4415

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Tosha Crum

Your Name (please print)

603 Davis st. #2003, Austin Tx 78701

Your address(es) affected by this application

[Signature]

Signature

7/21/16

Date

Daytime Telephone: *512-981-8885*

Comments: *A large tower development that close to the town lake hike and bike trail would harm this precious green space. We need to preserve the best parts of our city.*

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RC1)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

John Swift Madelyn Swift
 Your Name (please print)

☐ I am in favor
☒ I object

1811 603 Davis Street 78704
 Your address(es) affected by this application

M Swift
 Signature

July 20 16
 Date

Daytime Telephone: 705 788 9164

Comments:

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Hun W. Cho

Your Name (please print)

603 Davis St. # 810 Austin

Your address(es) affected by this application 78701

Hun W. Cho

Signature

7/18/16

Date

Daytime Telephone: (210) 388-2275

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

JAVIER NAVA

Your Name (please print)

603 DAVIS ST 2015

Your address(es) affected by this application

[Signature]

Signature

7-26-16

Date

Daytime Telephone:

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Connie Forrier

Your Name (please print)

603 Davis St #1106 Austin

Your address(es) affected by this application

7/19/16 Date

Signature

Daytime Telephone: 972-978-5880

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Brookie Stapleton

Your Name (please print)

603 Davis St
1701

☐ I am in favor
☒ I object

Your address(es) affected by this application

Public Stapleton

7-19-16

Date

Signature

Daytime Telephone: 668 971 6628

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Ladan Vatani D.D.S.
Your Name (please print)

603 Davis St. Unit #1711
Austin TX 78701
Your address(es) affected by this application

J. Oleta
Signature

7.19.16
Date

Daytime Telephone: (512) 961-9861

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

VENKATESH SREEKANTAN

Your Name (please print)

603 DAVIS ST #909

Your address(es) affected by this application

[Signature]

Signature

07/19/16

Date

Daytime Telephone: (512) 284-1232

Comments:

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

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Duke Nguyen
Your Name (please print)

603 Davis St., Austin Tx 78701

Your address(es) affected by this application

7/18/16

Date

Signature

Daytime Telephone: 361-676-4670

Comments: Traffic, congestion. I don't believe the neighborhood stream currently handle anything larger than what is currently there.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Your Name (please print) Stephanie Cawthon

☐ I am in favor
☒ I object

603 Davis St # 2009

Your address(es) affected by this application

[Signature] 7/19/16
Signature Date

Daytime Telephone: 512-740-1076

Comments: the neighborhood cannot
sustain more intensive
development than has
already occurred and is
occurring in the last few
years. Current construction
is in balance to the design
let. Removing or changing the
zoning goes against future
designs.

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

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Your Name (please print)

URFAN DAR

☐ I am in favor
☒ I object

603 Davis # 2101

Your address(es) affected by this application

7 OBJECT

Signature

W. Dar

Date

Daytime Telephone: 260-269-8409

Comments:

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

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 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Roger Cannan

Your Name (please print)

603 Davis St. #1501, Austin, TX 78701

Your address(es) affected by this application

7/19/16

Date

Signature

512 784 6009

Daytime Telephone:

Comments:

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

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 Planning & Zoning Department
 Wendy Rhoades
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 Austin, TX 78767-8810

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Public Hearing: Jul 26, 2016, Planning Commission

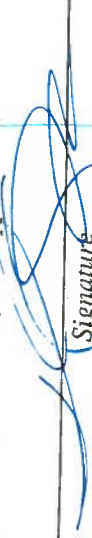
Aug 11, 2016, City Council

IAN STONINGTON

Your Name (please print)

603 DAVIS ST #2105 ATX

Your address(es) affected by this application



Signature

7/18/16

Date

Daytime Telephone: 512-576-1824

Comments:

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

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Dr. W. Schussler

Wendy Rhoades

603 Davis St #1402

Wendy Rhoades

Wendy Rhoades

Signature

Date

Daytime Telephone: 817 368 5444

Comments:

I feel that this project will increase the already overcrowded density of our community to unsustainable proportions. This massive growth will alter irrevocably the character of our downtown community. Furthermore, the already bad congestion will be worsened regarding traffic

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City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Jose Villarreal

Your Name (please print)

603 Davis St, Austin TX 78701

Your address(es) affected by this application #191D

[Signature]

Signature

7/26/16

Date

Daytime Telephone: 512-694-7061

Comments: Property was purchased on the assumption that the restrictive covenant where the Villas of Townlake exists would be terminated. Termination of restrictive covenant damages overall environmental and ecological aspects of lake and waller creek conservancy.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

John Curtis

Your Name (please print)

603 DAVIS

Your address(es) affected by this application

John Curtis

Signature

7/19/16

Date

Daytime Telephone: 830-693-6896

Comments: No change should be allowed
that increases density in the area.
Traffic is very bad now with limited
access to the area. Only 3 ways into
Rainey Area which clog on weekends
and with pedestrians at Van Zandt Hotel.
This is a health and safety hazard now.
Increased density will make it worse.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Robert Ambrosino

Your Name (please print)

603 Davis St. # 2001

Your address(es) affected by this application

Robert Ambrosino

Signature

☐ I am in favor
☒ Object

7/19/16
Date

Daytime Telephone: (210) 268-9043

Comments: Not sustainable. Will have serious traffic jams (including gridlock) at Cesar Chavez, Red River + I-35. Danger to thousands of people who frequent hike + bike trail + Rainey St. entertainment district (pedestrian accidents fatalities, problems with getting emergency vehicles in front of area, problems with evacuating residents in emergencies, decreased quality of life for everyone people moving out of Austin entirely (loss of tax base). Need formal master plan

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Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

before any more permits for high-density bldgs. are approved. Let's keep Austin livable!

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

JASWINDER S AWILA

Your Name (please print)

☐ I am in favor
☒ I object

2405 WESTOVER RD. AUSTIN

Your address(es) affected by this application TX 78703

J.S. Awila

Signature

7/18/16

Date

Daytime Telephone: 940-841-4868

Comments:

1) Impact of traffic in around
Red River / Rainey - already crowded
& busy area.

2) Keep Low Zoning - put more
trees and green areas for residents
to enjoy instead of creating
more 'concrete' jungles.

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City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Anna Jobe

Your Name (please print)

Austin, TX 78701

☐ I am in favor
☒ I object

Your address(es) affected by this application

603 Davis St. # 703

Signature

Date

Daytime Telephone:

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

JENS STEINBOER

Your Name (please print)

603 DAVIS ST # 712 & # 2108

Your address(es) affected by this application

Jens Steinboer

Signature

07/20/2016

Date

Daytime Telephone: _____

Comments: _____

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 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Anita O'Mara

Your Name (please print)

*603 Davis St. #1902
Austin, TX 78701*

Your address(es) affected by this application

Anita O'Mara

Signature

7/20/16

Date

Daytime Telephone: 512-243-5296

Comments:

*Owner of units #711 + #1902
of Shore Condominiums.*

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 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print) Eve R. French

603 Davis St. #1408

Your address(es) affected by this application

E. French

Signature

7/19/2016

Date

Daytime Telephone: 512 507 5773

Comments: THE SHORE CONDOS

REF!

PROPOSED LOCATION: 80 RED RIVER ST

OWNER: VILLAS DE TOWNHOMES

APPLICANT: CONSORT, INC. BEN TURNER

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

ROLAND E SLEDGE

Your Name (please print)

603 DAVIS, UNIT 1105

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 713-775-9166

Date

7/19/16

Comments: Ms Rhoades

What is different since 1979 except downtown

Austin is more congested than it was then

and real estate developers are building towers

on every square inch although Austin is without

adequate mass transit to handle the downtown

growth. My building, the spores, shouldn't

have been allowed to be built as well. I

appreciate your consideration of this matter.

[Signature]

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

CHRIS LEWIS

Your Name (please print)

603 Davis St #1610 Austin TX

Your address(es) affected by this application

[Signature]

Signature

18 JUL 16

Date

Daytime Telephone: *707-696-4972*

Comments:

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810