RESTRICTIVE COVENANT TERMINATION REVIEW SHEET

CASE: C14-75-042(RCT2) – Loyola Landing **Z.A.P. DATE:** March 20, 2018

ADDRESS: 6651 Ed Bluestein Boulevard **AREA:** 23.25 acres

DISTRICT: 1

OWNER: 3 S & D Interests (David Kalisz)

AGENT: A. Glasco Consulting (Alice Glasco)

ZONING: Tract 1: GR; Tract 2: SF-3

SUMMARY STAFF RECOMMENDATION:

Staff recommends the restrictive covenant termination.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 20, 2018:

ISSUES:

The proposed restrictive covenant termination (RCT) would eliminate requirements tied to a 1975 zoning case (City File #C14-75-042). Please refer to ***Exhibit A (Restrictive Covenant).*** Several other RCTs and one restrictive covenant amendment (RCA) are also being processed concurrently with this RCT request. Removing/modifying these restrictive covenants (RCs), would allow consolidation of the parcels for redevelopment. These are being processed under the following City File numbers: C14-75-042(RCT1), C14-76-083(RCA2), C14-84-346(RCT1) and C14-84-346(RCT2). Please note that C14-75-042(RCT1) is for a separate RC that was attached to the same 1975 zoning ordinance. C14-75-042(RCT1) applies to different tracts that were also part of the 1975 zoning ordinance. Using multiple RCs with a single zoning case is no longer standard City of Austin practice. Please refer to ***Exhibit B (RCT Map Exhibit).***

A rezoning request is also being processed concurrently with this request; the request would rezone the tracts affected by these restrictive covenants to GR-MU and CS. (City File #C14-2008-0006).

By terminating the restrictive covenant (RC), the Applicant proposes removing the following requirements:

1. An appropriate landscape plan is required prior to issuance of a building permit;
2. Any lot carved out of the GR tract that is also adjacent to the SF-3 zoned strip must have an implemented landscape plan prior to certificate of occupancy (CO); and
3. If the GR tract is subdivided, the RC would be applied on an individual lot basis.

If the RCT is approved, the requirements that would be removed were not standard City requirements in 1975, but are now standard requirements. The items regarding landscaping are now addresses by the even more restrictive Compatibility Standards; the lot-by-lot item would be standard City Code. Please see ***Exhibit C (Applicant Correspondence).***

DEPARTMENT COMMENTS:

The subject property is located northeast of the intersection of US 183 and Loyola, with frontage on both. To the immediate north, is an undeveloped property zoned GR. Also to the north is a residential neighborhood that is zoned SF-3. This neighborhood is primarily developed with duplex residences and LBJ High School. Other tracts to the north are under the same ownership as the subject property; these undeveloped tracts are the subject of the related cases referenced in the Issues Section. These are zoned LO, MF-3, and SF-3. Immediately to the east is a small tributary to Walnut Creek that has 100-year floodplain and a 200' wide creek buffer centered on the

tributary. Any site development in this floodplain/buffer area would be extremely limited. East of the tributary is undeveloped land zoned SF-2-CO. Further east, across Millrace Drive, is more of the residential neighborhood, which is mostly zoned SF-2, with a few SF-3 properties as well. This area is developed with duplexes and single family residences. Southeast of the property are parcels zoned P that are developed with park/open space features. Further south, across Loyola Lane, is land zoned LI-NP. Most of the LI-NP land is undeveloped, but there is also a church on the site. To the west of the rezoning tract is Ed Bluestein Boulevard. Further west is land zoned GR-MU-CO-NP, GR-CO-NP, SF-2-NP, GR-MU-NP, and GR-NP. These tracts are a mix of undeveloped land, single family residences, multifamily, convenience store/gas station, and fast food restaurant. Staff has received correspondence from LBJ Neighborhood Association supporting the rezoning, RCTs and RCA. ***Please see Exhibit D (Neighborhood Correspondence).***

STAFF RECOMMENDATION:

Staff recommends the restrictive covenant termination. The requirements that would be removed were not standard City requirements in 1975, but are now standard requirements. The existing restrictive covenants are a patchwork of outdated requirements that make cloud the property title and make regulatory application confusing. Applying current City Code would be more consistent with City policy and other new developments in the area.

1. The proposed zoning should promote consistent and orderly planning.

The requirements that would be removed were not standard City requirements in 1975, but are now standard requirements. The existing restrictive covenants are a patchwork of outdated requirements that make cloud the property title and make regulatory application confusing. Removal of these conditions would allow the area to be developed in a cohesive manner.

2. The proposed rezoning does not grant an unequal benefit to the landowner.

Removal and/or modification of the restrictive covenant will make the property subject to current City codes and regulations, which is more in line with properties in the vicinity and City overall.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR, LO, MF-3, SF-3	Undeveloped
North	SF-2, SF-3, MF-3, LO	Undeveloped, Duplex, Single family, LBJ High School
South	P, LI-NP	Parkland/ open space, Undeveloped, Religious assembly
East	SF-2, SF-3	Undeveloped, Duplex, Single family
West	GR-MU-CO-NP, GR-CO-NP, SF-2-NP, GR-MU-NP, GR-NP	Ed Bluestein Boulevard, Undeveloped, Single family, Multifamily, Convenience store/gas station, Fast food restaurant

NEIGHBORHOOD ORGANIZATIONS:

Senate Hills Homeowners' Association
Austin Innercity Alliance
Del Valle Community Coalition
East MLK Combined Neighborhood Contact Team
University Hills Neighborhood Association
LBJ Neighborhood Association
Homeless Neighborhood Association
Claim Your Destiny Foundation
Friends of Austin Neighborhoods
Neighbors United for Progress
East Austin Conservancy
University Hills Neighborhood Plan Contact Team
Austin Neighborhoods Council
Friends of Northeast Austin
SELTexas
Black Improvement Association

CITY COUNCIL DATE/ACTION:

April 12, 2018:

ORDINANCE READINGS: 1st 2nd 3rd **ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

EXHIBIT A

C14-75-042(RCT2) C14-75-042

8

1-16-8969

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS 62.101 Ltd., a Texas limited partnership (of which Douglas Duwe is the, and the only, general partner), is the owner of that certain tract of land of 42.67 acres more or less (said 42.67 acre tract being hereinafter called the Subject Property) out of the J. C. Tannehill League, in the City of Austin, Travis County, Texas, said tract of 42.67 acres more or less (the Subject Property) being more particularly described on Exhibit I attached hereto and made a part hereof; and,

WHEREAS, the Subject Property, along a portion of its boundary, adjoins a portion of the boundary of that certain tract of land of 0.40 acre more or less (said 0.40 acre tract being hereinafter called the A Strip) out of the J. C. Tannehill League, in the City of Austin, Travis County, Texas, said tract of 0.40 acre more or less (the A Strip) being more particularly described on Exhibit II attached hereto and made a part hereof and said A Strip being owned by said 62.101 Ltd.; and,

WHEREAS, as a condition to the rezoning of the Subject Property "GR" General Retail, First Height and Area, under the zoning ordinance of the City of Austin, Texas, and for the better development of the Subject Property, the City Council of the City of Austin, desires that 62.101 Ltd. make, execute and deliver for the benefit of the City of Austin, a municipal corporation, the following restrictive covenant;

NOW THEREFORE, 62.101 Ltd., owner of the Subject Property, does hereby place upon and charge the Subject Property (the 42.67 acre tract described on Exhibit I hereto) with the following restrictive covenant which, subject to the following provisions hereof, shall be deemed a covenant running with the land for the benefit of the City of Austin and binding upon 62.101 Ltd., its successors and assigns, to wit:

5240 876

DEED RECORDS
Travis County, Texas

C14-75-042(RCT2)

1-16-8970

1. Prior to the issuance by the City of Austin of a building permit (for any building which could not be built if it were on property in the City of Austin which was zoned "A" Residence under the zoning ordinance of the City of Austin as the same exists May 1, 1975) in respect to any lot (carved out of the Subject Property) which adjoins the A Strip (the 0.40 acre tract described on Exhibit II hereto), the Director of Planning of the City of Austin shall have approved an appropriate landscape plan for the said A Strip (such plan to call for natural condition substantially as at present and to be generally as outlined in the schematic drawing of the applicant which is on file at the Planning Department of the City of Austin in its zoning case file No. C14-75-042; the A Strip may have utilities), and such approval by the Director of Planning shall not be unreasonably withheld; such approval shall be conclusively deemed given if the Director of Planning states in writing that he has approved such plan; the owner of the lot in question may appeal any denial or refusal of such approval to the Planning Commission of the City of Austin.

2. On any given lot which may be carved out of the Subject Property, if such lot adjoins any of the said A Strip no occupancy permit (for any building which could not be builf it it were on property in the City of Austin which wa s zoned "A" Residence under the zoning ordinance of the City of Austin as same exists May 1, 1975) shall be issued by the City of Austin for such lot unless the landscape plan referenced in numbered paragraph 1 hereof above has first been implemented on the particular segment (of the said A Strip) which adjoins the said given lot in question; such implementation shall be conclusively presumed to have occurred if the Director of Planning of the City of Austin signifies in writing that he finds such implementation to have occured on such segment of said A Strip, and said Director of Planning will not unreasonably withhold his said signification that such implementation has so occurred; the owner of the lot in question may appeal any denial

1-16-897i

or refusal of signification that such implementation has occurred to the Planning Commission of the City of Austin.

3. If the Subject Property is hereafter divided into separate lots, this restrictive covenant will be applied on an individual lot basis, to each respective individual lot severally. If the Subject Property is not hereafter divided into separate lots, this restrictive covenant will apply to it as if it were all one lot (until it is divided into separate lots, at which time the application will be on an individual lot basis, severally as to each respective indivdual lot).

4. If the office of Director of Planning of the City of Austin should be abolished or vacant at any time, then the official of the City of Austin then performing the majority of the functions now assigned to the said Director of Planning shall act for purposes of these restrictions in lieu of the Director of Planning, and the written certification or opinion of the City Attorney of the City of Austin (or an Assistant City Attorney) as to the identity of such substitute official for purposes of these restrictions may be relied upon for purposes of compliance with these restrictions by the Owner of the lot in question (or of the Subject Property), his heirs, assigns, mortgagees, tenants or contractors, and/or by any City of Austin official who issues a building permit or occupancy permit.

5. This restrictive covenant can be enforced by, and only by, the City of Austin.

6. If any person or persons shall violate or attempt to violate the foregoing restriction and covenant, it shall be lawful for the City of Austin, a Municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against the person or persons violating or attempting to violate such restriction or covenant, and either to prevent him or them from so doing or to collect damages for such violation.

C14-75-042 CRCTZ

I-16-8972

7. The restrictive covenant can be amended by joint action of the City of Austin (acting pursuant to majority vote of a quorum of the City Council of the City of Austin, or of such other governing body of said city as may succeed its City Council) and the then owner of the particular lot in question out of the Subject Property.

8. Any suit brought to interpret or enforce this restrictive covenant, or to determine the validity, as reasonable or otherwise, of any failure or refusal to approve the landscape plan or to find same has been implemented as above provided, shall be brought in a District Court in Travis County, Texas.

EXECUTED this 17 day of July, 1975.

62.101, LTD.

By _____
Douglas Duwe, its general partner

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared DOUGLAS DUWE, a member of the partnership of 62.101, LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said 62.101, LTD., a limited partnership, and that he executed the same as its General Partner and as the act of such partnership and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of July, 1975.

NOTARY SEAL

Margaret Borchardt
Notary Public in and for
Travis County, Texas

5240 879

C14-75-042(RCT2)

Exhibit I

FIELD NOTES

1-16-8973

FIELD NOTES FOR 42.67 ACRES OF LAND OUT OF THE J.C. TANNEHILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO L.D. TURNER OF RECORD IN VOLUME 611 AT PAGE 253 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 42.67 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southwest corner of the said Turner tract, same being the southwest corner of this tract, and which POINT OF BEGINNING is the intersection of the east line of Ed Bluestein Boulevard and the north line of Decker Lake Road;

THENCE, with the said east line of Ed Bluestein Boulevard, N11° 57'E 361.97 feet to the point of curvature of a curve, whose intersection angle is 14° 36'02", whose radius is 5894.60 feet and whose tangent distance is 755.14 feet;

THENCE, continuing with the east line of Ed Bluestein Boulevard, along said curve to the left, an arc distance of 1502.10 feet, the chord of which arc bears N02° 57'W 1498.04 feet to the point of tangency of said curve;

THENCE, continuing with the east line of Ed Bluestein Boulevard, N16° 29'W 140.97 feet and N10° 15'W 918.14 feet to the most northerly corner of the said Turner tract, same being the most northerly corner of this tract, and which point is the most westerly corner of Lot 2, Block C, M.& G. Estates, a proposed subdivision;

THENCE, with the south line of said Lot 2, Block C, M. & G. Estates, S59° 46'E 500.27 feet to the point of curvature of a curve whose intersection angle is 65° 26', whose radius is 85.97 feet and whose tangent distance is 55.73 feet;

THENCE, along said curve to the left, an arc distance of 98.18 feet, the chord of which arc bears [illegible] 92.93 feet to the point of tangency of said curve;

THENCE, S59° 46'E 290.00 feet to a point in the centerline of a proposed street;

THENCE, with the said centerline of a proposed street, S30° 14'W 150.00 feet to the point of curvature of a curve, whose intersection is 41° 47', whose radius is 300.00 feet and whose tangent distance is 114.51 feet;

THENCE, continuing with the said centerline of a proposed street, along said curve to the left, an arc distance of 218.78 feet the chord of which arc bears S09° 21'W 213.96 feet to the point of tangency of said curve;

CV4-75-042 (RCC(2)

FIELD NOTES
PAGE TWO

1-16-8974

THENCE, continuing with the said centerline of a proposed street, S11° 33'E 94.14 feet to a point in the centerline of another proposed street, which point is the point of curvature of a curve, whose intersection angle is 50° 26', whose radius is 370.00 feet, and whose tangent distance is 174.24 feet;

THENCE, with the said centerline of a proposed street, along said curve to the right, an arc distance of 325.68 feet, the chord of which arc bears S85° 09'E 315.27 feet to the point of tangency of said curve;

THENCE, continuing with the centerline of a proposed street, S59° 56'E 440.00 feet to the point of curvature of a curve whose intersection angle is 89° 58', whose radius is 80.00 feet and whose tangent distance is 79.95 feet;

THENCE, continuing with the centerline of a proposed street, along said curve to the right, an arc distance of 125.62 feet, the chord of which arc bears S14° 57'E 113.10 feet to the point of tangency of said curve;

THENCE, continuing with the centerline of a proposed street, S30° 02'W 437.00 feet to the point of curvature of a curve whose intersection angle is 21° 29', whose radius is 800.00 feet and whose tangent distance is 151.76 feet;

THENCE, continuing with the centerline of a proposed street, along said curve to the right, an arc distance of 299.96 feet, the chord of which arc bears S40° 46'W 298.21 feet to the point of tangency of said curve;

THENCE, continuing with the centerline of a proposed street, S51° 31'W 270.24 feet to a point in the centerline of a creek;

THENCE, with the said centerline of a creek, in a southeasterly direction with the following five (5) courses;

(1) S30° 00'E 182.20 feet to a point;
(2) S36° 30'E 90.00 feet to a point;
(3) S18° 30'E 80.00 feet to a point;
(4) S01° 30'E 150.00 feet to a point;
(5) S08° 30'W 140.00 feet to a point in the east line of the aforesaid Turner tract, same being the west line of that certain tract of land described in a deed to Hunter-Schieffer of record in Volume 2643 at Page 284 of the Deed Records of Travis County, Texas;

THENCE, with the west line of the said Schieffer tract, S30° 40'W 252.90 feet to a point on the aforesaid north line of Decker Lake Road, which point is the southeast corner of this tract;

THENCE, with the said north line of Decker Lake Road, S80° 20'W 264.91 feet to the point of curvature of a curve whose intersection angle is 17° 55'04" , whose radius is 666.78 feet and whose tangent distance is 105.12 feet;

C14-75-042(RCT2)

FIELD NOTES
PAGE THREE

1--16-8975

THENCE, continuing with the said north line of Decker Lake Road, along said curve to the right, an arc distance of 208.52 feet, the chord of which arc bears S89° 20'W 207.67 feet to the point of tangency of said curve;

THENCE, continuing with the said north line of Decker Lake Road, N81° 40'W 83.82 feet to the POINT OF BEGINNING and containing 42.67 acres of land.

FIELD NOTES BY B. F. Priest DATE 6-2-75
B.F.Priest, Reg. Public Surveyor

5240 882

C14-75-042(RCT2)

Exhibit II

WEST PORTION OF TRACT III-A

FIELD NOTES 1-16-8976

FIELD NOTES FOR 0.40 OF ONE ACRE OF LAND OUT OF THE J.C. TANNEHILL LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO L.D. TURNER OF RECORD IN VOLUME 611 AT PAGE 253 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.40 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the most northerly corner of the said Turner tract, which point is the most westerly corner of Lots 2, Block C, M.& G. Estates, a proposed subdivision;

THENCE, with the north line of the said Turner tract, S59° 46'E 500.27 feet to the northwest corner and POINT OF BEGINNING of this tract;

THENCE, continuing with the north line of the said Turner tract, S59° 46'E 368.33 feet to a point in the centerline of a proposed street, which point is the northeast corner of this tract;

THENCE, with the said centerline of a proposed street, S30° 14'W 50.00 feet to a point in a line fifty (50) feet south of and parallel to the north line of the Turner tract, which point is the southeast corner of this tract;

THENCE, with the said line fifty feet south of and parallel to the north line of the Turner tract, N59° 46'W 290.00 feet to the point of curvature of a curve whose intersection angle is 65° 26' whose radius is 85.97 feet and whose tangent distance is 55.23 feet;

THENCE, along said curve to the right, an arc distance of 98.18 feet, the chord of which arc bears N27° 13'W 92.93 feet to the point of tangency of said curve, same being the POINT OF BEGINNING and containing 0.40 of one acre of land.

FIELD NOTES BY B. F. Priest DATE 6-2-75

B.F.Priest, Reg. Public Surveyor

B. F. PRIEST 828

5240 883

LAW DEPARTMENT
CITY OF AUSTIN
P. O. BOX 1088
AUSTIN, TEXAS 78767

FILED
AUG 6 8 37 AM '75
COUNTY CLERK
TRAVIS COUNTY, TEXAS

IE-16-8977

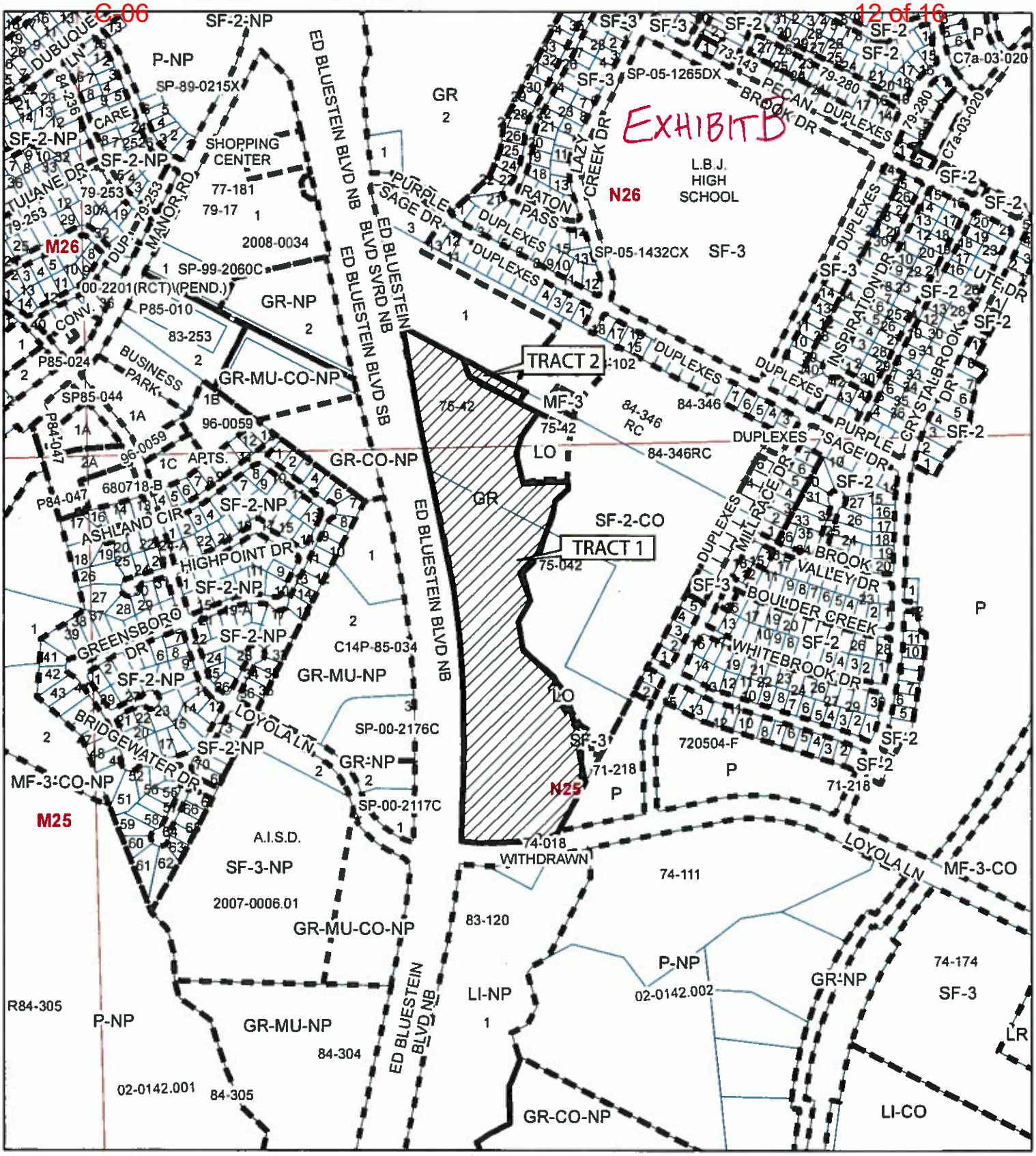
STATE OF TEXAS COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

AUG 6 1975

COUNTY CLERK
TRAVIS COUNTY, TEXAS

5240 884



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-75-042-(RCT)2

MANAGER: HEATHER CHAFFIN

1" = 700'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT C

ALICE GLASCO CONSULTING
3571 Far West Blvd., PMB 61
Austin, Texas 78731
512-231-8110 Office

January 11, 2018

Mr. Greg Guernsey, Director
Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Restrictive Covenant Termination - C14-75-042(RCT2)

Dear Greg:

I am representing 3S&D Interests (David Kalisz) as it relates to the termination of this 1975 restrictive covenant. The termination of the restrictive covenant will allow the entire property to have similar zoning and comply with current regulations.

Background:

The land area covered under zoning case number C14-75-042 (ordinance no. 750724 -B) comprised of approximately 62.10 acres. A total of two restrictive covenants were recorded under this 1975 zoning case: document 5240, pages 876-884 covered 42.67 acres and 0.40 acres and is zoned GR and SF-3, respectively; while document number/volume 5240, pages 865-875 pertains to 13.97 acres and 5.06 acres is zoned LO and SF-3.

On February 12, 2015, a restrictive covenant for 11.28 acres, under case number C14-75-075(RCA1), was amended by the City Council to remove all restrictions called out in the document.

The conditions listed in document number/volume 5240, pages 876-884are as follows:

1. An appropriate landscape plan is required prior to issuance of a building permit.

2. Any lot carved out of the GR tract and adjoins the SF-3- zoned strip must have an implemented landscape plan prior to issuance of a certificate of occupancy.

3. If the GR tract is divided into separate lots, the restrictive covenant will be applied on an individual lot basis

Mr. Greg Guernsey
Restrictive Covenant Termination - C14-75-042 (RCT2)

4. If the office of the Director of Planning of the City of Austin should be abolished or vacant at any time, then the official of the City of Austin then performing the majority of the functions now assigned to the said Director of Planning shall act for purposes of these restrictions in lieu of the Director of Planning.

Justification Restrictive Covenant Termination

- The proposed use is multifamily housing and retail.
- All future development will be required to comply with applicable development regulations and standards, which includes zoning and landscaping requirements.

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco, President
AG Consulting

Cc: David Kalisz
Heather Chaffin, Zoning Planner

Attachments

EXHIBIT D

LBJ Neighborhood Association

February 10, 2018

Dear Mayor Adler, Mayor Pro-Tem Tovo, Council Members and Zoning and Platting Commission Members

Re: Loyola Landing

On Thursday, February 8th, 2018, Ms. Glasco attended the LBJ Neighborhood Association meeting to give a presentation about a rezoning request and five restrictive covenant termination applications for 6651 Ed Bluestein Blvd. and 5601 Durango Pass. The LBJ Neighborhood Association supports the applicant's zoning change request and restrictive covenant terminations as follows:

Rezoning Case no. C14-2018-0006:

Tract 1: from GR/LO/MF-3/SF-3 to GR-MU

Tract 2: from GR to CS-MU

Lazy Creek Road Extension:

We understand that the City's transportation staff is requiring the extension of Lazy Creek Drive as a condition of rezoning. Since we, as residents, cannot determine what the pros and cons are of extending Lazy Creek Drive to Ed Bluestein Blvd. at this time, the LBJ Neighborhood Association would like to request that the consideration of whether to extend Lazy Creek Drive be deferred to the next stage of development when the developer will have a site plan and a Traffic Impact Analysis submitted to the city.

We are concerned that extending Lazy Creek Drive would encourage drivers from US Highway 290 East to cut through our neighborhoods. Therefore, waiting until the site development stage to look at whether the extension of Lazy Creek Drive makes sense will help the residents of Crystal Brook, Las Cimas, and Northridge determine what the implications are of extending this road to Ed Bluestein Blvd.

Mayor Adler, Mayor Pro-Tem Tovo, Council Members and
Zoning and Platting Commission Members

Re: Loyola Landing
Page 2

Termination of Restrictive Covenants Cases:

1. C14-84-346 (RCT1)
2. C14-84-346 (RCT2)
3. C14-76-083 (RCA2)
4. C14-75-042 (RCT1)
5. C14-75-042 (RCT2)

We support the termination of the five restrictive covenants because we believe any proposed development should be required to comply with current city regulations. Please feel free to contact me at 512-426-1622 should you have any questions.

Sincerely,

2/10/2018

X Jack Nottingham

Jack Nottingham
V/P

Jack J. Nottingham, Vice President
LBJ Neighborhood Association