

# EXHIBIT F

DATE of SUBMISSION:



## Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____ Property Name or LHD: _____ Contributing/Non-contributing <input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____    FEE PAID: \$ _____ <hr/> HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: 603 W. 8th Street - Gilfillan House	
Scope of Work	
Exterior restoration and interior rehabilitation of the historic house and construction of a new office building on the site. <i>See attached Scope of Work</i>	
Applicant	
Name: Tere O'Connell, O'Connell Architecture LLC	
Address: 1405 W. 10th Street	
City/Zip: Austin, Texas 78703	
Phone: 512/751-1374	
Email: tere@ocpreservation.com	
Owner	
Name: 2015 Eureka Gilfillan LP	
Address: 3001 Knox Street, Suite 400	
City/Zip: Dallas, Texas 75205	
Phone: 214/363-2628	
Email: mrogers972@gmail.com	
Architect or Contractor Information	
Company: Thomas Phifer & Partners LLP, Architect	
Address: 180 Varick St., #1110	
City/Zip: New York, NY 10014	
Phone: 212/337-0334	

Owner's Signature  
 2015 EUREKA G. GILFILLAN LP
 

 6/30/14  
 Date
 


 Applicant's Signature  
 Tere O'Connell
 

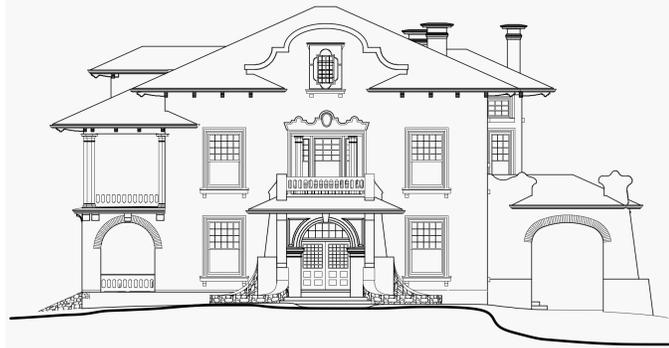
 6/30/14  
 Date

## W. L. Gilfillan House, Austin Landmark

603 W. 8<sup>th</sup> Street, at Nueces

Application for Certificate of Appropriateness

Presentation Date: July 11, 2016



## History

The Gilfillan House was designed by prominent and prolific architect Charles H. Page in the Prairie School style. It was constructed in 1905 for William Lambert Gilfillan, his wife, and two children. Gilfillan was a furniture store owner from Franklin, Pennsylvania, and a descendant of a banking family. The family moved to Austin in the late 1880s where he became one of the founders of Austin National Bank, opened a furniture store, and sold property insurance. They lived at 8<sup>th</sup> and Rio Grande prior to the construction of this home. See the attached National Register nomination for a very complete description of the architecture of the home and family history.

The Travis County Appraisal District identifies the property as having 7,742 SF of living space, in addition to several porches and terraces. Although historic Sanborn maps from 1935-1971 show several outbuildings lining the south property line, these structures were removed prior to 1980. In fact, the National Register nomination of 1980 reveals that one of these earlier structures was a stone and plaster carriage house with living quarters above.



Figure 1 - Sanborn Map from 1935 showing the Gilfillan home and outbuildings, outlined with a red box.

W. L. Gilfillan House, Austin Landmark

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As early as 1906 the home was featured in a souvenir book of Austin public architecture, businesses, and grand residences.

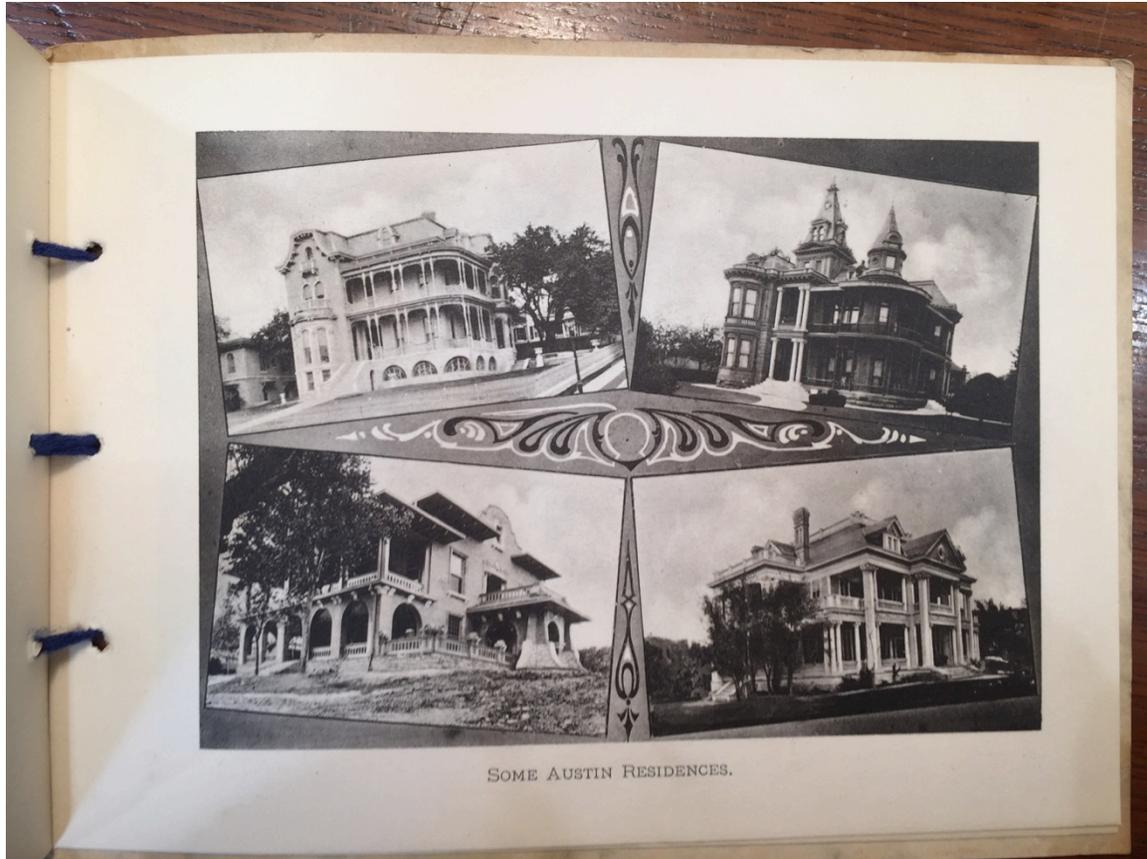


Figure 2 - The newly constructed Gilfillan Home is featured at the bottom left of this singular page of Austin homes in "Souvenir of Austin", 1906. Image courtesy of the Austin History Center.

It was again featured in a similar publication, "Austin Texas - City of the Violet Crown," in 1917. Gilfillan sold the home in 1924 to state employee Charles Mayfield. The 1935 Sanborn map shows the house and three outbuildings lining the alley along the south property line. (Fig 1)

Swedish-born mason Julius G. Knape acquired the property in 1937. His son served under Patton in WWII, and was Missing in Action for a period of time. He died in 1947, and is buried in a family plot in Oakwood Cemetery.

By 1961, the house had been converted to apartments, as evidenced by the Sanborn Map of that year. Several outbuildings remained along the south property line, immediately adjacent to the alley.

By 1975, the house had fallen in to disrepair. Local artist and property owner Anne Cofrin Baldeschwiler undertook repairs in 1979-1980, resulting in a much-celebrated restoration.

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*Figure 3 - Restoration underway in 1979. Flory, Linda C. [Gilfillan House, (Northwest oblique)], Photograph, December 1979; (<http://texashistory.unt.edu/ark:/67531/metaph675181/> : accessed February 23, 2016), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Texas Historical Commission, Austin, Texas.*

The house was designated a Recorded Texas Historic Landmark, National Register, and Austin Landmark in 1980-1981. The Texas Historical Commission, Texas Historical Foundation, and Heritage Society of Austin hosted events at the house, and the completed restoration received an award from the Heritage Society in 1981.

The house was designated an Austin Landmark in 1980 under several criteria, including

- It's associations with architect C.H. Page, businessman William L. Gilfillan, and mason Julius Knape, architect and owners who exemplify the economic and social heritage of the City.
- Stylistic elements that embody architectural design, detail, materials or craftsmanship which represent a significant architectural innovation
- It's proximity to the Bremond Block, Boardman House, Sampson House, and others, contributing value to the neighborhood, community, and city, and
- It's value as an aspect of community sentiment and public pride.

Attorneys John C. and Doyle Kuhn acquired the property in 1992 and operated a law firm within the house until 2015.

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The new owners, 2015 Austin Gilfillan LP, plans to develop the property as a collaborative office space for downtown Austin. Their plans include exterior restoration of the historic house, interior rehabilitation for commercial office use, and the construction of new, flexible office space flanking the south and west side of the property. The historic house will be used for conference and meeting rooms and other support services for the collaborative office environment.



*Figure 4 - The Gilfillan House, North Elevation*

### Restoration

The intent of the proposed project includes the restoration the exterior of the historic Gilfillan House, taking care to protect and preserve historic character-defining features while bringing back historic details that have been lost over the years. Work will include masonry restoration, window restoration and conservation and repair of the wood railings and deep overhanging eaves and brackets. The existing wood porch floor is extremely deteriorated and requires replacement in kind. Exterior lighting will be restored where historic fixtures remain, and historically appropriate fixtures will be installed at the porches to replace modern fixtures.



*Figure 5 - Wood windows and cast stone sills will be restored.*



*Figure 6 - Deteriorated wood floors will be replaced; paint color will match historic.*



*Figure 7 - Exposed conduit will be concealed, floors will be replaced, and additional masonry cleaning and conservation will be performed at the second floor porch*

Some modern alterations will be addressed in the restoration, including removal and subsequent concealment of exposed electrical conduit and continued work on areas of second floor masonry that had been painted years ago when the porch was converted to office space. A modern exterior door at the second floor gallery will be replaced with a historically appropriate door. Modern enclosure of the second floor porch of the kitchen addition will be re-opened, restoring this original feature and creating a visual connection between the historic building and the new

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office space to the south. The code-required existing modern guard rails at the second floor gallery will be refinished or replaced to be as unobtrusive as possible.



*Figure 8 - Existing roof systems over the porte cochère and main house.*

The existing roof is a mix of asphalt shingles and concrete tiles believed to date to the 1980 restoration. At some point in the past the asphalt shingles were coated with a spray urethane foam and white spray topcoat that was over-sprayed on to the adjacent brick walls. While the roof does not appear to have any active leaks, the owner wishes to replace the roof as part of this larger construction project if funding permits. Options for roof replacement include new concrete tiles to match those currently found on the porte cochère and front porch, or clay tile to match the historic roof system that was still in place in a photograph dating to 1975.



*Figure 9 - a cropped view of the Gilfillan House from 1906, showing the original terrace rail, removed prior to 1975.*

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If possible, the railing at the perimeter of the original terrace will be reconstructed as well. This rail was constructed of brick piers with Mission-styled caps, with wood railings and sawn balusters spanning between.

The stairs leading to the porches and several of the door thresholds are in a serious state of deterioration. This work will include replacement of stone steps where needed to provide safe access.

A historic paint analysis will be performed to determine the original paint scheme. New exterior paint colors will either match existing, historic, or a historically appropriate color scheme, with approval from the Historic Landmark Commission. The following historic photograph indicates that the wood trim was not always painted in a contrasting light cream color. We will be investigating the paint history with this knowledge.



*Figure 10 - This early image was acquired from the great grandson of William Gilfillan, Michael Gavin.*

The current site and building are not accessible to people with disabilities, so another key part of the project will involve the reconfiguration of the southwest corner of the building to include a new egress stair, elevator, and accessible restrooms. This area is the least visible from any public right of way, and is the most sensitive and integrated location to provide these improvements. The design team wishes to avoid a building addition that would obstruct the exterior walls of the house. To that end, the elevator, restroom and stair core have been carefully massaged by Thomas Phifer + Partners to fit within the historic envelope in a manner that preserves all of the historic windows. The only known concession to this approach is the need to raise the roof to enclose the elevator penthouse. This change will not be visible at all from the primary 8<sup>th</sup> Street elevation, and perhaps only minimally apparent from certain angles along Nueces. The new construction at the southwest quadrant of the historic house will have the added benefit of addressing long-term water infiltration problems in to the basement in this area.

*- O'Connell Architecture*

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*Figure 11 – Rendering of the proposed new building as seen from above the corner of 8<sup>th</sup> and Nueces.*

### **New Construction**

Thomas Phifer + Partners

The West 8<sup>th</sup> Street campus is located in the northwest quadrant of Austin, Texas. The campus incorporates 10,000 square feet of new office space on the site of the Prairie-style Gilfillan House. Under its new ownership, the West 8<sup>th</sup> Street campus will provide flexible event and conference space in downtown Austin.

The design of the new buildings make reference to the Gilfillan House's warm brick, arched façade and are sited to preserve primary views to and from the historic structure. The office building's light wood palette matches the tone of the Gilfillan House. Its two-story colonnade aligns with the strong cornice line of the landmark house. The addition's balcony is oriented northward allowing soft daylight to flood the interior spaces while eliminating the need for shades and replicates the sheltered outdoor setting experienced on the Gilfillan House's three-sided covered porch.

- *Thomas Phifer + Partners*

## Landscape

Design Philosophy: The overall concept for the landscape design at the Gilfillan House utilizes beautiful and efficient plant and hardscape materials to respond to the historic character of the site and reflect Austin's native ecology. The site is defined by the duality of its relationship to an evolving Downtown Austin and its historic relevance. The goal is to respect the site's history and place in the city while embracing updates as a way to build upon the future significance of the site. We do not seek to misrepresent history, but rather reveal and reinforce the integrity of the site's character. We see the Gilfillan House renovation as a celebration of the property's beauty, resulting in a site that will be performative, functional and enjoyable for the next 100 years.

Planting: All vegetation will be indigenous to the Austin area. New native landscaping will maintain the historic character and be a more sustainable choice given the inherent adaptation to local climate conditions. Except in times of drought the vegetation will not require irrigation after the establishment period; these plants will require little or no fertilizer due to their adaptation to the nutrients found in local soil.



*Figure 12 - The historic heritage oak at the northeast corner of the site has been mauled to accommodate power lines. Our plan is to request that the City bury these lines to the maximum extent feasible.*

Heritage and Protected Trees: All efforts will be made to maintain the health of the grand heritage oak tree on the northeast corner of the site. The protected cedar elm at the immediate southwest corner of the historic building is causing significant damage to the foundation and roof, and must be removed as part of this project. We will replace this tree with new trees as determined appropriate.



*Figure 13 - The cedar elm at the southwest corner of the building is causing structural damage, and must be removed.*

Accessibility: Due to degradation and inconsistency in paving material, the existing stairs will be reconfigured with native limestone (to match existing) in order to increase safety and longevity of the material. The stair to tread ratio will be modified in order to meet current accessibility codes. The adjacent retaining walls will remain intact.

Sidewalks: Due to the high degree of foot-traffic and intended use for the structure, the design team proposes adjusting the existing historic walls in order to provide new sidewalks along the South and East of the property. The existing walls are tiered (2) in order to retain grade; the intention is to remove the first of the two walls and utilize the space between the curb and the second retaining wall for the installation of a sidewalk. This will result in the creation of variable sidewalk widths ranging from 5-10 feet.

Retaining Walls: The design team intends to maintain and restore the second tier walls in their existing location. The design team will propose a modern intervention at the base of the existing walls in order to ensure their structural integrity and provide a clarity between what is “new” and what is “old,” hence revealing and celebrating the historic walls.

*- Coen + Partners*

Collaboratively prepared by:

Andrew Mazor, Thomas Phifer + Partners

Jonathan Blaseg, Coen+Partners

Tere O’Connell, O’Connell Architecture

June 30, 2016

# EXHIBIT G



EXHIBIT H

ORDINANCE NO. 80 1218-0

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

LOTS 5 AND 6, BLOCK 78, ORIGINAL CITY, LOCALLY KNOWN AS 603 WEST 8TH STREET (GILFILLAN HOUSE), FROM "O" OFFICE, SECOND HEIGHT AND AREA DISTRICT TO "O-H" OFFICE-HISTORIC, SECOND HEIGHT AND AREA DISTRICT, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from "O" Office, Second Height and Area District to "O-H" Office-Historic, Second Height and Area District on the property described in File C14h-80-027 to-wit:

Lots 5 and 6, Block 78, Original City, a subdivision in the City of Austin, Travis County, Texas, as recorded in Volume 7083, at Page 1507, of the Deed Records of Travis County, Texas,

locally known as 603 West 8th Street (Gilfillan House) in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

December 18, 1980

X  
X  
X  
X

*Charles Keeton McClilla*

Mayor

APPROVED:

*Albert De La Rosa*  
City Attorney

ATTEST:

*Grace Monroe*  
City Clerk

:cf

ORDINANCE NO. 82 1007-M

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

LOTS 5 AND 6 AND THE EAST 3.5 FEET OF LOT 7, BLOCK 78, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 601-603 WEST 8TH STREET AND 704-706 NUECES, FROM "O-H" OFFICE-HISTORIC, SECOND HEIGHT AND AREA DISTRICT TO "GR-H" GENERAL RETAIL-HISTORIC, SECOND HEIGHT AND AREA DISTRICT, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations from "O-H" Office-Historic, Second Height and Area District to "GR-H" General Retail-Historic, Second Height and Area District on the property described in File C14-81-016, to-wit:

Lots 5 and 6 and the east 3.5 feet of Lot 7, Block 78,  
Original City of Austin,

locally known as 601-603 West 8th Street and 704-706 Nueces in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

October 7, 1982

X  
X  
X  
X



Carole Keeton McClellan  
Mayor

APPROVED:

  
Albert DeLaRosa  
City Attorney

ATTEST:

  
Grace Monroe  
City Clerk

JMN:saf

900

2-95-6424

RESTRICTIVE COVENANT

SEP-3-82 6346 \* 9.00

THE STATE OF TEXAS § FILE NO: C14-81-016  
§ SS:  
COUNTY OF TRAVIS §

WHEREAS, Anne Cofrin of Travis County, Texas, is the owner of the following described property, to-wit:

Lots 5, 6 and a portion of Lot 7, Block 78 Original City of Austin; and

WHEREAS, the City of Austin and Anne Cofrin have agreed that the above described property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, Anne Cofrin, for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on her, her successors and assigns, as follows, to-wit:

1. In the event that said property is hereafter transferred by Anne Cofrin to any third party, other than an entity in which Anne Cofrin owns more than a nominal beneficial interest, the property will not thereafter be used for any purpose other than those uses permissible under the City of Austin Zoning Ordinance classification, "Office-Historical, Second Height and Area," and neither Anne Cofrin nor the then owner shall object to the filing of an application for the rezoning of the property to "Office-Historical, Second Height and Area" zoning classification by the City of Austin.

2. The uses to be permitted under the "General Retail, Second Height and Area" zoning classification applicable to the property (in addition to all uses otherwise permissible under "Office-Historical, Second Height and Area" and more

DEED RECORDS  
Travis County, Texas

7847 760

restrictive zoning classifications) will be limited to 2-95-6425  
social gatherings, receptions, parties, benefits, openings,  
art shows, art classes, art exhibits and related sales of  
art works and art supplies. Notwithstanding anything to the  
contrary contained in this paragraph, those uses of the  
property specifically made permissible under General Retail  
zoning classification by this paragraph shall be further  
restricted in the following manner: On days other than  
nationally or state-recognized holidays, Saturdays and  
Sundays, large functions shall not be held on the property  
for any of the permissible General Retail uses prior to  
5:30 p.m. It is the intention of the parties hereto that  
this restriction be observed to avoid on-street parking  
congestion during peak use hours in the vicinity of the  
property. The restriction imposed by the preceding sentence  
shall not in any way limit the permissible number of indi-  
viduals or the hours of use of the property with respect to  
(a) holidays, Saturdays and Sundays, or (b) uses of the  
property otherwise permissible under the "Office-Historical,  
Second Height and Area" zoning classification or less re-  
strictive zoning classifications established by the Austin  
Zoning Ordinance.

3. The grounds surrounding the principal structure  
located on the property shall not be used on any evening for  
musical entertainment after 12:00 o'clock midnight.

4. If any person, persons, corporation or entity of  
any other character shall violate or attempt to violate the  
foregoing agreement and covenant, it shall be lawful for the  
City of Austin, a municipal corporation, its successors and  
assigns, to prosecute proceedings of law, or in equity,  
against said person, or entity violating or attempting to  
violate such agreement or covenant and to prevent said

person or entity from violating or attempting to violate such agreement or covenant.

2-95-6426

5. If any part or provision of this agreement or covenant herein contained shall be declared invalid, by judgment or court order, the same shall in nowise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

6. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

7. This agreement shall be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of the above described property at the time of such modification, amendment or termination.

EXECUTED, this the 31st day of August, 1982.

*Anne Ward Cofrin*  
ANNE WARD COFRIN

THE STATE OF TEXAS           §  
  §       ss:  
COUNTY OF Travis           §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Anne Ward Cofrin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31 day of August, 1982.

NOTARY SEAL

*Susan J. Haney*  
Susan J. Haney  
Notary Public in and for  
Travis County, Texas

My Commission Expires: 8/5/85

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Denise Stegall

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me states that the attached advertisement was published in said newspaper on the following dates, to wit:

NOVEMBER 5th, 1982

and that the attached is a true copy of said advertisement.

*Denise Stegall*

SWORN AND SUBSCRIBED TO BEFORE ME, this the 5th

Day of November A.D. 198 2.



*Rebecca Heron*

Notary Public in and for  
TRAVIS COUNTY, TEXAS



ORDINANCE NO. 85 0718-0

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: LOTS 5 AND 6 AND THE EAST 3.5 FEET OF LOT 7, BLOCK 78, ORIGINAL CITY, LOCALLY KNOWN AS 601-603 WEST 8TH STREET AND 704-706 NUECES STREET, FROM "GR-H" COMMUNITY COMMERCIAL-HISTORIC TO "GO-H" GENERAL OFFICE-HISTORIC; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from "GR-H" Community Commercial-Historic to "GO-H" General Office-Historic on the property described in File C14-85-075, to-wit:

Lots 5 and 6 and the east 3.5 feet of Lot 7, Block 78, Original City of Austin,

locally known as 601-603 West 8th Street and 704-706 Nueces Street in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

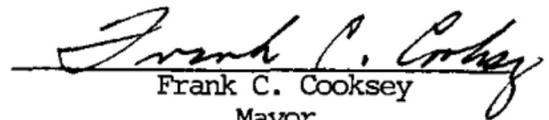
PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

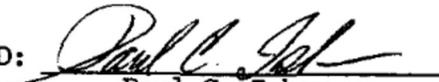
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July 18

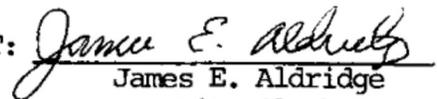
, 1985 §

  
Frank C. Cooksey  
Mayor

APPROVED:

  
Paul C. Isham  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

AFM:saf

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

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

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://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: C14-2017-0074  
 Contact: Scott Grantham, 512-974-2942  
 Public Hearing: July 24, 2017, Historic Landmark Commission  
 August 08, 2017, Planning Commission  
 August 31, 2017, City Council

Your Name (please print)

Blair Fox

Your address(es) affected by this application

709 Rio Grande

Signature

Daytime Telephone: (512) 472-2432

Date

Comments: This house is residential and we currently have 3 bedrooms

being 603 not 500 feet away.

Also I don't think there is any way to park all the cars that will come.

I am in favor  
 I object

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning & Zoning Department

Scott Grantham  
 P. O. Box 1088  
 Austin, TX 78767-8810