

ZONING CHANGE REVIEW SHEET

CASE: C14H-2025-0086-
Malcolm and Margaret Badger Reed House

DISTRICT: 9

ADDRESS: 1712 Rio Grande Street

SITE AREA: 0.30 acres (13, 348 sq. ft.)

ZONING FROM: GO-ETOD-DBETOD

ZONING TO: DMU-H-CO-ETOD-DBETOD, as amended

*see issues section ~~DMU-H-ETOD-DBETOD~~

PROPERTY OWNER: 5 Colinas LLC

AGENT: Drenner Group, PC (David Anderson)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant Downtown Mixed Use - Historic landmark - Equitable Transit-Oriented Development - Density Bonus Equitable Transit-Oriented Development (DMU-H-ETOD-DBETOD) combined district zoning.

PLANNING ACTION / RECOMMENDATION:

October 14, 2025: *APPROVED THE APPLICANT'S AMENDED REQUEST FOR DMU-H-CO-ETOD-DBETOD WITH THE FOLLOWING PROHIBITED USES; Alternative Financial Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Community Recreation (Private), Community Recreation (Public), Exterminating Services, Funeral Services, Indoor Entertainment, Indoor Sports and Recreation, Limited Warehousing and Distribution, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage and Dispatch, Service Station, Theater, Transportation Terminal, Vehicle Storage.*

*[A. POWELL; F. MAXWELL - 2ND] (11-0) P. HOWARD AND J. HILLER – ABSENT;
ONE VACANY*

CITY COUNCIL ACTION:

November 20, 2025:

ORDINANCE NUMBER:

ISSUES:

On October 13, 2025, the applicant amended their case to add a Conditional Overlay (CO) with the following prohibited uses:

- Alternative Financial Services
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Commercial Off-Street Parking
- Community Recreation (Private)
- Community Recreation (Public)
- Exterminating Services
- Funeral Services
- Indoor Entertainment
- Indoor Sports and Recreation
- Limited Warehousing and Distribution
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Service Station
- Theater
- Transportation Terminal
- Vehicle Storage

Staff is amenable to the amended application for the added conditional overlay as read into the record.

On March 9, 2023, City Council approved Resolution No. 20230309-016 accepting the Equitable Transit-Oriented Development Policy Plan and directing the City Manager regarding next steps for implementation of items intended to benefit the Project Connect Phase 1 Austin Light Rail project. This included development of code amendments to support transit in May of 2024 (Ordinance No. 20240516-005), including creation of the ETOD combining district (restrictions on non-transit supportive uses) and the DBETOD combining district (allowing residential use, and relaxing some development standards including increased height in exchange for income-restricted housing). Properties within one half-mile of the Phase 1 Austin Light Rail alignment and Priority Extensions were included within this overlay, and certain properties were rezoned through a City-initiated process to include the ETOD and DBETOD combining districts. Further, properties rezoned with DBETOD combining district were categorized into Subdistrict 1 (maximum allowable height of 120 feet) or Subdistrict 2 (maximum allowable height of 90 feet), generally based on property distance of ¼-mile or ½-mile from the Phase 1 alignment, respectively. However, that rezoning process did not modify any base district zoning or any combining district zoning, which is the subject of this request.

CASE MANAGER COMMENTS:

The property in question is 0.1837 acres, developed with one building and a parking lot, is on the intersection of Rio Grande Street (level 1) and West 18th Steet (level 1) and is currently zoned general office - Equitable Transit-Oriented Development - Density Bonus Equitable Transit-Oriented Development (GO-ETOD-DBETOD) combined district zoning. This property is in the Downtown Austin Plan (Judges Hill District) and is characterized as mixed use with multifamily residential, various office uses and historic properties nearby. (LO-H-

ETOD-DBETOD, GO-ETOD-DBETOD, GO, DMU-H-ETOD-BDETOD, MF-4-ETOD-DBETOD). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting Downtown Mixed Use - Historic landmark - Equitable Transit-Oriented Development - Density Bonus Equitable Transit-Oriented Development (DMU-H-ETOD-DBETOD) combining district. The purpose of the rezoning is to allow for a residential use in the walk-up basement while preserving the historic charm and character of the existing office building above. This request is consistent with proposed uses in the area. ***Please refer to Exhibit C (Applicant's Summary Letter).***

The staff recommendation is to grant Downtown Mixed Use - Historic landmark - Equitable Transit-Oriented Development - Density Bonus Equitable Transit-Oriented Development (DMU-H-ETOD-DBETOD) combining district zoning. Staff considered the -H addition to the zoning for the existing historic building and that the base zoning meets the Downtown Austin Plan's goals. The Property is known as the Malcolm H. and Margaret Badger Reed House, is in the downtown Regional Center and is in close proximity to many other historic properties.

This case did go to Historic Landmark Commission (HLC) on September 3, 2025. The action by HLC was to recommend the proposed zoning change to add the historic landmark combining district zoning (H) to the base zoning. The 2025 Downtown Austin historic resource survey recommends the building as eligible for individual listing as a historic landmark and on the National Register of Historic Places, as well as eligible as a contributing structure in local and National Register historic districts. Exterior work on pending City of Austin landmarks must be reviewed and approved by the Historic Landmark Commission for compliance with the citywide Historic Design Standards prior to permit release. No historic review application has been submitted for proposed work at this address as of 10/14/2025.

The applicant is requesting Downtown Mixed Use - Historic landmark - Equitable Transit-Oriented Development - Density Bonus Equitable Transit-Oriented Development (DMU-H-ETOD-DBETOD) combining district zoning and to remain in Subdistrict I which would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed under ETOD and DBETOD standards allows for a mix of residential uses and transit-supportive commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. Those uses deemed non-transit-supportive have been prohibited or made as conditional within the ETOD combining district.

A development utilizing the "density bonus ETOD" incentives is permitted with a base DMU district and must include an affordability component for residential use in order to obtain incentives and relaxation of development and compatibility standards, such as floor to area ratio (FAR), setbacks and building coverage.

There are several methods of satisfying DBETOD development affordability requirements, based on whether the proposed units will be offered as rental or for ownership.

For rental units, the options are based on a tiered system tied to achievable maximum height or modified development standards.

- i. To achieve 60 feet in height or to utilize a development standard under DBETOD that is not height-related, a development must provide:
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI;
- ii. To achieve 90 feet in height, a development must provide:
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.
- iii. To achieve 120 feet in height, a development must provide:
 - a minimum of 15% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.

There are two options of satisfying DBETOD development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units as affordable for ownership and occupancy by households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to 125% of the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of site plan submittal.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Downtown Mixed Use district is intended for areas on the periphery of CBD classifications in the central core area, permitting a variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding districts. Site development regulations are intended to permit combinations of office, retail, commercial, and residential uses within a single development.

The Historic landmark combining district is intended to protect, enhance, and preserve structures, sites, or areas that are architectural, historical, archaeological, or cultural significance.

The Equitable Transit-Oriented Development combining district promotes transit-supportive uses, increases bicycle, pedestrian, transit connectivity, and housing options, near public transit, and prohibits certain commercial, industrial, and agricultural uses.

The Density Bonus Equitable Transit-Oriented Development combining district allows for residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing.

2. *Zoning changes should promote an orderly relationship among land uses.*

The rezoning would promote an orderly relationship among land uses as the property falls in the Downtown Austin Plan and has other DMU-H zonings nearby. The site is near the Judges Hill Historic District and other historic properties.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required comply with affordable housing requirements as per the DBETOD combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed use buildings throughout the City.

5. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

Part of the ETOD policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBETOD program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. Further, implementation measures require new development utilizing the DBETOD program to provide the right to return to certain qualifying businesses (certain non-residential uses) in the new development with right to return to affordable,

comparably sized spaces. The ETOD policies seek to balance the need for increased density and activity surrounding transit with displacement pressures associated with said redevelopment.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-ETOD-DBETOD	Office uses
<i>North</i>	GO-ETOD-DBETOD; DMU-H-ETOD-BDETOD	Office uses
<i>South</i>	GO-ETOD-DBETOD	Office uses
<i>East</i>	GO-ETOD-DBETOD; GO	Office uses; Condominium Residential
<i>West</i>	LO-H-ETOD-DBETOD; MF-4-ETOD-DBETOD	Office uses; Multifamily Residential

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Judges Hill District)

WATERSHED: Shoal Creek Watershed (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Bryker Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
City of Austin Downtown Commission
Downtown Austin Alliance
Downtown Austin Neighborhood Assn.
(DANA)
Friends of Austin Neighborhoods

Historic Austin Neighborhood Association
Homeless Neighborhood Association
Judges Hill Neighborhood Association
Preservation Austin
Shoal Creek Conservancy
West Downtown Alliance, Inc.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14H-2009-0035 J.W. & Cornelia Rice Scarbrough House	MF-4 to SF-3-H	To Grant SF-3-H (12/8/2009)	Approved SF-3-H as Planning Commission Recommended (12/17/2009)
C14-2025-0093 West 18th & Nueces Street	GO-DMU-CO and DMU-CO to DMU-CO	Pending	Pending

RELATED CASES:

C14H-2013-0005 - Judge's Hill Historic District: The applicant (the City of Austin) is proposing to rezone property to add the Historic District designation to existing zoning area.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Downtown Austin Plan

The property located at 1712 Rio Grande Street is currently developed as office (8,663 SF) on a 0.306-acre site. The applicant is proposing to change the zoning from GO-ETOD-DBETOD to DMU-H-ETOD-DBETOD.

The property is in the Judges Hill District of the Downtown Austin Plan (DAP). The following Downtown Austin Plan goals are relevant to this case:

- DD-1.1: Maintain height and density limits as a baseline with some adjustments on the surrounding context (p. 23)
- DD-3.1: Promote a compatible relationship between new and historic buildings (p. 24)

Based on the information above, Staff believes that the proposed zoning change is supported by the Downtown Austin Plan.

Imagine Austin

Project Name and Proposed Use: 1712 RIO GRANDE STREET. C14H-2025-0086. Project: 1712 Rio Grande. 0.306 acres from GO-ETOD-DBETOD to DMU-H-ETOD-DBETOD. Existing: office (8,663 SF). Proposed: Office (6,627 SF) and Single Family Residential (2 DU).

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: • Within the Downtown Regional Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • 0.16 miles to bus stop along Rio Grande St
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along Rio Grande St and W 18th St
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Within 0.5 miles of Employment opportunities within the Downtown area
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. • Within 0.5 miles of the ACC Rio Grande campus, and the UT Austin campus

Y	Connectivity and Healthy Living * : Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.5 miles to Austin Recreation Center
Y	Connectivity and Health * : Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • Within 0.1 miles of medical clinic along Rio Grande St
Y	Housing Choice * : Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use * : Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • 0.5 miles to the Bullock Texas State History Museum
Y	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
12	Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire:

No Comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, condos and retail with DMU-H-ETOD-DBETOD zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Site plans will be required for any new development except for residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.
Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the proximity of SF-3-H zoned property to the northwest (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Rio Grande ST. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Rio Grande ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W 18th ST. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for W 18th ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rio Grande ST	Level 1	80'	66'	42'	Yes	Yes	Yes
W 18 th ST	Level 1	80'	61'	Varies: 28' – 36'	Yes	No	Yes

Austin Water Utility:

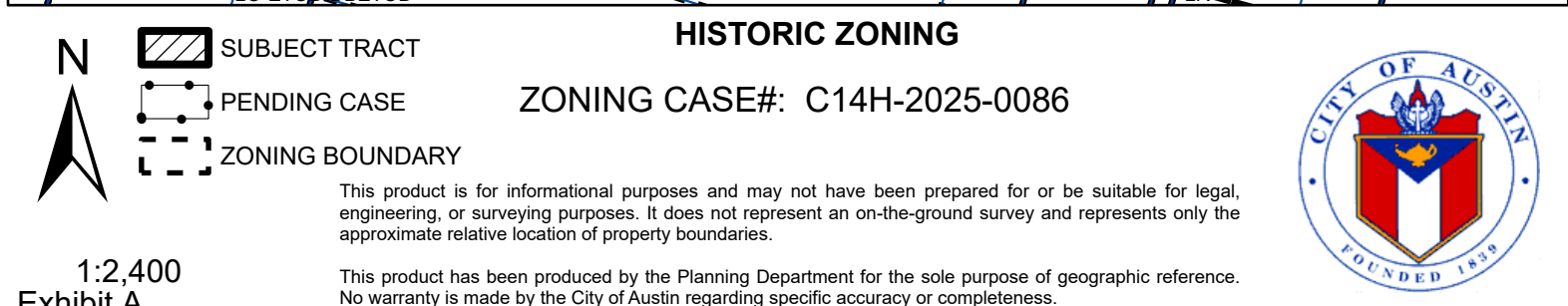
No comments on zoning change.

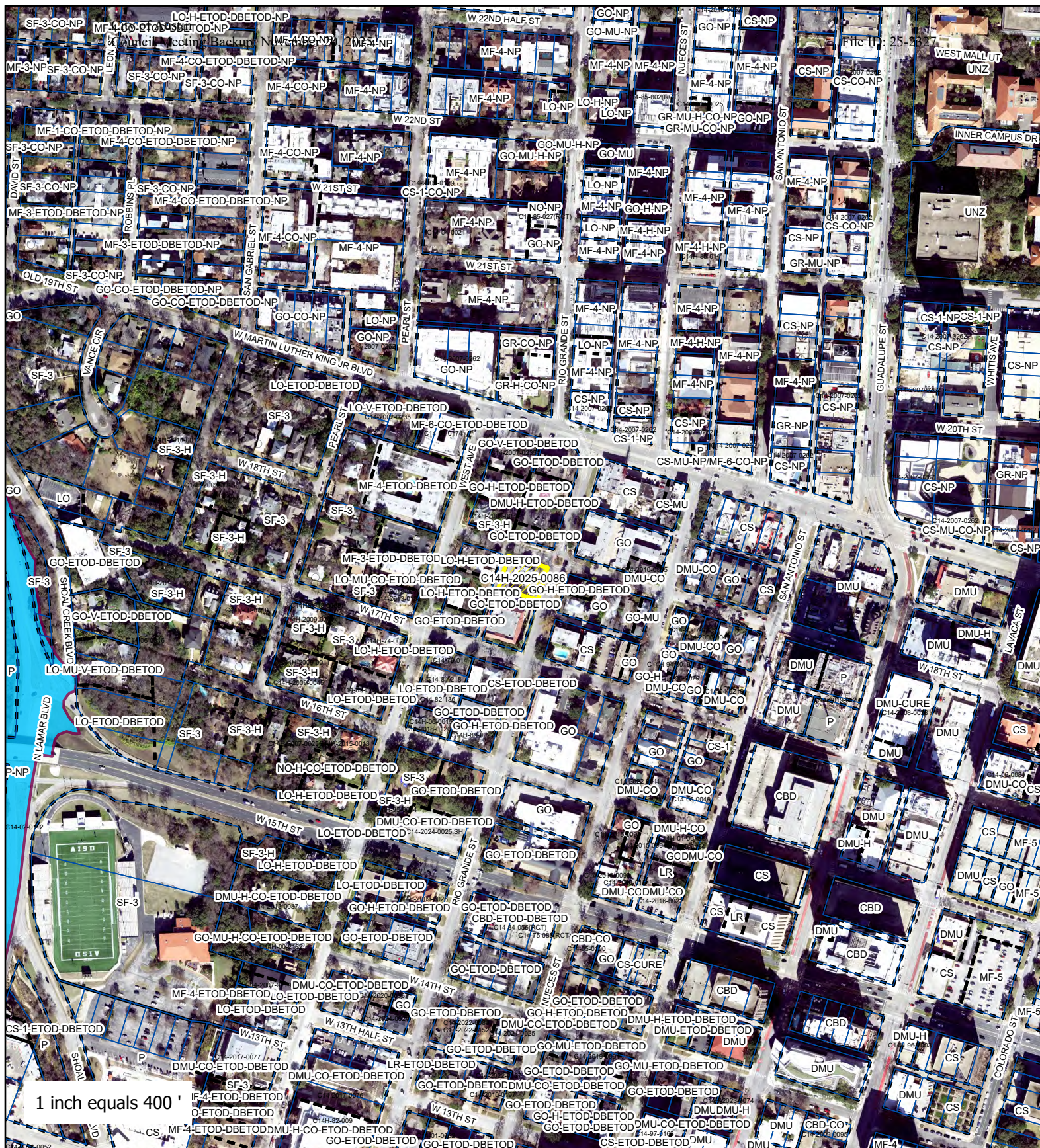
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Historic Case Zoning Report
- E. Historic Landmark Commission Comments
- F. Applicant's Amended Summary Letter
- Correspondence from Interested Parties







Dave Anderson
dial: (512) 807-2900
danderson@drennergroupp.com

July 30, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 1712 Rio Grande – Rezoning of a 0.3064-acre piece of property located at 1712 Rio Grande Street, Austin, Texas 78701 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled *1712 Rio Grande* and is approximately 0.3064 acres in size, located at 1712 Rio Grande Street. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned GO-ETOD-DBETOD (General Office-Equitable Transit-Oriented Development Overlay-Density Bonus Equitable Transit Oriented Development Overlay) district, and is more specifically located in the Judges Hill subdistrict of the Downtown Austin Plan (DAP). The requested rezoning is from GO-ETOD-DBETOD to DMU-H-ETOD-DBETOD (Downtown Mixed Use-Historic Combining District-Equitable Transit-Oriented Development Overlay-Density Bonus Equitable Transit Oriented Development Overlay) district.

Because the request includes a Historic Combining District, this application includes all documentation and materials necessary for Historic Landmark Commission review.

The Property is known as the Malcolm H. and Margaret Badger Reed House. The Reed House was constructed as a single-family home in 1909. Between 1929 and 1940, the house was occupied by fraternal organizations. Around 1980, the building was converted to office use.

Exhibit C

The Reed House will continue to be used as an office. The purpose of the rezoning is to allow for a residential use in the walk-up basement while preserving the historic charm and character of the existing office building above. This request is consistent with proposed uses in the area.

The Property is not located within a Neighborhood Planning Area. The Property is located in the Judges Hill subdistrict of the Downtown Austin Plan (DAP).

The TIA Determination was processed and Kaylie Coleman of Transportation Department staff confirmed on July 21, 2025 that no Traffic Impact Analysis is required.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Dave Anderson", with a long horizontal line extending to the right.

Dave Anderson

cc: Joi Harden, Planning Department (via electronic delivery)

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H- 2025-0086

HLC DATE: September 3, 2025

PC DATE: October 14, 2025

CC Date:

APPLICANT: Drenner Group (Dave Anderson)

HISTORIC NAME: Margaret Badger and M. H. Reed House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1712 Rio Grande Street

ZONING CHANGE: GO-ETOD-DBETOD to DMU-H-ETOD-DBETOD

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Grant the requested zoning change to add historic landmark combining district zoning (H) to the base zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change to add historic landmark combining district zoning (H) to the base zoning (10-0).

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGERS: Cynthia Hadri, 512-974-7620; Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Historic Austin Neighborhood Association, Homeless Neighborhood Association, Judges Hill Neighborhood Association, Preservation Austin, Shoal Creek Conservancy, West Downtown Alliance, Inc.

DEPARTMENT COMMENTS:

The Historic Landmark Commission reviewed the addition of H zoning only at the September 3, 2025, public hearing. Base zoning changes will be evaluated along with the addition of historic zoning at subsequent Planning Commission and City Council hearings. An application for historic zoning was completed by City staff with the then-owner's approval in 1990 following the completion of the 1984 Comprehensive Cultural Resources Survey, but the historic zoning case (C14H-90-0010) does not appear to have been scheduled for public hearings, and was allowed to expire.

The 2025 Downtown Austin historic resource survey recommends the building as eligible for individual listing as a historic landmark and on the National Register of Historic Places, as well as eligible as a contributing structure in local and National Register historic districts.

Exterior work on pending City of Austin landmarks must be reviewed and approved by the Historic Landmark Commission for compliance with the citywide Historic Design Standards prior to permit release. No historic review application has been submitted for proposed work at this address as of 10/14/2025.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The house is significant as a rare example of the American Foursquare style of the Prairie school of architecture in Austin. While prolific in the Midwest, Austin's true Foursquare homes are few and far between. Frank Lloyd Wright is solely credited with creating Prairie style architecture. The style is defined by its horizontal lines, indoor-outdoor living spaces and open interiors. Though the building's architect remains a mystery, some evidence suggests it is a unique expression of a contemporary style by traditionalist architect Hal Thomson, who seldom strayed from revivalist and classical forms when designing high-style homes for Dallas' elite.

Architectural historian Lori Martin describes the building's architecture:

The home's detailing is typical of the Prairie Box or American Foursquare with a simple square plan. As described by Virginia Savage McAlester, the distinguishable hipped roof with a prominent dormer, expansive off-center porch with massive masonry column supports and wide stair approach give weight and stature to the building. A concrete belt course visually separates the basement from the first floor and further grounds the building and accentuates its horizontal lines.... Reed House has some simpler detailing but showcases its grandeur from its perch on a raised yard bounded by a stucco wall and further elevated by a partially below ground basement which emphasizes the overall height of the building and is offset by a concrete belt course further showcasing its stature from the street. The geometric "cottage" paned windows and grand porch with its arched openings give the home a handsome and stately presence. One could imagine the Reed House as quite the gem situated among other more classically traditional homes along Rio Grande Street in 1910.¹

The home's eye-catching design has been attributed to two notable Texas architects, though its true designer remains a mystery. In her analysis, Martin suggests that Austin luminary Charles Page was hired by Margaret and M. H. Reed to construct a building with similar detailing to the house at 1410 Rio Grande Street, built by Page in 1907.² However, native Austinite Hal Thomson has also been credited with the home's design. Thomson designed a Neoclassical home around the corner from 1712 Rio Grande and later built the Reeds' next residence on Harris Boulevard. M. H. Reed's and Hal Thomson's fathers were contemporaries. However, none of Thomson's well-known works in either Austin or Dallas display an architectural language close to that of 1712 Rio Grande Street; if the building was indeed designed by Thomson, it is a unique and rare example of an experimental new form by a stylistically traditional architect.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The house is associated with multiple significant contributors to Austin's history, including Malcolm Reed, Margaret Badger Reed, the B'nai B'rith Hillel Foundation (now Texas Hillel), and Phi Kappa Alpha and Delta Tau Delta fraternal organizations. It was also home to former governor Dolph Briscoe, Jr.

Martin summarizes the Reeds' importance in the 2025 landmark designation application:

Malcolm H. Reed and his first wife Margaret Badger Reed moved to Austin from Marble Falls in 1908. Having already established a business and a bank, Reed evolved into a true titan of industry in Austin in the early twentieth century. He was contemporaries with "Commodore" Edgar Perry and others who shaped an early vision for the city. Their first home in Austin at 1712 Rio Grande, while modest in comparison to their later estate, was stately in its siting and stood out as "modern," surrounded by the more classical architectural styles along the street³.

Margaret Badger Reed, known as "Maggie," was part of the Badger family, a business dynasty in Burnet County during the late 19th century. Her father, Walter Badger, is credited with beginning the cedar trade in Central Texas.⁴ He later partnered with son-in-law Malcolm Reed to develop the Yellow House Ranch beginning in 1923. The partnership purchased the famous George W. Littlefield Yellow House Ranch and formed the Yellow House Land Company in 1929, and later the Plains Investment Company, where Badger served as president.⁵

Malcolm Reed married Margaret Badger in Marble Falls in 1898 and soon grew his own business to great proportions. M.H. Reed & Company began as a wholesale dealer of cedar timber and soon became a major Central Texas provider. It expanded to become one of the state's largest buyers and sellers of pecans, and then one of Texas' leading cotton exporters. Though Reed had offices in five foreign countries, he described his career as "in the cedar post business."⁶ He also founded and served as long-term president of Home State Bank in Marble Falls and owned the Marble Falls Water & Light Plant.

The Reeds moved to Austin in 1908 and constructed 1712 Rio Grande in 1910, where they lived for twenty years. During this time, the cotton industry boomed. However, as cotton declined during the Great Depression, M. H. Reed devoted more time to his real estate and oil investments. He continued to stoke the South Plains land boom and became a leading oilman in the 1930s, when the Reeds moved to a grand estate in Pemberton Heights.

¹ Martin, Lori. "Historical Narrative: Malcolm H. and Margaret Badger Reed House, 1712 Rio Grande Street, Austin, Travis County, Texas." 2025.

² Ibid.

³ Ibid.

⁴ Allen, Phoebe. "History of Judges' Hill." 2023. <https://judgeshill.org/resources/History/JudgesHillHISTORY12.2023.pdf>

⁵ Martin, 2025.

⁶ Martin, Lori. "Historical Narrative: Malcolm H. and Margaret Badger Reed House, 1712 Rio Grande Street, Austin, Travis County, Texas." 2025.

While the Hal Thomson-designed Pemberton Heights Reed Estate is designated as a local landmark and RTHL for its extravagant Italianate architecture, 1712 Rio Grande is more closely associated with the height of the Reed and Co. cotton empire and was where Malcolm and Margaret Reed lived the longest. The Reeds divorced in 1936, and Malcolm quickly remarried. Both the Pemberton estate and the Rio Grande house passed to Margaret Badger Reed and her daughter, Margaret E. Reed, after Margaret Badger's death in 1940. Malcolm Reed died in 1945. His second wife, Roberta Purvis Crenshaw, later became one of Austin's most beloved environmental and cultural philanthropists.

The house at 1712 Rio Grande Street continued to be a focal point for Central Austin as a hub for University of Texas student organizations and communal living space. The Texas Hillel, Delta Tau Alpha, and Phi Kappa Alpha organizations all headquartered there throughout the mid-twentieth century. Later, as the building was subdivided into apartments, it was home to former Texas Governor Dolph Briscoe, Jr., during his time at the University of Texas in the 1930s and 1940s. At the very end of its period of significance, the house was converted into a restaurant, serving the surrounding Judges' Hill neighborhood. The building occupies a highly visible and endangered place in Judges' Hill.

PARCEL NO.: 0211010502

LEGAL DESCRIPTION: N 104FT AV OF E 128FT AV OF OLT 20 DIVISION E

ESTIMATED ANNUAL TAX EXEMPTION (non-homestead, not capped):

AISD	COA	TC	TC Health	Total Exempt	Total Due
7,088.54	7, 123.59	5, 137.53	1,610.40	20,960.06	51,385.62

APPRAISED VALUE: Land: ₩,334,800; Improvement: ₩,315,678

PRESENT USE: Office

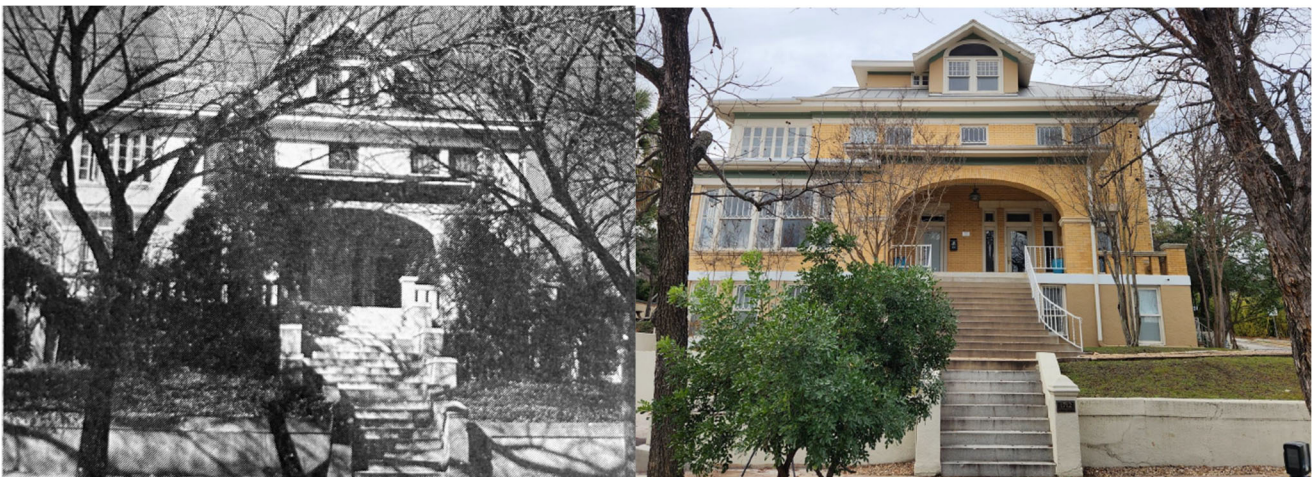
DATE BUILT/PERIOD OF SIGNIFICANCE: 1910/1910-1975

INTEGRITY/ALTERATIONS: Both exterior modifications occurred during the historic period: A portion of the front porch was enclosed in the 1940s, and a rear addition was added in the 1960s. The original terracotta roof has been replaced with a metal roof.

PRESENT OWNERS: Robin Sheperd (5 Colinas LLC)

ORIGINAL OWNER(S): Margaret and Malcolm Reed

OTHER HISTORICAL DESIGNATIONS: None



Photos: 1940 and 2025, courtesy of Lori Martin



HISTORIC ZONING

ZONING CASE#: C14H-2025-0086



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1:2,400

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: 5 Colinas, LLC	
2. PROJECT NAME: Malcolm and Margaret Reed House	
3. PROJECT STREET ADDRESS (or Range): 1712 Rio Grande, Austin, TX	
ZIP 78701	COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES 0.3064	(OR)	SQ.FT. 13,348.00			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
GO-ETOD-DBETOD	General office		0.3064/13,348.00	General office/Residential	GO-ETOD-DBETOD-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES) ☐ (NO) ☒	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	(YES) ☐ (NO) ☒	FILE NUMBER: _____
8. SUBDIVISION?	(YES) ☐ (NO) ☒	FILE NUMBER: _____
9. SITE PLAN?	(YES) ☐ (NO) ☒	FILE NUMBER: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: <u>Metes and Bounds included in this document</u>			
Block(s)	<u> </u>	Lot(s)	<u> </u>
Plat Book	<u>232</u>	Page	<u>20 Division E</u>
Number	<u>381A</u>		
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)			

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

Instrument #2025002902	
11. VOLUME: <u> </u>	TAX PARCEL I.D. NO. <u>0211010502</u>

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? ☒ YES ☐ NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) <u>Judges Hill NR District (pending)</u>
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES ☐ NO
14. IS A TIA REQUIRED? YES ☐ NO ☒ (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: <u> </u>
TRAFFIC SERIAL ZONE(S): <u> </u>

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☒ CORPORATION ☐ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>Robin Shepherd</u>
FIRM NAME: <u>5 Colinas, LLC</u>	TELEPHONE NUMBER: <u>(512) 762-2131</u>
STREET ADDRESS: <u>1110 Belmont Parkway</u>	
CITY: <u>Austin</u>	STATE: <u>Texas</u>
ZIP CODE: <u>78703</u>	
EMAIL ADDRESS: <u>[Redacted]</u>	

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>Lori Martin, Architectural Historian</u>
FIRM NAME: <u>O'Connell Architecture, LLC</u>	TELEPHONE NUMBER: <u>(512) 423-6841</u>
STREET ADDRESS: <u>3908 Ave. B, Room 309</u>	
CITY: <u>Austin</u>	STATE: <u>Texas</u>
ZIP CODE: <u>78751</u>	
CONTACT PERSON: <u>Lori Martin</u>	TELEPHONE NUMBER: <u>(512) 751-1374</u>
EMAIL ADDRESS: <u>[Redacted]</u>	

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Lori Martin 7/18/2025
Signature Date

Lori Martin, Architectural Historian

Name (Typed or Printed)

O'Connell Architecture, LLC

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

[Signature] 7.18.2025
Signature Date

Robin Shepherd

Name (Typed or Printed)

5 Colinas, LLC

Firm (If applicable)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Lori Martin have checked for subdivision plat notes, deed
restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain
development restrictions i.e. height, access, screening etc. on this property, located at

1712 Rio Grande, Austin, TX 78703

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes,
deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve
it. I also acknowledge that I understand the implications of use and/or development restrictions that are a
result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions,
restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Lori Martin

(Applicant's signature)

7/17/2025

(Date)

F. 1: Historical Documentation - Deed Chronology

Mete and Bounds included in this document

Deed Research for (fill in address) 1712 Rio Grande, Austin, TX 78703

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

N 104FT AV OF E 128FT AV OF OLT 20 DIVISION E

Date	Instrument	Grantor	Grantee	Recorded/Instrument #
2-Jul-1909	Deed	Louise Shelley	Malcolm H. Reed	Vol. 232, Page 381A; CNY0177361CNY
1930-1944(?)		Margaret Badger Reed		
27-Apr-1944		Margaret Badger Reed Estate	Earnest Rosner	Vol. 744, Page 90
1949		Earnest Rosner	W.K. Jennings	
29-Sep-1969	Warranty Deed	W.K. Jennings; Le Clair Apartments, Inc.	Bill W. Bownds	Vol. 3755, Page 2376
10-Jun-1981	Warranty Deed	Bill W. Bownds	Reed House Associates	Vol. 07460, Page 00551; 819800163
	Quit Claim Deed	Reed House Associates	Robert Laney Vickers	Vol. 09677, Page 00244
27-Jul-1983	Warranty Deed	Robert Laney Vickers	Reed House Joint Venture	Vol. 08197, Page 00484
3-May-1988	Substitute Trustee Deed	Reed House Joint Venture	Tesoro Savings and Loan Assiation	Vol. 10696, Page 00236
12-Dec-1988	Miscellaneous	Tesoro Savings and Loan Association	Americity Federal Savings Bank	Vol. 10924, Page 00122
18-Dec-1991	Special Warranty Deed	Americity Federal Savings Bank	Federal Deposit Insurance Corp	Vol. 11616, Page 00648
5-May-1992	Deed of Trust	Edward A. Corey	Grand Lodge of the Sons of Hermann	Vol. 11679, Page 1842; 5041205
30-Apr-2001	Special Warranty Deed	Federal Deposit Insurance Corp		2001066660TR
1-May-1992	Special Warranty Deed			Vol. 11679, Page 01837
27-Apr-2001	Special Warranty Deed		Edward A Corey and Trustee of Ed	1001066076TR
30-Apr-2001	Warranty Deed	Edward Albert Corey	Michael Anthony Corey	2001066660
19-Dec-2003	Special Warranty Deed	Edward A Corey and Michael A Corey, Trustee of Edward D and Mary Corey Texas Trust	Gaddis Real Property Holdings, LLC	2003292725TR
10-Jan-2025	Special Warranty Deed	Gaddis Real Property Holdings, LLC	5 Colinas, LLC	2025002902

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1712 Rio Grande, Austin, TX 78703

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Owner/Occupant	Source
1910-1929	Malcolm H. Reed	Austin City Directories, 1910, pg. 244
1930	B'nai Brith Hillell Foundation	AAS, Mar. 8, 1930; Austin City Directories, pg. 635
1932	B'nai Brith Hillell Foundation	AAS, Fire at Hillel Foundation, 1932
1935	Delta Tau Delta	Austin City Directories 1935, pg. 677
1940	Delta Tau Delta	The Cactus Yearbook, 1940
1943	Pi Kappa Alpha	AAS, 1943
1945	For Lease	AAS, Mar. 1945
1950	Apt. for lease	AAS, July 1950
1955	Mrs. Maude Jennings Furnished Apts	Austin City Directories, 1955, pg. 265
1960	WK Jennings Jr.	Austin City Directories, 1960, pg. 377
1965	WK Jennings Jr.	Austin City Directories, 1965, pg. 435
1970	Multiple Apts.	Austin City Directories, 1970, pg. 427
1975	Multiple Apts.	Austin City Directories, 1975, pg. 517
1980	Bill Bownds + Multiple Apts.	Austin City Directories, 1980, pg. 514
1984	The Architect's Office Corporation; Jorge's Uptown Enchilada Bar, Inc.; Stephen L. Martin, attorney	Austin City Directories, 1984, pg. 517
1985	Stephen Domigan, landscape architect; Jorge's Uptown Enchilada Bar, Inc.; Leon J. Gizzard, attorney; Computer Environments, Inc.	Austin City Directories, 1984, pg. 548
1990	Leon J. Gizzard, attorney; The Architect's Office Corporation; Martin & Hendricks, law office; Don P. Heimbecker, contractor	Austin City Directories, 1990, pg. 490
1995	The Architect's Office Corporation; R. Bechtol, Pld. Env.; Capital Appraisal; Land Strategies, Inc.; Terry Moynahan; Planned Environment; John Prather; Resource Design; Swca Environmental Consulting	Austin City Directories, 1995, pg. 556
2000	The Architect's Office Corporation; R. Bechtol, Pld. Env. Planned Environment; Swca Environmental Consulting	Austin City Directories, 2000, pg. 595
2002	The Architect's Office Corporation	Austin City Directories, 2002, pg. 683
2010 2015 2020	Swca Environmental Consulting; Open Sky Media; Texas Music Magazine; San Antonio Magazine; Austin Monthly; Mathias Partners; Academic Superstore and various businesses	MapQuest
2025	Vacant	Purchased by 5 Colinas, LLC

**Historical Narrative
Malcolm H. and Margaret Badger Reed House
1712 Rio Grande Street
Austin, Travis County, Texas**

Summary

The Malcolm H. and Margaret Badger Reed House is a two-story home located at 1712 Rio Grande Street and sits across the street from the Jacob Lamour House. The Travis County Appraisal District estimates that the house was constructed in 1900, but further research reveals Reed moved to Austin in 1908, purchased the land on Rio Grande Street in 1910 the first appears at the site's address in the Austin city directories in 1912, The home is illustrated on the 1922 Sanborn Fire Insurance Maps. Malcolm and his wife Margaret lived at 1712 Rio Grande until 1929.

The home's period of significance is 1910-1975, which corresponds to the years in which it was occupied by the Reed family, followed by three fraternal organizations associated with the University of Texas at Austin and then converted into an apartment building and subsequently to office space. Malcolm Reed moved to Austin in 1908 and made it his permanent home. M.H. Reed & Company, with associates E.G. Beschoff and G.E. Bryson, were initially major wholesale dealers of cedar timber in Central Texas as well as one of the state's largest buyers and sellers of pecans and eventually became one of the leading cotton exporters in the state, with offices in five foreign countries.

The home's massing and detailing are representative of the Prairie style with distinctive features and finishes. Typical features include a low-pitched roof, usually hipped, overhanging eaves, porches and façade detailing emphasizing horizontal lines with massive square porch supports as depicted in the Reed House. This home style originated in Chicago. According to Virginia Savage McAlester, vernacular examples were spread widely by pattern books and popular magazines, most of which were built between 1905 and 1915.¹ Character-defining features of the Reed House include a hipped roof and an off-center entrance, a conspicuous focal point of the façade. Referred to as an American Foursquare, the building has a simple square plan.² The interior still has some of its window and door trim, flooring and historic doors and windows. Much of the interior was destroyed by two different fires and has subsequently been divided, first for use as apartments and later as office space.

Statement of Significance

The Malcolm H. and Margaret Badger Reed House demonstrates architectural significance as an example of the Prairie style, popular from 1900-1920 and somewhat unique in the Judges' Hill neighborhood that developed west of downtown Austin. The house is also significant in the category of Historical Associations, for its association with Malcolm H. Reed, who was one of Austin's brightest luminaries and a contemporary of E.H. "Commodore" Perry and George W. Littlefield. The home was later occupied by different fraternal organizations affiliated with the University of Texas at Austin. The house was divided into multiple apartments about 1949, housing several occupants including future Governor of Texas Dolph Briscoe.

Architectural Description

The Malcolm H. and Margaret Badger Reed House is sited at the corner of Rio Grande Street and 18th Street in Austin's Judges Hill neighborhood. The site is large at 13,348 square feet. The house sits squarely in the middle of the lot and quite elevated from the street with eight steps leading from the public sidewalk. A concrete wall

¹ Virginia Savage McAlester and Lee McAlester, "Modern Houses – Prairie, 1900-1920." A Field Guide to American Houses (New York: Knopf, 2015). Pg. 552.

² McAlester. Pg. 551.

establishes the boundary of the property. A second concrete walkway provides a landing before the next set of fourteen sweeping stairs with decorative metal railing that lead to the grand porch of the house.

The home's detailing is typical of the Prairie Box or American Foursquare with a simple square plan. As described by Virginia Savage McAlester, the distinguishable hipped metal roof with a prominent roof dormer, expansive off-center porch with massive masonry column supports and wide stair approach give weight and stature to the building. A concrete belt course visually separates the basement from the first floor and further grounds the building and accentuates its horizontal lines. The expansive front porch originally ran the length of the house as evidenced by early photographs. The southeast corner was enclosed at some unknown time after 1940 after Delta Tau Delta fraternity moved to their new home at 2801 San Jacinto Blvd.³

Frank Lloyd Wright is solely credited with creating Prairie style architecture, opening his own practice after working for the renowned firm of Adler and Sullivan. The ornamentation of Prairie style is defined more by its horizontal lines, indoor-outdoor living spaces and open interiors.

The east or primary elevation presents with eight concrete steps leading from the public sidewalk to a second walk or landing that meets another set of 13 steps, flared and also concrete, with metal railings, not original to the house. A semi- or walk-out basement is visible on the primary elevation. It is separated from the main floor by a smooth concrete belt course, further anchoring the house and emphasizing its horizontal profile. The belt course differentiates between the painted concrete basement and the pale-yellow brick of the main house and upper stories. The basement fenestration remains with the exception of one window replaced by a door and walkway near the south side of the stairs for access to the basement.

The hipped porch roof is supported by substantial brick columns with limestone banding and an arched opening at the east and at the north end of the porch. The original balustrade on the north end of the porch is intact. It consists of square brick balusters and is crowned with a limestone top rail that extends to a low limestone-capped brick column at the corner of the porch. Passing through the arched opening at the top of the stairs visitors reach a welcoming front door with sidelites adorned with beveled leaded glass dating back to at least the 1930s and transoms above each sidelite and the door. A second entrance adjacent to the front door replaces an original window. The south end of the porch has a flat roof and was enclosed after 1940. The windows mimic the upper cottage sash and single pane lower sash pattern of many of the windows in the house but are grouped with two large windows separated by smaller units at each end and in between the larger units. The unit also displays a heavier trim between the large windows. A variegated brick, also in pale yellow tones distinguishes the enclosed porch from the rest of the masonry.

The second floor is set back behind the porch roof. The fenestration on the upper floor is symmetrical with a center double hung upper sash cottage window flanked by two pair of windows on each side. A sunroom walled with 8-lite casement windows sits at the southeast corner of the building and runs most of the length of the south elevation and dies into the addition at the rear of the building. A prominent dormer has two small double hung cottage style windows with 15 square lites in the upper sash. The pair are topped with an arched solid-pane transom. A small casement window and addition with one horizontal muntin is tucked behind the south side of the transom and is a later addition.

On the south elevation, below the sunroom, there are four sets of double hung cottage style windows with each with matching sidelites. Evidence of the brick porch balustrade still exists under the windows. The windows flank a door with sidelites and a transom with decorative muntins. L-shaped stairs with metal railings that match the

³ Earlier photographic evidence provided by Delta Tau Delta illustrates the brick railing was still in place through 1939 when the fraternity occupied the home.

front stair railing lead from the door to the walkway, and more stairs connect to the public sidewalk. Parking spaces at the southeast corner of the property were added for the building's use as office space.

A significant addition protrudes from the west or rear elevation. The concrete stucco addition extends to the third floor and around the southwest corner. The addition has a flat composition roof at the second floor. An awkward arched opening tops a utilitarian glass door and two pair of 8-lite casement windows on the first floor match the windows that make up a portion of the second story on this elevation. Two gables finish off the third floor with a random fenestration pattern. The only original part of the house visible on the rear elevation is the northwest corner which is recessed from the addition. One smaller window on each floor of the original house flank the north end of the addition. The first-floor window is anchored with a substantial lintel. Both windows have limestone sills.

The semi-basement on the west end of the north elevation is obscured by a concrete wall and gate. Two separate doors allow access at the basement level. Simple single-pane or 1/1 double hung windows make up the basement fenestration on this elevation. Steps with a midpoint landing lead to a multi-lite door with a bottom panel and transom above and provides access to the first floor. The door is protected by a shed roof awning with oversized decorative wrought iron brackets. Three first-floor windows are double hung with cottage style upper sashes and single pane lower sashes. One smaller window by the door allowed light for an interior staircase that is no longer extant. The windows all have limestone lintels and sills.

The second floor has three pairs of the same double hung windows with decorative upper sashes. The middle pair is larger. One of the windows on the west end has been lengthened by adding another sash at the bottom. All second-floor windows meet the cornice at the head and have lintel sills.

A gabled dormer with a pair of windows that match the dormer on the east juts from the roof of the north elevation. A multi-lite arched opening sits above the pair. A small window to the west of the dormer is part of the addition and will be removed.

The majority of the original windows are double hung, most with upper sashes of small-pane geometric patterns or "cottage" window glazing and single pane bottom sashes. Other window types include 1/1 double hung in a portion of the basement, and multi-lite casements at the top floor and in the addition at the back elevation. A large exterior staircase sticks out as an unwanted appendage at the southwest corner of the building. Many of the windows meet a modest cornice at the eaves of each floor. The eaves have a relatively modest overhang in comparison to many Prairie-style houses.

The house was originally designed as an American Foursquare and modified later, enclosing a portion of the front porch and adding additional square footage at the rear of the house. On December 27, 1925, a defective furnace started a fire that practically destroyed the interior of the house before the fire department could bring the blaze under control.⁴ The Reeds thanked the firefighters with a gigantic "feed" of oysters, coffee, pie and other menu items.⁵ The home suffered another fire in 1932 when it was inhabited by the Hillel Foundation. Two University of Texas students jumped from the second floor, narrowly escaping death. A faulty furnace was again given as the reason for the blaze. The entire interior of the house was reportedly destroyed.⁶ While it seems unlikely any original materials in the house exist, much of the trim, doors, windows and baseboards may date back to the 1930s, leaving some historic materials in the building.

⁴ Will Rebuild: Reed Home Suffers Fire Damage. *The Austin Statesman*. Dec. 28, 1925. Pg. 2.

⁵ Folks, Facts Fancies. *The Austin Statesman*. Dec. 29, 1925. Pg. 8.

⁶ Hillel Foundation Home Damaged. *The Austin Statesman*. January 4, 1932. Pg. 8.

The interior of the house has been divided many times since 1930 to accommodate university fraternal organizations, apartments and later office space. The main staircase was removed from the living room. A more utilitarian staircase was added at the back of the building. Currently, the first floor has two fairly open spaces with the rest of the floor divided into small office areas. The ceilings have been modified to include a drop-down mechanical chase that runs along the perimeter of the larger rooms.

The second and third floors and the basement are divided into a surprising number of small offices, breakrooms and bathrooms. The interior of the building is well maintained but does not represent the historic interior in any way. The new owner plans bring back some of the historic detailing and modify the interior layout to better represent its storied past.

List of Architectural Modifications

Date Unknown	Interior staircase removed. Parking lot added at rear of building.
1925	Fire destroys much of the home's interior. Malcolm and Margaret Reed rebuild.
1932	Fire again destroys the complete interior of the home.
Pre 1935	Front porch enclosed for additional square footage
Ca. 1935-1961	Enclosure of south wing. Window adjacent to main entry replaced with door.
1949	Residence converted to student apartments.
After 1961	Back addition constructed.
Ca. 1969	Apartments converted to office space.
Ca. 1970-2000s	Various changes to layout; HVAC added.

Historical Associations

Architect Unknown

Charles Page (1876-1957)

A similar house at 1410 Rio Grande was designed by architect Charles H. Page for Edmund and Ellen Sneed Byrne in 1907. Coincidentally, Malcolm's brother, David Reed and his wife Laura Moses Reed, purchased the home in 1915. Like his brother, David became a prominent civic leader and successful businessman in Austin with interests in cattle, oil and even a partnership in the Driskill Hotel. He was an Austin school board member and served on the first city council under the city manager form of government.⁷

While the architect of the Malcolm H. and Margaret Badger Reed House is unknown at this time, it is not inconceivable to consider that Charles Page was also the architect of the property.

The houses share some similarities in design, including a hipped roof, massive wraparound porch with arched openings and limestone capped masonry balustrade (currently partially enclosed at 1712 Rio Grande), stairs leading to an off-center entrance and a prominent dormer on the primary elevation. Both houses have double hung windows with decorative "cottage" upper sashes and single pane glazing in the bottom sash. The house at 1410 Rio Grande was completed in 1907 and incorporates elements of Mission Revival style with a Sullivanesque cornice, terracotta roof tiles, Elgin brick, Richardsonian-Romanesque arches and Prairie-style porches. Like the Byrne-Reed House, the Malcolm H. and Margaret Reed House employees some of the same stylistic features including the arches and large porches. The Reed House has some simpler detailing but showcases its grandeur from its perch on a raised yard bounded by a stucco wall and further elevated by a partially below ground

⁷ Humanities Texas. History of the Byrne-Reed House. <https://www.humanitiestexas.org/about/byrne-reed/history>. Accessed May 22, 2025.

basement which emphasizes the overall height of the building and is offset by a concrete belt course further showcasing its stature from the street. The geometric “cottage” paned windows and grand porch with its arched openings give the home a handsome and stately presence. One could imagine the Reed House as quite the gem situated among other more classically traditional homes along Rio Grande Street in 1910.

Henry Bowers “Hal” Thomson (1882-1974)

Unsupported credit has been given to Henry Bowers “Hal” Thomson as architect of the Reed residence at 1712 Rio Grande. Thomson was a native Austinite who attended the University of Texas at Austin and continued his studies at the Massachusetts Institute of Technology where he received his master’s degree in architecture. Thomson explored the architecture of Europe before returning to Texas in 1907 and establishing his practice in Dallas. Thomson ultimately became a society architect, designing homes for some of Dallas’ most elite citizens.⁸

Hal Thomson designed a Neoclassical style home for his uncle Horace Alexander Thomson at 900 W. 17th, just around the corner from Malcolm Reed’s Rio Grande residence (1909). The elder Reed’s were contemporaries and businessmen in the same industries so Malcolm Reed would have known the young Hal Thompson. In fact, Hal Thompson designed Reed’s next house at 2407 Harris Blvd. in 1929, a magnificent Italian Renaissance Revival style, an aesthetic in keeping with Thomson’s training and upon which he built an outstanding career in Dallas. Reed’s Prairie-Style home on Rio Grande employs a completely different architectural language like none of his projects before or since. Thomson’s connection to 1712 Rio Grande may only be speculation because of Reed’s professional connection to the Thomson family and Hal Thomson’s design of the Malcolm H. and Margaret Badger Reed Estate at 2407 Harris Blvd.

Malcolm Hiram Reed⁹ (1876-1945)

Born February 22, 1876, at Gabriel Mills in the Pilot Knob community in Williamson County, Texas, capitalist and businessman Malcolm Reed was the second child and first son of pioneers Dora Connell and Thomas Selden Reed. Malcolm’s grandfather, David Clark Reed (1814-86), moved to Texas in 1852, first to Austin and then to Williamson County. Malcolm’s father, born in Fulton, Arkansas, across the Red River from Hope, was a schoolteacher and merchant. He purchased a general mercantile store in Bertram, Texas, in 1888 when the railroad bypassed Gabriel Mills. T.S. moved to Beaumont in 1899 and opened the T. S. Reed Grocery Company on Jan. 1, 1900. He took Malcolm and his brother **David Cleveland** into the Bertram business as T.S. Reed & Company until 1914, when T.S. left the Bertram business to David. He was also involved in banking in Bertram, beginning in 1898. T.S. Reed visited Austin frequently and died in 1924.¹⁰ Medora Connell Reed (1857-86) was born in Milam County, Texas, to a prominent pioneer Texas family.

Malcolm attended high school in Bertram, Hill’s Business College in Waco, and began his career working in his father’s general mercantile store in Bertram in 1893. He was sent to Marble Falls to sell a stock of goods and remained in Marble Falls for 15 years, at first as T.S. Reed & Company and later as M.H. Reed & Company. Malcolm married Marble Falls resident Margaret ‘Maggie’ Badger in 1898. Malcolm organized and served as president of Home State Bank in Marble Falls until two years before his death and was the owner of Marble Falls Water & Light Plant in 1920¹¹. In 1908, he moved to Austin, which he made his permanent home.

M.H. Reed & Company, with associates E.G. Beschoff and G.E. Bryson, initially a major wholesale dealer of cedar timber in Central Texas as well as one of the state’s largest buyers and sellers of pecans, became one of the

⁸ Our history: The Architect. Historic Aldredge House. <https://www.aldredgehouse.org/the-architect>

⁹ From an unidentified book, pages 198-201, in Reed file, Austin History Center

¹⁰ Reed, T.S., vertical file, Austin History Center.

¹¹ *Standard Blue Book*, Texas Edition, 1920. A.J. Peeler & Co., Standard Blue Book Publications, San Antonio. Photo pg. 33; “M.H. Reed,” pg. 208.

leading cotton exporters in the state, with offices in five foreign countries. According to Sue Brandt McBee,¹² he liked to describe himself as being “in the cedar post business.” Reed invested widely in minor interests that included real estate, oil properties and a pipeline as well as extensive farm and ranch acreage across Texas.

After the decline of the cotton business in the 1930s, Reed devoted substantial time to oil investments, mainly royalties, and to Pecos Producers, Inc., which managed his production in the Yates Pool. He negotiated a 300,000-acre transaction with the heirs of George W. Littlefield for the South Plains project known as Littlefield Lands. Working through his Yellow House Land Company (1923-1942) and Plains Investment Company, Reed purchased, divided into 1200 tracts, and resold to settlers the 177-acre farming tracts carved out of the Yellow House Ranch in Lamb and Hockley counties. The Yellow House enterprise played a key role in the settlement of the South Plains of Texas, bringing in excess of \$10 million to Reed and his associates.¹³

Reed was a member of Central Christian Church, Austin Country Club (past president), a long-time member of the Austin Rotary Club, and an original member of the local Red Cross Board. He served as president of the Austin Chamber of Commerce in 1927, and from 1919 to 1932 was active in the Texas Cotton Association, serving as its president in 1923. He was a patron of the Texas Fine Arts Association and the Smithsonian Institution. A Mason since 1897 in his Marble Falls days, Reed was Worshipful Master 1903-1904 and was honored with 33rd degree as a York Rite and Scottish Rite Mason and Shriner in 1919. He was a potentate of the Ben Hur Temple in Austin in 1930. At one time Reed held membership in the New York Stock Exchange and in the Chicago Board of Trade. During WWI Reed handled finance campaigns in Austin and Travis County for the American Red Cross, serving as chair of several civilian relief committees and drives. His favorite recreation was golfing.¹⁴

Malcolm divorced his first wife and remarried in 1936 at the age of 60. His bride was 22-year-old Arkansan, Roberta Farrish Purvis (1914-2005), a graduate of the University of Texas, where she was a classmate of Malcolm’s daughter. The newlyweds escaped to Europe for a one-year, round-the-world honeymoon—to flee, some say, gossip about their ‘scandalous’ marriage.¹⁵ Malcolm Reed died in his sleep of a heart ailment in 1945 and was buried in Memorial Park. His widow placed clarion bells in the Central Christian Church in his memory.¹⁶ An environmentalist and philanthropist, Roberta Crenshaw’s later contributions to the city in some measure continued the legacy of Malcolm Reed.

The Badger Connection

Malcolm Reed’s first wife, Margaret ‘Maggie’ Badger (-1940), known to her family and neighbors as “Mama Reed,” was the daughter of Brandt Badger, a well-known figure in business circles of Burnet County and adjacent counties. The Badger family moved from Gonzales to Burnet County around 1882. Maggie’s brothers

¹² McBee, Sue Brandt, “Reed Hall: On the Brink of Change,” *Austin Homes & Gardens*, May 1980. vol. 1, no. 11. page 28-36.

¹³ Dunn, Roy Sylvan, “Malcolm Hiram Reed,” *The New Handbook of Texas*, V. 5, 1996, p. 502.

¹⁴ *Standard Blue Book*, Texas Edition, 1920. A.J. Peeler & Co., Standard Blue Book Publications, San Antonio. Photo pg. 33; “M.H. Reed,” pg. 208.

¹⁵ Before they left, the couple purchased eight acres of land in West Austin for a new home, Reed Hall, a Tudor Revival mansion completed in 1937. Malcolm and Roberta had two daughters, Roberta Purvis Reed Burns (1938-2001) and Lucy Burford Reed Hibberd (1941-). She remarried twice, first to Fagan Dickson (divorced) and then to Charles Edward Crenshaw, father of famed golf pro Ben Crenshaw. An environmentalist and philanthropist, Roberta Crenshaw donated her 51% interest in the Paramount Theatre to a non-profit corporation. She founded the Austin Ballet Society, created Reed Park by donating six acres along Taylor Slough, and donated 20 acres of parkland along the Colorado River. She was a member of the Austin Parks Board for 12 years, serving as chair from 1964 to 1969, when she helped develop the original plans for the beautification of Town Lake. Roberta bought several hundred of the first blooming trees for the north shore of the lake. She served as a director and trustee of the National Recreation and Parks Association, was an honorary member of the Austin AIA, and a founder of the Austin Environmental Council.

¹⁶ Obituary, Malcolm Reed, *Austin American Statesman*, December 12, 1945.

Walter H. and Robert Badger operated a wholesale mountain cedar business and mercantile business, Brandt Badger & Sons, with their father in Marble Falls.

Walter H. Badger (1865-1940) is credited with building the cedar post business in Central Texas.¹⁷ He moved from Marble Falls to Austin in 1908 and was a director at American National Bank. Along with his brother Robert and Malcolm Reed, Walter was one of the chief partners who developed the Yellow House Ranch beginning in 1923; he became the manager of the project and was instrumental in developing the town of Littlefield. The partnership purchased the famous George W. Littlefield Yellow House Ranch, originally part of the XIT Ranch in the Texas Plains, and formed the Yellow House Land Company in 1929, and later the Plains Investment Company, which Badger served as president. The three Badger siblings owned homes on the same block of Speedway in Austin in the 1920s; all three homes are City of Austin Historic Landmarks.¹⁸ Malcolm Reed Jr. lived at one of the homes, 4110 Avenue E (Speedway), from 1924 until 1943.

Fraternal Organizations

B'nai B'rith Hillel Foundation

Founded in 1927, Texas Hillel at The University of Texas at Austin's mission is to enrich the lives of Jewish undergraduate and graduate students so that they may enrich the Jewish people and the world. Texas Hillel students, professionals and volunteer leaders are dedicated to creating a pluralistic, welcoming and inclusive environment for Jewish college students, where they are encouraged to grow intellectually, spiritually and socially. Texas Hillel helps students find a balance in being distinctively Jewish and universally human by encouraging them to pursue tzedek (social justice), tikun olam (repairing the world) and Jewish learning, and to support Israel and global Jewish peoplehood. Texas Hillel is committed to excellence, innovation, accountability and results.¹⁹

Delta Tau Delta

Delta Tau Delta is a values-based organization. Our mission and values are offered to the public as a representation of the core values contained in our Ritual. All Delt men live by a common mission: "Committed to Lives of Excellence." All programs offered by the Fraternity reflect our values and are designed to help the men of our Fraternity reach the level of excellence for which we all strive.

The four fundamental principles of Delta Tau Delta are Truth, Courage, Faith and Power.

Truth is vital in the relationship between an organization and the outside world. If an organization cannot be trusted, it will perish. Truth begins within the organization. In order to truly become brothers, men must be truthful to themselves and to one another. They must hold one another accountable.

Courage takes heart. Those who are courageous thrive. As you navigate through life, you will be confronted with many difficult decisions. Courage helps a leader understand the best option and take it, regardless of the popularity of that choice. Courage has a distinct relationship with truth. One must know the truth in order to stand for it.

Faith is belief. Faith grows and develops and changes. It means trusting yourself and believing your actions are appropriate and right. Faith will help you trust decisions made and believe that information told to you is correct. A lack of faith drives a wedge through an organization and through friendships.

¹⁷ Obituary, Walter H. Badger, Austin American Statesman, January 13, 1940.

¹⁸ City of Austin Historic Landmark files: Robert T. Badger House (C14H-95-0007), Bailey-Houston House (C14H-87-0007), and Walter Badger House (C14H-93-0021).

¹⁹ From organization website - About the Texas Hillel Foundation at the University of Texas at Austin. <https://texashillel.org/about/>

Power begins as inner strength. Power is a combination of talents and inherent abilities and wisdom. It is increased when the power of many individuals is united through an organization or a brotherhood. The power of an organization, when combined with courage, faith, and truth, leads one into the future and ensures success.²⁰

Pi Kappa Alpha

In December of 1919, eight University of Texas students, all members of Pi Kappa Alpha from other colleges, formed the Pi K A Club in order to work in unison towards procuring a charter for a chapter of Pi Kappa Alpha at the University of Texas at Austin.

Petition was formally made to the Grand Council, and the charter was quickly granted. George B. Marsh, the Regional Pike Vice President, presided over the installation ceremony, and Beta Mu was formally ushered in on March 20, 1920, the following men comprising the charter membership: Howard Corbett Buckley, Ruben Washington Gray, Bertram Hedick, Caradine Ray Hooton, Frank H. Lancaster, John L. McCollough, D.H. Meek, H. Bascom Thomas, Jr.

At the time of the chartering of Beta Mu in 1920, two University of Texas faculty members, who were alums of Pi Kappa Alpha, served as early Chapter Advisors: Dr. Leonidas Warren Payne, Jr. (Upsilon, Auburn), Professor of English, and L. Theo Bellmont (Zeta, Tennessee, Director of Athletics.

Founded just after the conclusion of World War I, Beta Mu chapter has continuously endured through the Great Depression of the 1930s and through World War II and the 1940s. The fraternity grew in the 1950s. The 1960s and 70s were a tumultuous time in the nation's history but the culture of Beta Mu persevered and thrived. Beta Mu celebrated it's 102nd year at UT in 2022. With new committed members and loyal alumni, she will remain forever strong.²¹

Dolph Briscoe, Jr. (1923-2010)

Born in Uvalde, Texas, Dolph Briscoe, Jr. was the only child of Dolph, Sr. and Georgie Briscoe. After graduating as valedictorian, he came to school at the University of Texas about 1939 and resided at 2712 Rio Grande. His was the only apartment on the third floor or "penthouse." While in Austin, he met Betty Jane "Janey" Slaughter, a fellow student from Austin. The two married in 1942 and continued to reside at 1712 Rio Grande, moving to a basement apartment with more room. Briscoe had a lifelong interest in politics from a young age. After returning from military service in World War II, he ran and served in the Texas House of Representatives from 1948-1957. In 1973, he was elected as the forty-first governor of Texas. He served two terms from 1973 to 1979.²²

Current Owners

Gene and Robin Shepherd moved to Austin 2002 to raise their three boys. Both graduates of UT Austin, all three sons have or are attending the Forty Acres as well. Gene is the founder and chief executive officer of ATX Energy Partners, LLC. He's spent the majority of his career in the finance and operations focused on the energy industry. He is a member of the executive council of the Kay Bailey Hutchison Center for Energy, Law & Business and the Engineering Advisory Board of the Cockrell School of Engineering.²³

²⁰ From organization website - History of Delta Tau Delta, Gamma Iota Chapter, at the University of Texas at Austin. <https://texasdeltalumni.com/delta-tau-delta/>

²¹ From organization website - History of Pi Kappa Alpha, Beta Mu Chapter, at the University of Texas at Austin. <https://texaspika.com/about/#beta-mu-history>

²² About Dolph Briscoe Jr. Briscoe Center for American History. <https://briscoecenter.org/briscoe-garner-museum/about-briscoe/>

²³ Eugene "Gene" B. Shepherd, Jr. The University of Texas at Austin Hildebrand Department of Petroleum and Geosystems Engineering, Cockrell School of Engineering. <https://www.pge.utexas.edu/alumnus/eugene-gene-b-shepherd-jr/>

When their youngest son started college, Robin turned to a new venture, founding 5 birds dwellings, LLC. She offers thoughtfully curated homes in historic neighborhoods that tell the story of Austin. Where others might see a teardown, Robin envisions extending the life of modest-sized homes, maintaining their original footprint and the unique features that define each home. Graceful and sincere in her approach, she's a visionary, recognizing the properties as part of the fabric of their neighborhoods that can continue to serve people for years with proper care and maintenance.²⁴

The Shepherds plan to rehabilitate the Malcolm H. and Margaret Badger Reed House and use it for the offices of their family foundation. They also aspire to offer office space to nonprofits and two apartments for students attending their beloved University of Texas just down the street.

Conclusion

Malcolm H. Reed and his first wife Margaret Badger Reed moved to Austin from Marble Falls in 1908. Having already established a business and a bank, Reed evolved into a true titan of industry in Austin in the early twentieth century. He was contemporaries with "Commodore" Edgar Perry and others who shaped an early vision for the city. Their first home in Austin at 1712 Rio Grande, while modest in comparison to their later estate, was stately in its siting and stood out as "modern", surrounded by the more classical architectural styles along the street. The home's association with the Reed family and subsequent student housing of former governor Dolph Briscoe makes it an important part of the city's history and merits its designation as a historic landmark.

²⁴ Preservation Austin Merit Award nomination. 2023 Stewardship Award Winner. <https://www.preservationaustin.org/programs/past-preservation-merit-award-winners/2023>



HD 1712 RIO GRANDE

ATA house Cactus 40

Historic Photo, 1940

Malcolm H. and Margaret Reed House
1712 Rio Grande
photo courtesy Austin History Center



East Elevation

Malcolm H. and Margaret Reed House
1712 Rio Grande



North Elevation

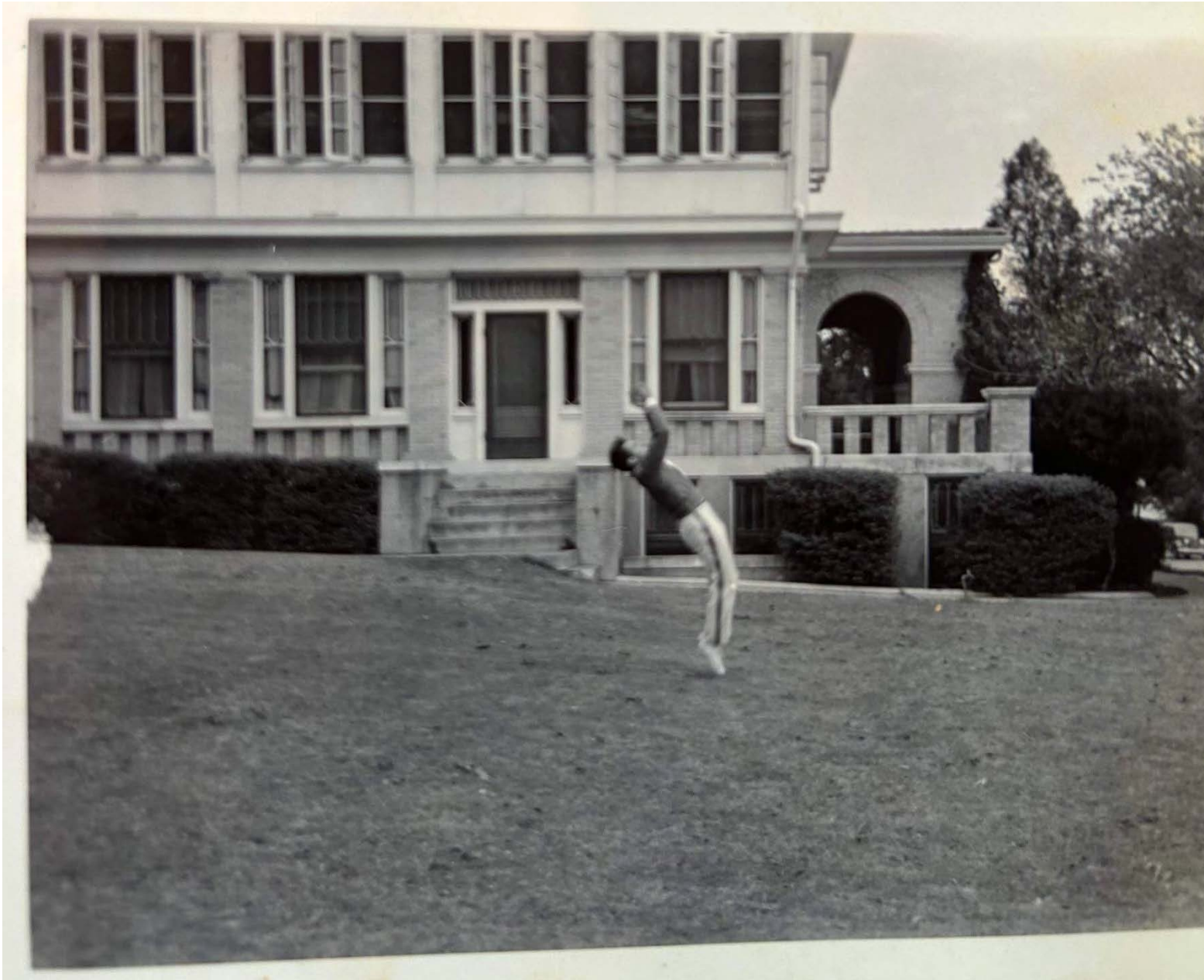
Malcolm H. and Margaret Reed House
1712 Rio Grande



File ID: 25-2327

South Elevation
Oblique view of
southeast corner

Malcolm H. and Margaret Reed House
1712 Rio Grande

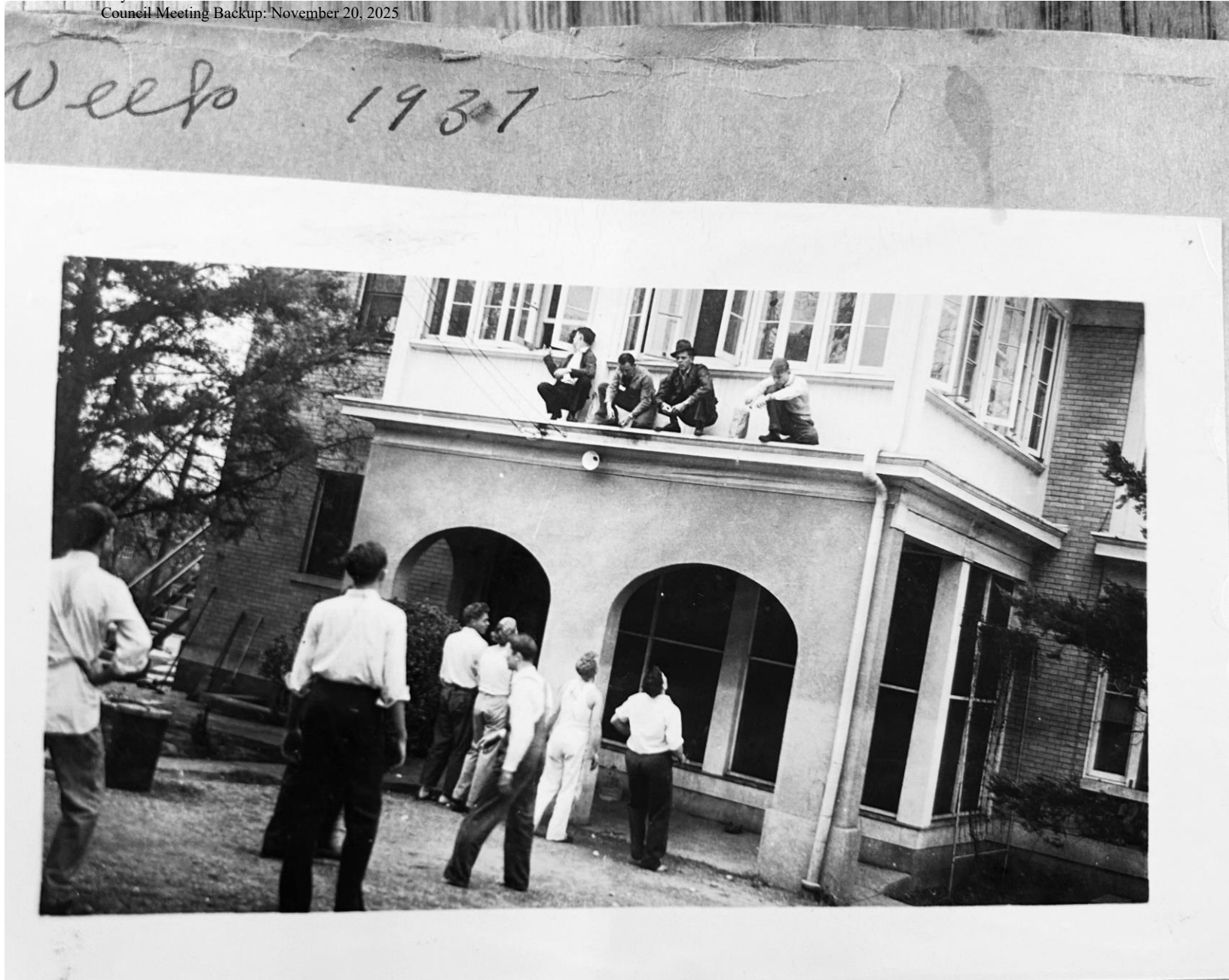


South Elevation, ca. 1937
Malcolm H. and Margaret Reed House
1712 Rio Grande
photo courtesy of Delta Tau Delta



West Elevation

Malcolm H. and Margaret Reed House
1712 Rio Grande

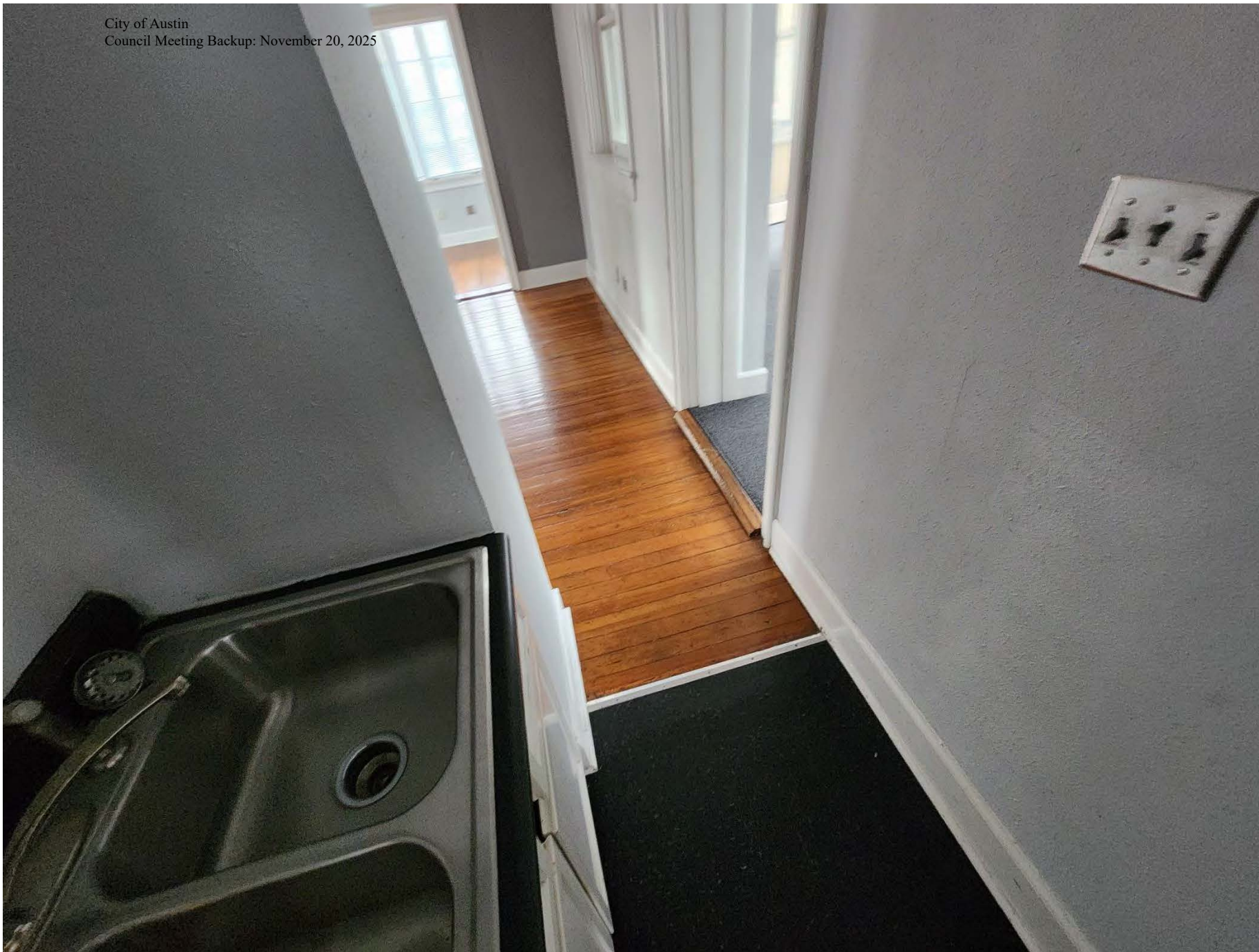


West Elevation
Hell Week 1937

Malcolm H. and Margaret Reed House
1712 Rio Grande
photo courtesy of Delta Tau Delta archives



Main floor transition from
parlor to main living area
Malcolm H. and Margaret Reed House
1712 Rio Grande



Second floor breakroom

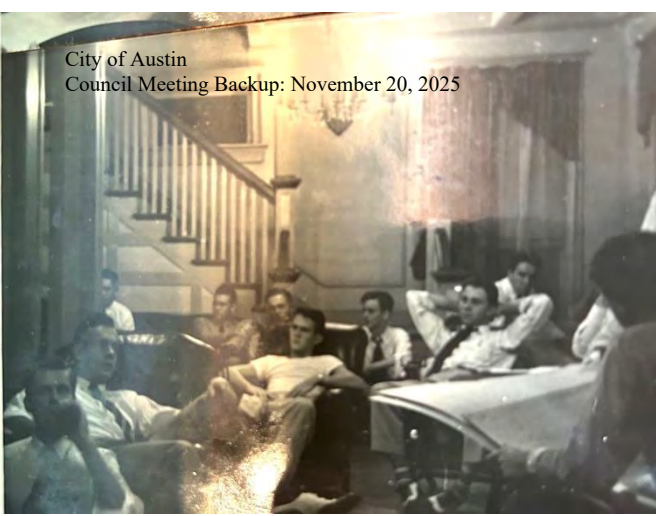
Malcolm H. and Margaret Reed House
1712 Rio Grande



Second floor
Awkward window
configuration

Malcolm H. and Margaret Reed House
1712 Rio Grande

City of Austin
Council Meeting Backup: November 20, 2025

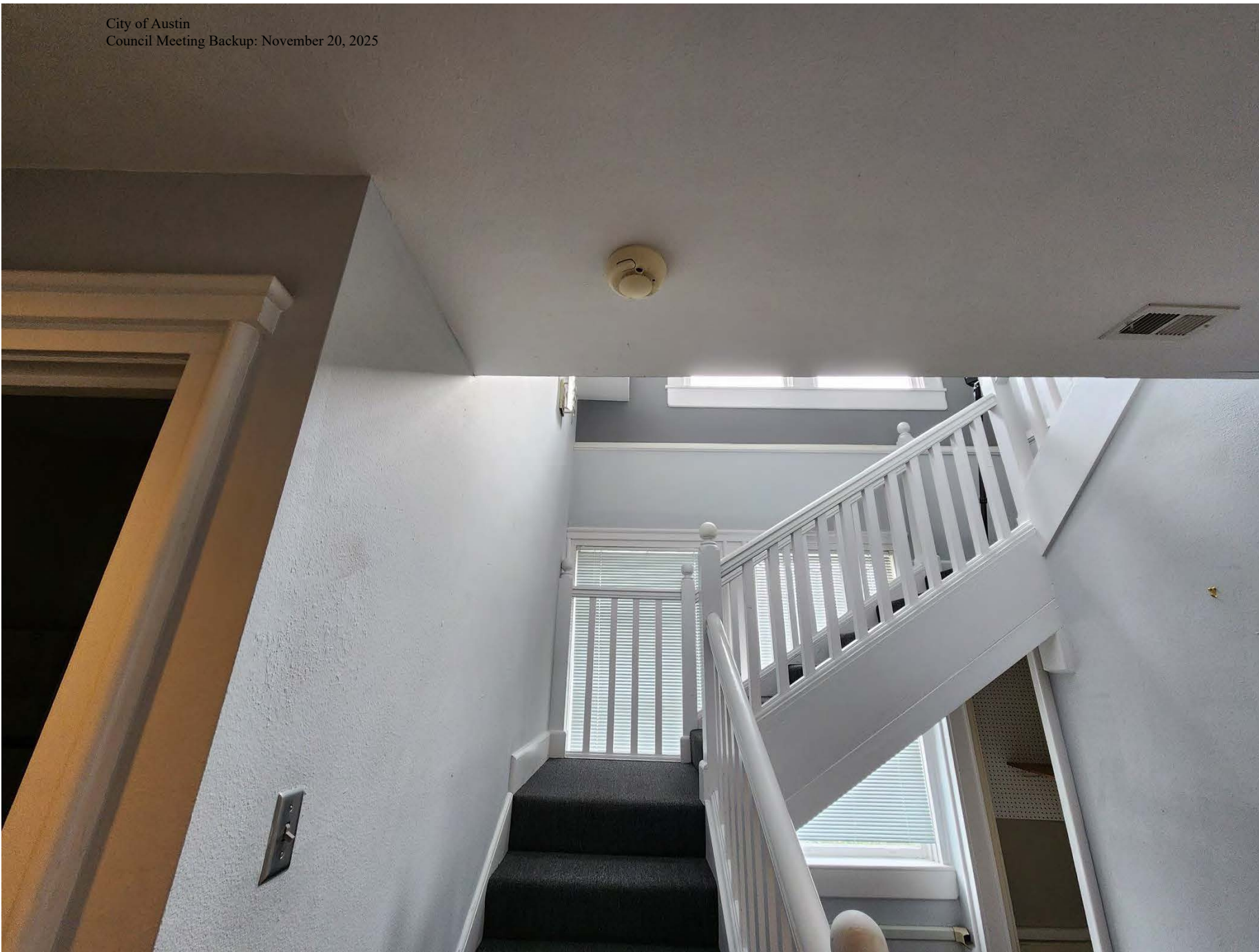


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Original Staircase
no longer extant

Malcolm H. and Margaret Reed House
1712 Rio Grande
photo courtesy of Delta Tau Delta



Utilitarian stairway
Later addition at back of house
Malcolm H. and Margaret Reed House
1712 Rio Grande



Basement

Malcolm H. and Margaret Reed House
1712 Rio Grande

JEWISH LEADERS TO OPEN HILLEL FOUNDATION

The Hillel Foundation, under the Jewish students attending the University of Texas, will be formally opened and dedicated at a reception this morning, beginning at 10 a.m. and continuing through the afternoon, from 2 to 5 p.m., at the Hillel Foundation, 1712 Rio Grande.

Mr. H. J. Ettlinger, Texas District representative of the International Order of B'nai B'rith, president and general superintendent, will arrive by Austin Station morning train, 10 a.m., for the dedication. Mr. Ettlinger is president of District No. 1, which embraces all the southern states.

Program Speakers

Other prominent speakers arriving in Austin today to participate in service are: Maxine Hirsch, Houston leader and member of the executive board of B'nai B'rith; Maurice Meyer of Houston, vice president of the organization, and Ed Meyer, member of his district board.

Members of Austin Jewish community will meet at the reception Sunday afternoon. Mrs. Edna Rosenthal, Mrs. Aaron Schacter and Mrs. W. H. Hays, Hays, are among the afternoon speakers. They will be assisted by the student council, headed by Bill Baker, president. Under local Hillel leaders, Maxine Hirsch, 2225 East Avenue, and Mrs. J.



JEWISH

(Continued from Page 1.)

Natalie Levin, Alfred Melinger, Israel Smith, Julius Ginsberg, Herman Glosserman, Milton Scharfstein, Louise Buchwald, Samuel Passman, Manuel Releh, Jack Altar and Sylvia Richman.

Austin town people have been invited to attend the reception.

Rabbi to Speak

Rabbi David Lefkowitz of Dallas will be principal speaker for a banquet Sunday at 6:30 p. m. at the Stephen F. Austin hotel, and Rabbi Ephraim Frisch of San Antonio will preside as toastmaster. Responses will be made by Rabbi Martin Ziehlonka of El Paso, Rabbi Wolfe Macht of Waco, Rabbi H. Merfeld of Fort Worth, Rabbi David Ziehlonka of Corsicana and Rabbi Samuel Phillips of San Antonio.

Other speakers for the evening will be Dr. H. J. Ettlinger of the University of Texas, Joe Koen of Austin, Maurice Hirsch of Houston, Ed Strauss of Houston and Maurice Meyer of Houston.

Music will be given by pupils of the Leo School of Music, and Cantor Bernard Canter of San Antonio will also take part on the program. Approximately 200 are expected to attend the banquet, including visitors and Jewish laity of Austin.

The Hillel foundation is established as a student center in universities having at least 200 Jewish students in attendance. The foundation at the University of Texas is under the direction of Rabbi Jacob J. Weinstein.

Hillel Foundation makes
home at 1712 Rio Grande.

Malcolm H. and Margaret Reed House
1712 Rio Grande

WILL REBUILD

Reed Home Suffers Fire Damage.

Repair work on the home of M. H. Reed, 1712 Rio Grande, which was partially destroyed Monday night by fire, will start within a few days, Mr. Reed said Monday morning. Mr. Reed and his family are at present living in the home of Mr. and Mrs. W. H. Cleveland at 1800 Rio Grande street. A defective furnace is thought to have been the cause of the blaze.

Insurance carried on the home and furnishings totaled only \$12,500, Reed said, and damages amounted to several thousand dollars more than the insurance covered.

Occupants of the house first noticed the blaze shortly after 12 o'clock Monday night. A driving windstorm and biting temperatures handicapped firemen who were called. The interior of the house was practically destroyed before firemen could bring the hose and chemical wagons into use. Fear was at first expressed that due to the high winds, other costly residences south of the Reed home might be threatened.

Family relics and valuables were saved from the fire. Grande gathered to see the fire which lighted up the whole west section of the town.

Hillel Foundation Home Damaged

Two University of Texas students narrowly escaped death by burning when the home of the Hillel Foundation, 1712 Rio Grande street, caught fire about 1 a. m. Sunday.

Milton Ringer and David Rees were asleep on the second floor of the building when the fire started, but jumped to safety. The entire interior of the house was destroyed, including furniture, but extent of the damage had not been estimated Monday.

A defective furnace was given as the reason for the blaze.

Fire damaged home's interior
twice in 1925 and 1936.

Malcolm H. and Margaret Reed House
1712 Rio Grande



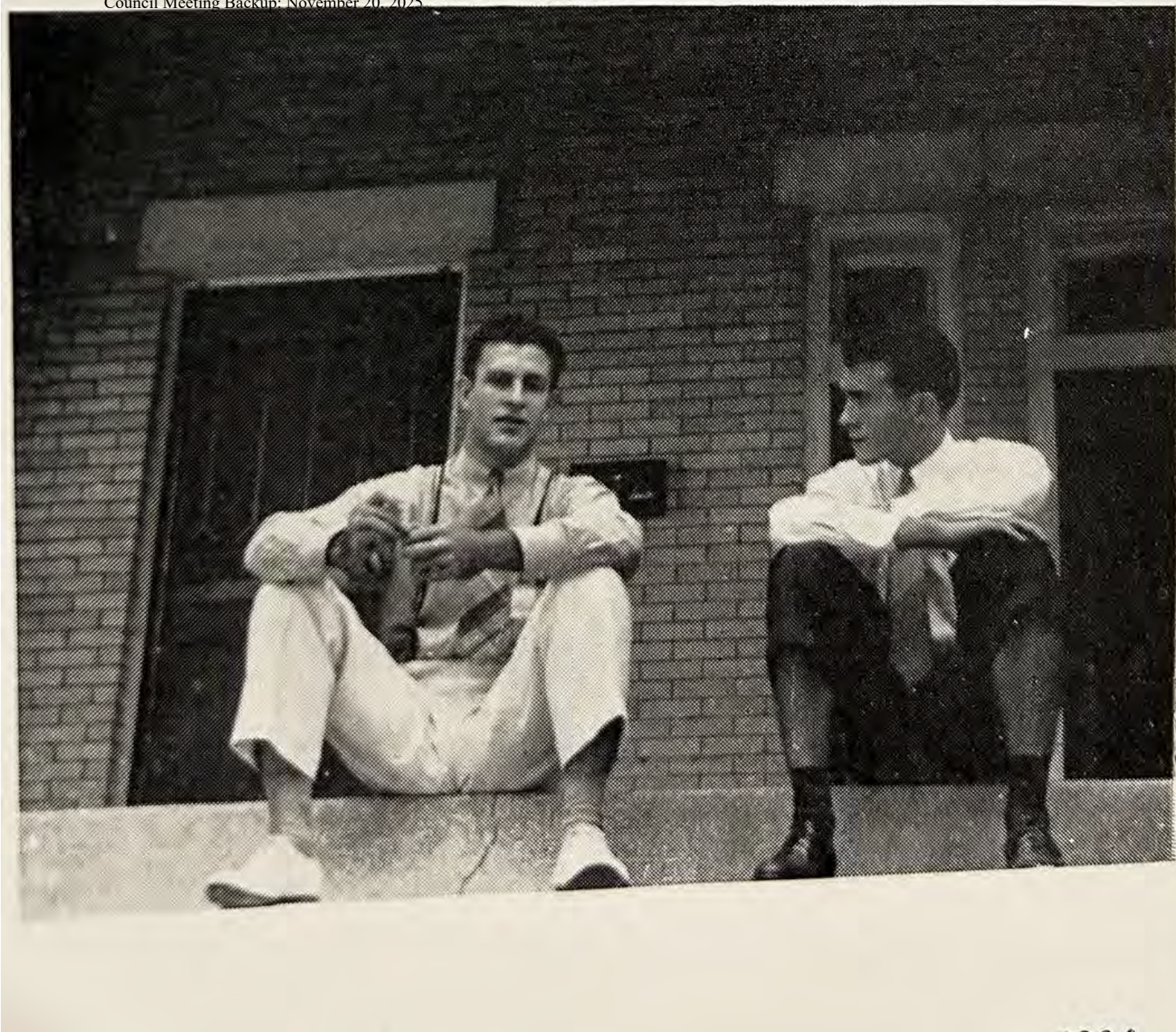
Delta Tau Delta members pose
for group photo inside the
house, ca. 1930s

Malcolm H. and Margaret Reed House
1712 Rio Grande



DTD members gather on the front
lawn for a photo, ca. 1930s

Malcolm H. and Margaret Reed House
1712 Rio Grande



Fraternity brothers perch and plan on the front porch ca. 1940.

Malcolm H. and Margaret Reed House
1712 Rio Grande

Frat House Is Robbed

Members of the Pi Kappa Alpha fraternity early Thursday had an unwelcome guest who walked through unlocked doors at the fraternity house on 1712 Rio Grande street and stayed long enough to rummage various rooms in search of money, police were informed Thursday morning.

As a result of the nocturnal guest's visit, Bill Adams lost \$4; Lloyd Nelson, \$2; Rodney Camp, \$8; Jim McCauley, \$2; and Bill Mobley, \$1. The burglar took the money from billfolds of the boys.

Watches and jewelry were left undisturbed by the burglar, who carried several billfolds and two pairs of trousers from the house and threw them in the yard after he had taken the money from the billfolds.

Charles Blaney lost his billfold containing his draft registration card, blanket tax, and identification card. A billfold belonging to Jake Clegg later was recovered in the 600 block on West 18th street.

Members of the Pi Kappa Alpha fraternity lived in the house, ca. 1942.

Malcolm H. and Margaret Reed House
1712 Rio Grande



APARTMENT HOUSE AT 18TH AND RIO GRANDE HAS SEEN LOTS OF FRATERNITY LIFE
Numbered among former residents are persons now highly acclaimed in public

Staff Photo

Fond Memories

65-Year-Old City House 'Hasn't Changed Much'

By PAMELA K. RENNO
Special Writer

If the house at a corner of 18th and Rio Grande Streets, could talk, what stories it could tell! The 65-year-old house was once a single family dwelling, a fraternity house and now consists of eleven apartments.

Construction of the grand structure was started in 1908 and completed in 1908 for the late Malcom Reed and his family. Reed shipped in carload of buggy axles for reinforcement for his house which later proved to be a problem when it was remodeled into apartments. For over twenty years the Reed family occupied the building, entertaining such greats as the late Governor Dan Moody and his wife.

Pi Kappa Alpha fraternity then bought the residence to house its members, among whom was Dr. John Barclay. It was during this time that two extensive fires, that were started by the basement furnace, gutted the dwelling. Although it was rebuilt, from the attic one can still see burned patches in the roof where only part of it was replaced.

In 1946, the then vacant house came into the hands of W. K. Jennings who felt that it would be an investment for income if

original flue. The original kitchen was left in the apartment next to theirs, also on the ground level.

The late Mrs. Jennings furnished all the apartments with antiques that she would pick up at sales, auctions and close-outs. Many of these pieces are still to be found in the different apartments.

People come and go with the changing of semesters, and several students who lived there moved out and made a name for themselves. Dolph Briscoe lived in the penthouse apartment (the portion of the attic that was made into one apartment), and after he married, he and his bride lived in one of the basement apartments.

The penthouse apartment attracted many greats, one of which was Wright Patman's son, Bill, who lived there while he was in school.

The outside of the house has not changed much, and the landscape has probably changed the least. There is a Japanese Varnish tree, that once grew wild on 18th Street and was replanted at the southwest corner of the house by Jennings. This tree, every spring, produces little trees that have been removed and transplanted

by Jennings in Fort Worth and Abilene.

The present owner of the structure purchased it in 1969 when Jennings decided to move to a smaller place. Bill Bownds also bought the property as an investment and now lives in the penthouse apartment, from which he oversees the rest of the apartments.

So the house, in all its splendor, still stands at a corner of 18th and Rio Grande Streets, complete with the original hitching post remaining out in front. It has seen many people come and go, some have become famous, some have not, and some who will live there may yet become famous. The house still stands, weathered and time worn, a pleasant memory to all who have lived beyond its massive walls.

Recognition of the home's significance in a 1973 newspaper article. Dolph Briscoe, Jr., governor of Texas, lived in the house as a UT student.

Malcolm H. and Margaret Reed House
1712 Rio Grande

M. H. REED—AUSTIN NOTABLE



By MORO GONZALEZ

He is proud of being a member of the Chicago Board of Trade. "Right proud" when his membership was worth sixty thousand dollars....not so proud now that it is worth six thousand. In a "faint" sort of a way he is in the cotton business and members of the New Orleans Cotton exchange.

Locally he followed Muscarello as president of the Country club.

"Austin is a great place to live in," says Reed....He likes everybody, avoids trading with his friends, and suggests an address....It's to the effect that "One needs a lot of friends to color one's life."

He professes a philosophy on human and business relations....He calls for leaving every person as good as you found them—or better.

And he likes horses....He's been horse all along. Last week he broke down and bought one named "Cherokee."

Malcolm Reed sits for a sketch. If you'll "forget,"—here is an actor country boy who made good in the big city....A citizen of Austin whose operations for profit are born outside of the city of Austin. Reed of the massive head and powerful jaw doesn't look his age....His work to him is just a song....and he wonders himself what drives him on....

Temptation cannot be resisted—so here's a little story of his ancestry. You wouldn't think so but Malcolm Reed's father was a

school teacher....Once upon a time he bought some merchandise with his school teacher's salary and that was the beginning of a Reed store. The elder Reed rolled up profits and wound up owning a million dollars.

There is chance for error. Yet fellows who went to school with M. H. tell it. Reed borrowed his father's credit—opened up a store—poured energy into it and built the success of Malcolm Reed in his own right....

He unfolds a couple of maxims: "It's a tonic for me to work....It would be a dull day if I woke up and found nothing to do."

"I like to play the game," he says....and has a lot of fun doing it....A singular trait has he. About to start on a showman trip—he subconsciously figures out how he can work a piece of business into it....

This chronicler hears these "Reed people" are really "first families" hereabouts....Williamson county, Indiana and gentlemen, is where he was born....and for more than a quarter of a century he has sold with pride—"Austin—my town!"

M. H. Reed Claimed By Death

Malcolm H. Reed, 68-year-old Austin capitalist and head of M. H. Reed and company, died Tuesday at 7:38 a. m. at his home, 2000 Bowman road, from a heart ailment.

Death came quietly while Mr. Reed was asleep. He had suffered a heart ailment for the past two or three years which became more aggravated during recent months. Mrs. Reed was at his bedside when the end came.

Funeral services will be held at the Central Christian church Wednesday at 2:30 p. m. The body meanwhile is at the Weed-Corley Funeral home.

Reed was born on a farm in Williamson county, Feb. 22, 1876, the son of Mr. and Mrs. Tom S. Reed, pioneer settlers of Central Texas.

In his early manhood, Reed began a business career, opening a store in Marble Falls under the name of M. H. Reed and company and until about two years ago operated the Home State bank at Marble Falls. He moved to Austin 37 years ago from Marble Falls and during the years of his residence here was associated in the cedar, oil, land, cotton and pecan business.

He was prominently identified with civic affairs, having served as president of the Austin Chamber of Commerce, president of the Austin Country club, and member of the Austin Rotary club in which he held the classification of cedar timber. He also was active in the Austin Masonic bodies, being honorary 33rd degree Mason in the Scottish Rite bodies. He also was a member of the York Rite bodies. He was a member of Central Christian church.

Reed also at one time held membership in the New York Stock Exchange and in the Chicago Board of Trade.

Reed was twice married. His first wife died a few years ago. He married Miss Roberta Purvis, who survives him. He also is survived by one son, C. Badger Reed and a daughter, Mrs. Joseph Cocke, of the first union and two daughters, Roberta Reed and Lucy Reed of the second marriage.

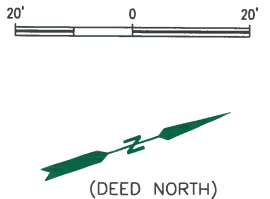
Other survivors are two brothers, Dave C. Reed of Austin and Tom S. Reed of Beaumont and San Antonio, and five sisters, Mrs. R. D. Chastain, Mrs. Jack Johns, and Mrs. Douglas Steinman, all of Beaumont; Mrs. W. C. Hunt of Wilmington, Del., and Mrs. Edward Owens of Austin.



MALCOLM H. REED
Capitalist and Civic Leader Passes

Malcolm H. Reed was a notable figure in Austin's early history.

Malcolm H. and Margaret Reed House
1712 Rio Grande



TAG NO.	TREE	DESCRIPTION
T354	15.1"	OAK
T355	9.3"	OAK
T356	10.8"	OAK
T357	8.1"	OAK
T358	24.5"	PECAN
T359	10.0"	OAK
T360	14.1"	OAK
T361	14.0"	PECAN
T362	20.9"	PECAN
T363	9.7"	PECAN
T364	17.3"	PECAN
T365	15.5"	PECAN
T366	16.3"	PECAN
T367	16.9"	OAK
T368	11.6"	BALM

STATE OF TEXAS
REGISTERED
MICHAEL J. LANCASTER
5529
PROFESSIONAL
LAND SURVEYOR

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0485 K DATED 01/22/2020. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED. INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

G.F. #: KTGAUS-C-24-1604

JOB #: B1204624-TA
DATE: 01/02/25
SCALE: 1" = 20'

FIELD WORK BY	WILLIAM	12/27/24
CALC'D BY	JOSE	12/27/24
UNIFIED BY	JOSE	12/27/24
CHECKED BY	M.L.	01/02/25

13,348 SQUARE FEET OR 0.3064 ACRES BEING A PORTION OF OUTLOT 20 DIVISION "E", ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT AS RECORDED WITH THE GOVERNMENT LAND OFFICE. BEING THE SAME TRACT RECORDED IN VOL. 3755, PAGE 2376, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the intersection of the West R.O.W. of Rio Grande Street, and the South R.O.W. of West 18th Street for the Northeast corner of said Outlot 20, Division "E", for the Northeast corner of this tract and the POINT OF BEGINNING.

THENCE S 19° 00' 00" W, with the West R.O.W. of Rio Grande Street, 104.35 feet to an iron pin set; said point also being the Northeast corner of a tract conveyed to R. S. Siddons, in Vol. 2608, Page 125, Deed Records of Travis County, Texas, for the Southeast corner of this tract.

THENCE N 70° 27' 05" W, through the interior of said Outlot 20, 128.07 feet to an iron pin found on the East R.O.W. of a 20 foot alley way, said point also being the Northwest corner of said Siddons tract for the Southwest corner of this tract.

THENCE N 19° 09' 41" E, with the East R.O.W. of said 20 foot alley 104.35 feet to an iron pin found on the South R.O.W. of 18th Street for the Northwest corner of this tract.

THENCE S 70° 27' 05" E, with the South R.O.W. of 18th Street, 127.77 feet to the POINT OF BEGINNING and containing 13,348 square feet or 0.3064 acres of land more or less.

July 23, 2025

To Whom It May Concern:
City of Austin

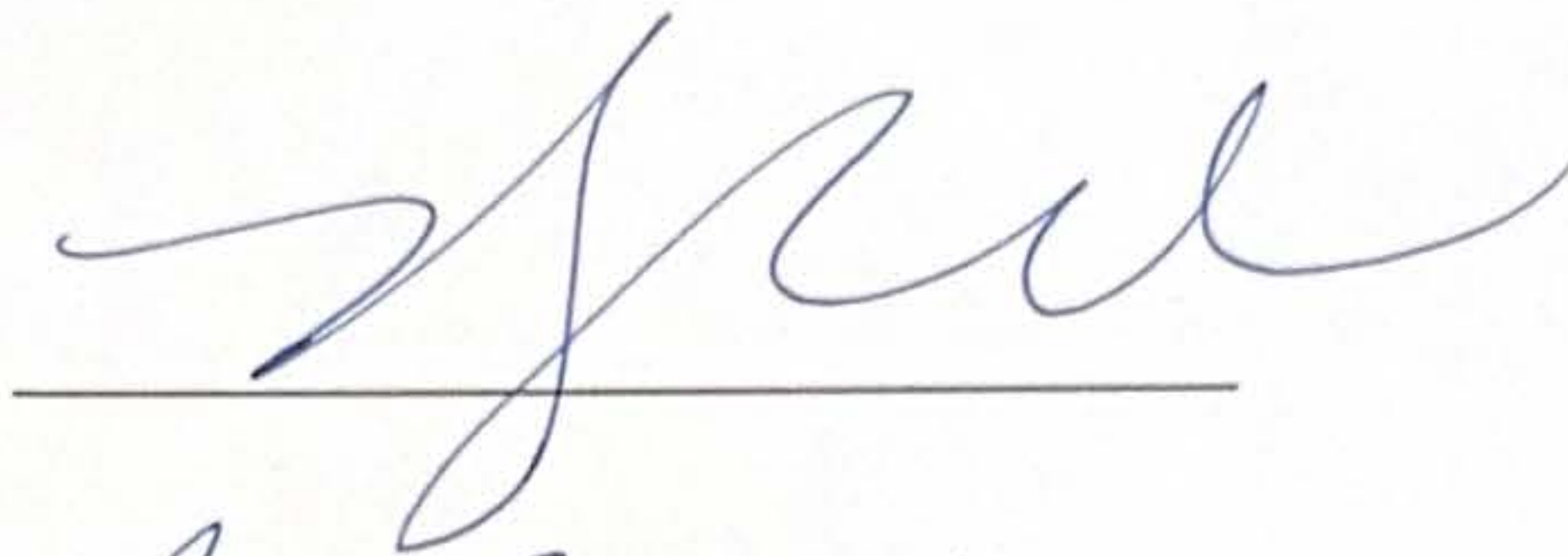
Re: 1712 Rio Grande – Rezoning of a 0.3064-acre piece of property located at
1712 Rio Grande Street, Austin, Texas 78701 (the "Property")

As the record owner of the above referenced Property, I hereby authorize Dave Anderson at Drenner Group PC, or his designee, to act as agent to submit the land use and development applications to the City of Austin, Texas and I attest to all submittal regulations.

Sincerely,

5 Colinas LLC

Signature:



Name (print):

Robin Shepherd

Title:

owner / Manager

July 23, 2025

To Whom It May Concern:
City of Austin

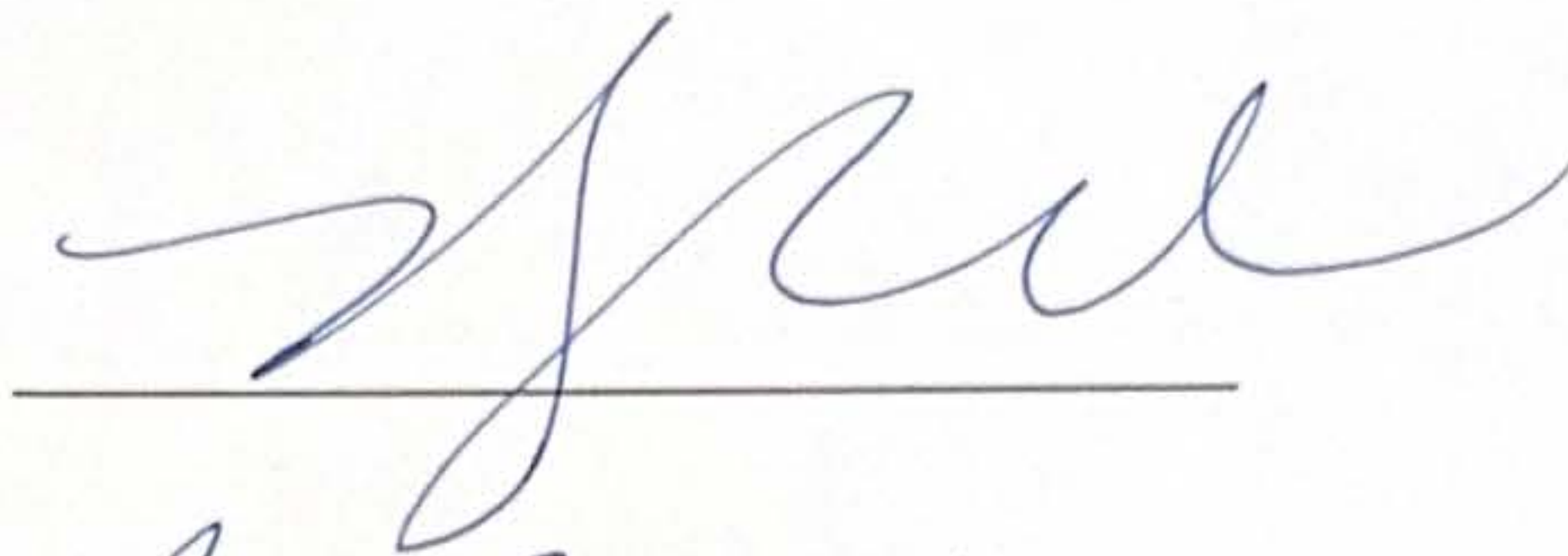
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Name (print):

Robin Shepherd

Title:

owner / Manager



Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (<https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/>) for review and signature.

Project Name: 1712 Rio Grande

Location: 1712 Rio Grande Street

Applicant: David Anderson c/o Drenner Group Telephone No: 512-807-2900

Application Type: ☐ Dev. Assessment (Zoning) ☒ Zoning ☐ Site Plan
Indicates determination is optional ☐ Dev. Assessment (Site Plan) ☐ Concept Site Plan*

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/departments/street-impact-fee

☒ Applicant acknowledgment of Street Impact Fee program

EXISTING:

FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
1	0.3064		Office	8,663 SF	710	FCE	138

Please note that existing trip generation in the above table is applicable only to this worksheet. Existing trip generation for use in transportation studies and SIF calculations shall be determined separately.

PROPOSED:

FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
1	0.3064		Office	6,627 SF	710	FCE	109
			Single-Family R	2 DU	210	FCE	28
						NET TRIPS:	0

**Applicable based on land use (e.g., dwelling units for residential, building square footage for commercial, etc.)



ABUTTING ROADWAYS:

Street Name	Proposed Access (Y/N)	Proposed Number of Driveways	ASMP Street Level
Rio Grande Street	Y (existing)	1	1
West 18th Street	Y (existing from alley)	1	1

FOR TPW STAFF USE ONLY

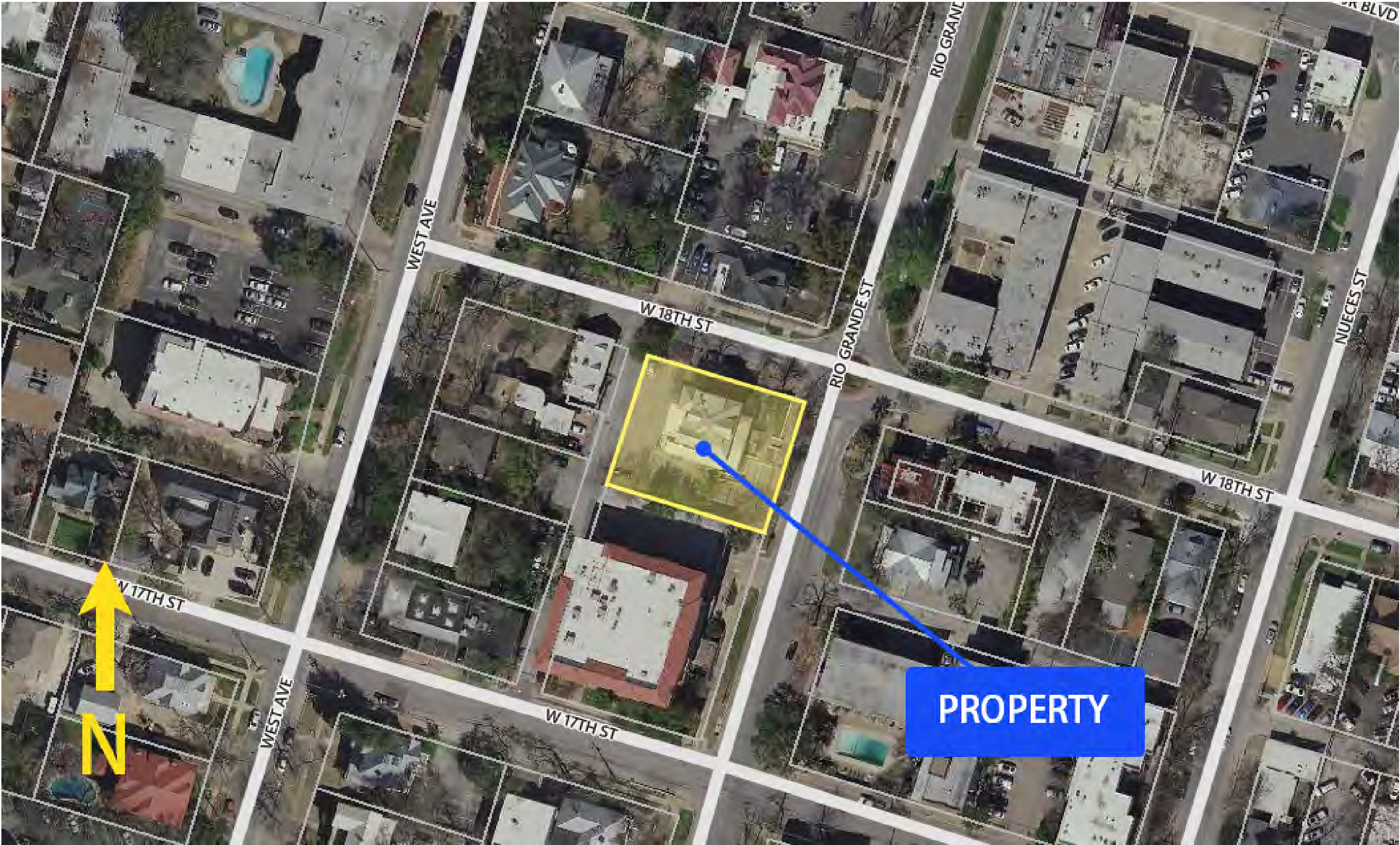
- ☐ A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.
- ☐ A traffic impact analysis is required. TIA scoping is required prior to beginning the study. Please see below for the type of study required; for more information on each study, please refer to Section 10 of the TCM.
- ☐ Full TIA ☐ Transportation Assessment (TA) ☐ Zoning Transportation Analysis (ZTA)
- ☐ A TIA compliance memo is required. The memo must demonstrate this case complies with the following TIA. Please refer to the City of Austin TIA Guidelines Section 6 for more information.
- _____
- _____
- ☒ A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.
- ☐ A Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).
- ☐ The traffic impact analysis has been waived. See notes below.

Staff Notes:

Reviewed By: Kaylie Coleman Date: 7/21/2025

More information on study requirements and how to submit can be found online at the TDS customer portal (<https://atd.knack.com/development-services#customer-portal/>)

NOTE: A TIA determination must be made prior to submittal of any Zoning or Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.





One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

Determination of Planning Commission or Zoning & Platting Commission Assignment

I, Dave Anderson of Drenner Group, owner or authorized agent
for the following project,

Project Name: 1712 Rio Grande Street

Project Street Address: 1712 Rio Grande Street, Austin, Texas 78701

Case Number: _____

Check One:

☐ I have verified that this project **does** fall within the boundaries of an approved neighborhood plan or a proposed plan as defined in the City of Austin Land Development Code Section 25-1-46(D), see back of this page. Plan Amendment applications can be filed during February for planning areas on the west side of I.H.-35 or July for planning areas on the east side of I.H.-35. **Please contact Maureen Meredith in Planning & Zoning Department at (512) 974-2695 or at maureen.meredith@austintexas.gov so she can determine if a plan amendment application is required with your rezoning case.** Name of neighborhood plan: _____

- **Note: South Lamar Combined Planning Area (Barton Hills, Zilker, & Galindo) is a suspended planning area and no plan amendment application is required for zoning change applications. Zoning applications can be filed anytime of the year.**

☐ I have verified that this project falls within the East Riverside Corridor Plan. **Zoning changes in this area do not require a plan amendment application and can be filed anytime of the year.**

Commission assigned: **Planning Commission**

☒ I have verified that this project **does not** fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent Signature: _____

Date: 7/21/2025



Memorandum

To: Intake Division

From: Maureen Meredith, Senior Planner
Planning Dept. (512-974-2695)

Date: July 16, 2025

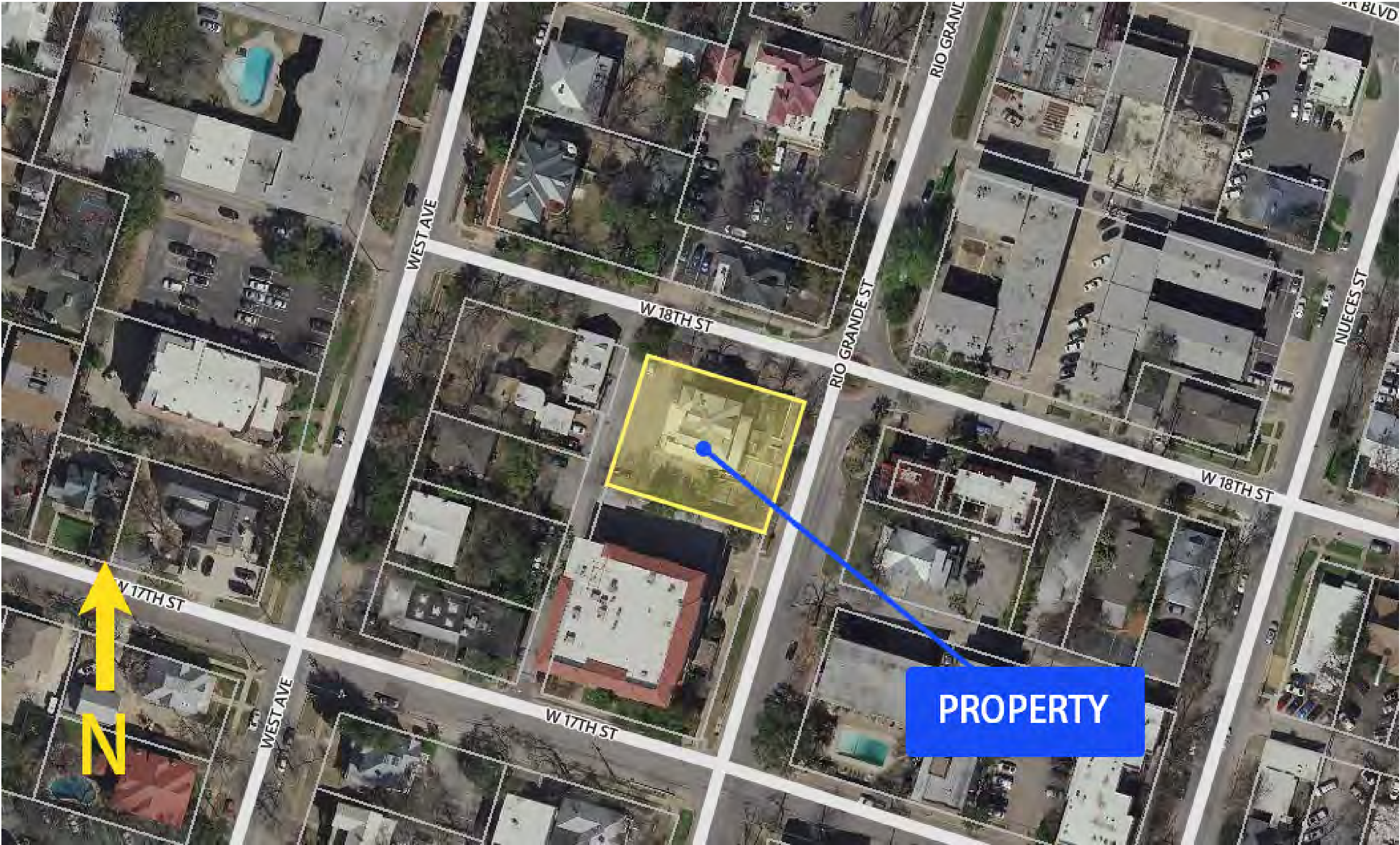
Subject: 1712 Rio Grande Street

The above property is located within the Downtown Area Plan.

Since the Downtown Area Plan does not have a Future Land Use Map, **a plan amendment application is NOT required.**

Maureen







ATA house Cactus 40

Historic Photo, 1940

Malcolm H. and Margaret Reed House
1712 Rio Grande

photo courtesy Austin History Center



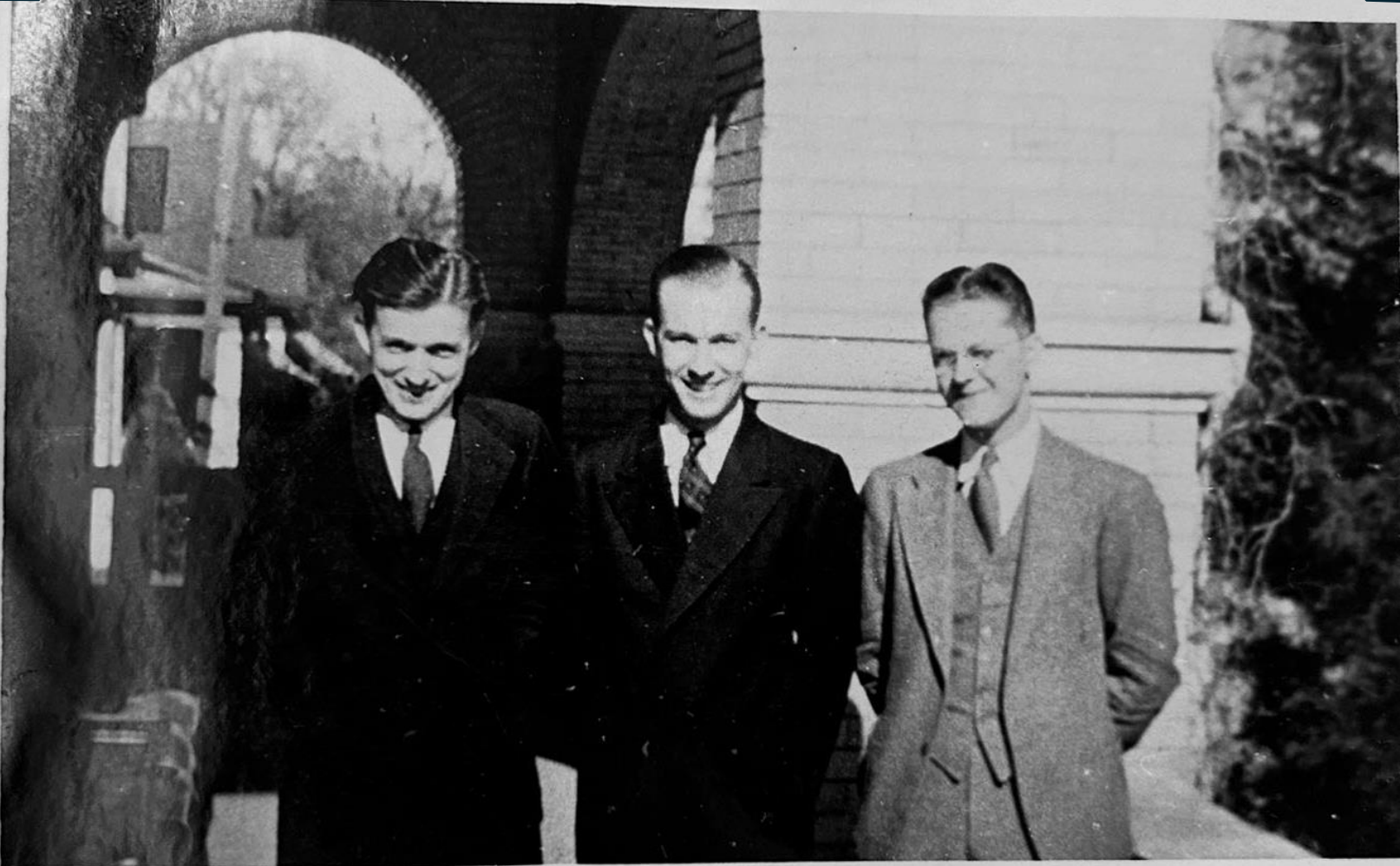
East (Primary) Elevation

1712 Rio Grande



Delta Tau Delta members gather on
the front lawn for a photo, ca.
1930s

1712 Rio Grande
photo courtesy of Delta Tau Delta



Members enjoy the front porch ca. 1936.

1712 Rio Grande
photos courtesy of Delta Tau Delta



Fraternity brothers perch and plan on the front porch ca. 1940.

1712 Rio Grande
photos courtesy of Delta Tau Delta



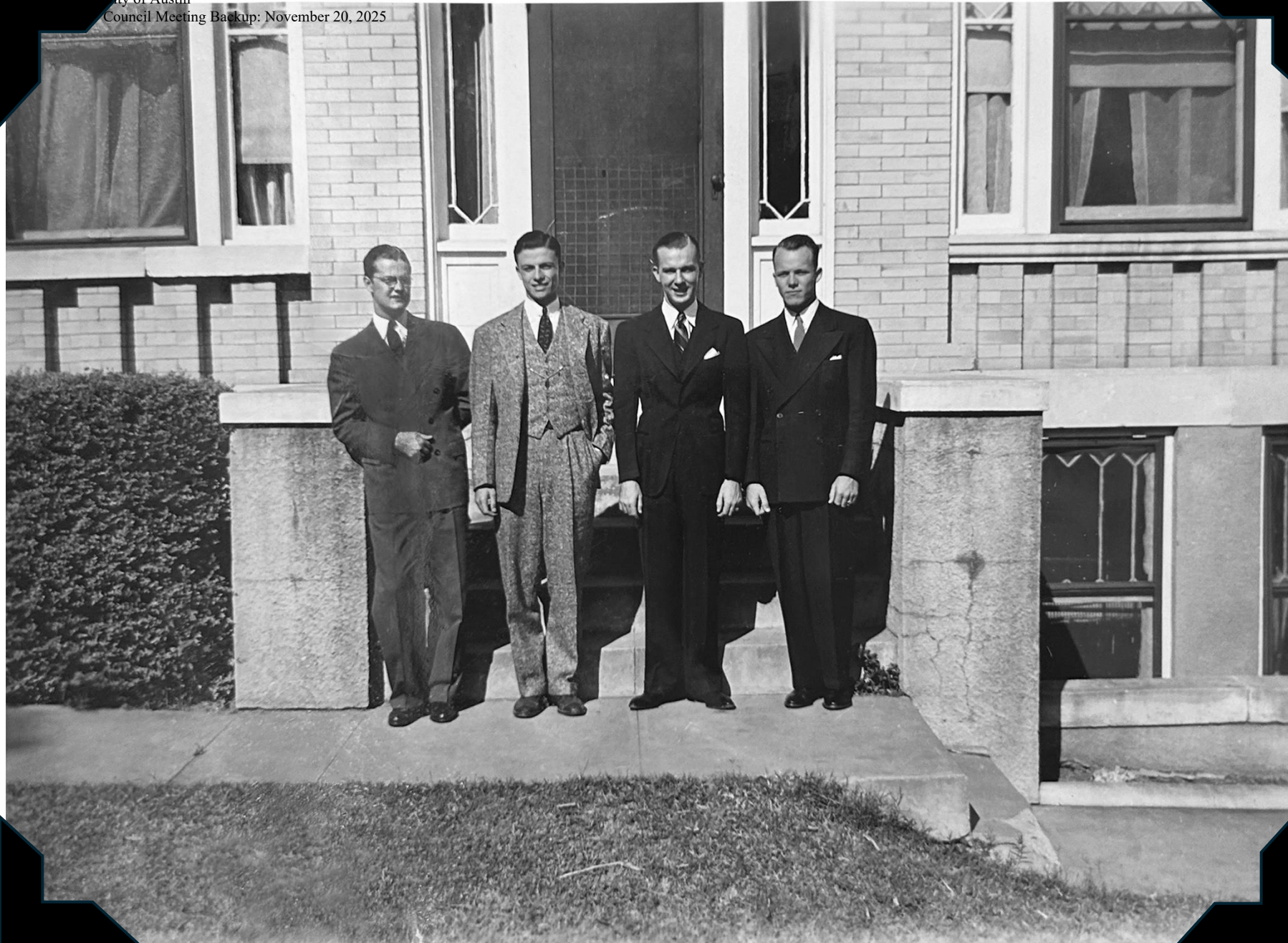
South Elevation
Oblique view of
southeast corner

1712 Rio Grande



South Elevation, ca. 1937

1712 Rio Grande
photo courtesy of Delta Tau Delta



South Elevation, ca. 1937

1712 Rio Grande
photo courtesy of Delta Tau Delta

City of Austin
Council Meeting Backup: November 20, 2025



File ID: 25-2327



Original Staircase
no longer extant

1712 Rio Grande
photos courtesy of Delta Tau Delta



Delta Tau Delta members pose
for group photo inside the
house, ca. 1930s

1712 Rio Grande
photos courtesy of Delta Tau Delta

JEWISH LEADERS TO OPEN HILLEL FOUNDATION

The Hillel foundation, center for Jewish students attending the University of Texas, will be formally opened and dedicated at services this week-end, beginning with an open house and reception Sunday afternoon from 2 to 5 o'clock at the foundation headquarters, 1712 Rio Grande street.

Joe Morse of Nashville, Tenn., district president of the Independent Order of B'nai B'rith, prominent Jewish humanitarian, will arrive in Austin Sunday morning to speak at the dedication. Mr. Morse is president of District No. 7, which embraces all the southern states.

Prominent Speakers

Other prominent speakers arriving in Austin Sunday to participate in services are Maurice Hirsch, Houston lawyer and member of the executive board of B'nai B'rith; Maurice Meyer of Houston, vice president of the organization, and Sid Strauss, member of the executive board.

Members of Austin Jewish lady will assist at the reception Sunday afternoon. Mrs. Lella Borshchin, Mrs. Aaron Schaffer and Mrs. William Koen posing tea during the afternoon. They will be assisted by the student council, including all Tashers, presidents: Hal Levy, Ethel Collins, Madeline Joffe.

Continued on Page 6.



JEWISH

(Continued from Page 1.)

Natalie Levin, Alfred Melinger, Israel Smith, Julius Ginsberg, Herman Glosserman, Milton Scharfstein, Louise Buchwald, Samuel Passman, Manuel Releh, Jack Altar and Sylvia Richman.

Austin town people have been invited to attend the reception.

Rabbi to Speak

Rabbi David Lefkowitz of Dallas will be principal speaker for a banquet Sunday at 6:30 p. m. at the Stephen F. Austin hotel, and Rabbi Ephraim Frisch of San Antonio will preside as toastmaster. Responses will be made by Rabbi Martin Zielonka of El Paso, Rabbi Wolfe Macht of Waco, Rabbi H. Merfeld of Fort Worth, Rabbi David Zielonka of Corsicana and Rabbi Samuel Phillips of San Antonio.

Other speakers for the evening will be Dr. H. J. Ettlinger of the University of Texas, Joe Koen of Austin, Maurice Hirsch of Houston, Sid Strauss of Houston and Maurice Meyer of Houston.

Music will be given by pupils of the Leo School of Music, and Cantor Bernard Canter of San Antonio will also take part on the program. Approximately 200 are expected to attend the banquet, including visitors and Jewish lady of Austin.

The Hillel foundation is established as a student center in universities having at least 200 Jewish students in attendance. The foundation at the University of Texas under the direction of Rabbi Jacob J. Weinstein.

Hillel Foundation makes their
home at 1712 Rio Grande,
1930.

1712 Rio Grande

WILL REBUILD

Reed Home Suffers Fire Damage.

Repair work on the home of M. H. Reed, 1712 Rio Grande, which was partially destroyed Monday night by fire, will start within a few days, Mr. Reed said Monday morning. Mr. Reed and his family are at present living in the home of Mr. and Mrs. W. H. Cleveland at 1800 Rio Grande street. A defective furnace is thought to have been the cause of the blaze.

Insurance carried on the home and furnishings totaled only \$12,500. Reed said, and damages amounted to several thousand dollars more than the insurance covered.

Occupants of the house first noticed the blaze shortly after 12 o'clock Monday night. A driving windstorm and biting temperatures handicapped firemen who were called. The interior of the house was practically destroyed before firemen could bring the hose and chemical wagons into use. Fear was at first expressed that due to the high winds, other costly residences south of the Reed home might be threatened.

Family relics and valuables were saved from the fire. Grande gathering to see the fire which lighted up the whole west section of the

Hillel Foundation Home Damaged

Two University of Texas students narrowly escaped death by burning when the home of the Hillel Foundation, 1712 Rio Grande street, caught fire about 1 a. m. Sunday.

Milton Ringer and David Rees were asleep on the second floor of the building when the fire started, but jumped to safety. The entire interior of the house was destroyed, including furniture, but extent of the damage had not been estimated Monday.

A defective furnace was given as the reason for the blaze.

Fire damaged home's interior
twice in 1925 and 1932.

Malcolm H. and Margaret Reed House
1712 Rio Grande

HB-RIO GRANDE 1712



APARTMENT HOUSE AT 18TH AND RIO GRANDE HAS SEEN LOTS OF FRATERNITY LIFE
Numbered among former residents are persons now highly acclaimed in public

Staff Photo

Fond Memories

65-Year-Old City House 'Hasn't Changed Much'

By PAMELA K. RENNO
Special Writer

If the house at a corner of 18th and Rio Grande Streets, could talk, what stories it could tell! The 65-year-old house was once a single family dwelling, a fraternity house and now consists of eleven apartments.

Construction of the grand structure was started in 1908 and completed in 1908 for the late Malcom Reed and his family. Reed shipped in carload of buggy axles for reinforcement for his house which later proved to be a problem when it was remodeled into apartments. For over twenty years the Reed family occupied the building, entertaining such greats as the late Governor Dan Moody and his wife.

Pi Kappa Alpha fraternity then bought the residence to house its members, among whom was Dr. John Barclay. It was during this time that two extensive fires, that were started by the basement furnace, gutted the dwelling. Although it was rebuilt, from the attic one can still see burned patches in the roof where only part of it was replaced.

In 1946, the then vacant house came into the hands of W. K. Jennings who felt that it would be an investment for income if

original flue. The original kitchen was left in the apartment next to theirs, also on the ground level.

The late Mrs. Jennings furnished all the apartments with antiques that she would pick up at sales, auctions and close-outs. Many of these pieces are still to be found in the different apartments.

People come and go with the changing of semesters, and several students who lived there moved out and made a name for themselves. Dolph Briscoe lived in the penthouse apartment (the portion of the attic that was made into one apartment), and after he married, he and his bride lived in one of the basement apartments.

The penthouse apartment attracted many greats, one of which was Wright Patman's son, Bill, who lived there while he was in school.

The outside of the house has not changed much, and the landscape has probably changed the least. There is a Japanese Varnish tree, that once grew wild on 18th Street and was replanted at the southwest corner of the house by Jennings. This tree, every spring, produces little trees that have been removed and transplanted

by Jennings in Fort Worth and Abilene.

The present owner of the structure purchased it in 1969 when Jennings decided to move to a smaller place. Bill Bownds also bought the property as an investment and now lives in the penthouse apartment, from which he oversees the rest of the apartments.

So the house, in all its splendor, still stands at a corner of 18th and Rio Grande Streets, complete with the original hitching post remaining out in front. It has seen many people come and go, some have become famous, some have not, and some who will live there may yet become famous. The house still stands, weathered and time worn, a pleasant memory to all who have lived beyond its massive walls.

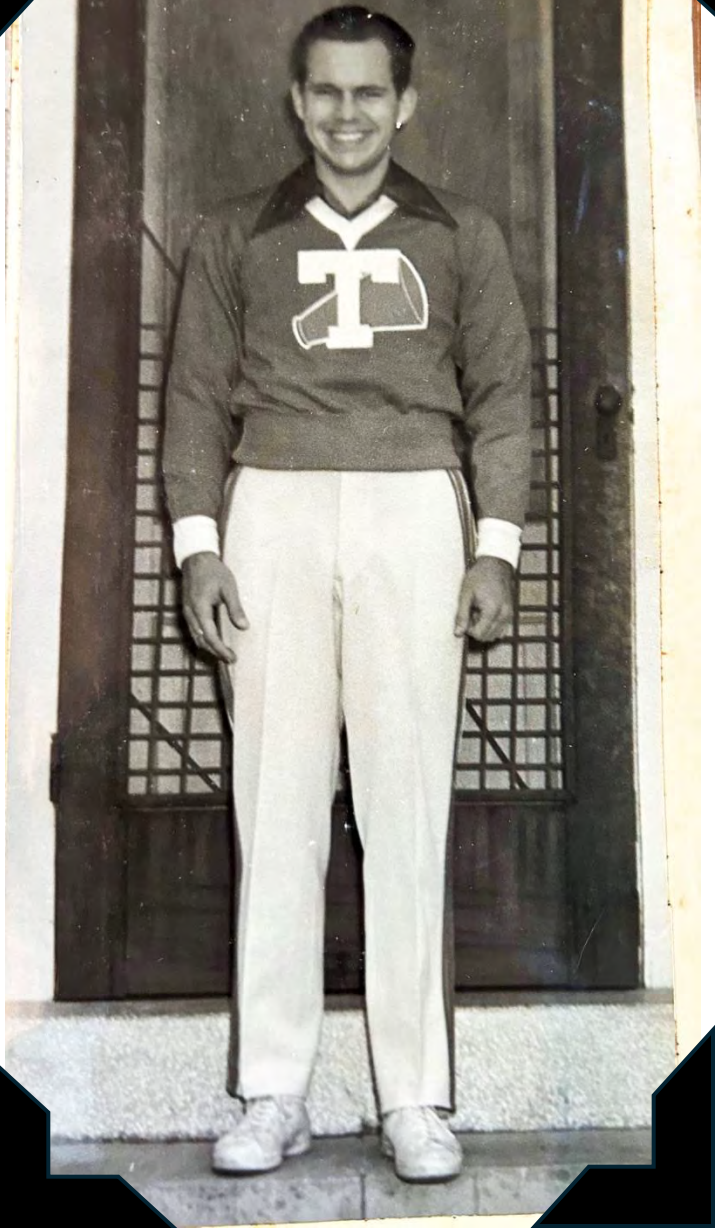
Recognition of the home's significance in a 1973 newspaper article. Dolph Briscoe, Jr., governor of Texas, lived in the house as a UT student.

Dolph Briscoe at Mount Bonnell

1712 Rio Grande

File ID: 25-2327





Delta Tau Delta members
continue to have strong ties to UT
traditions.

1712 Rio Grande
photos courtesy of Delta Tau Delta

M. H. REED—AUSTIN NOTABLE



By MORO GONZALEZ

He is proud of being a member of the Chicago Board of Trade. "Right proud" when his membership was worth sixty thousand dollars....not so proud now that it is worth six thousand. In a "faint" sort of a way he is in the cotton business and members of the New Orleans Cotton exchange.

Locally he followed Muscogee as president of the Country club. "Austin is a great place to live in," says Reed....He does everything, avoids trading with his friends, and suggests an addenda... It's to the effect that "One needs a lot of friends to cater one's life."

He professes a philosophy on human and business relations...He calls for leaving every person as good as you found them—or better. And he does horses....He's blood horses all along. Last week he broke down and bought one named "Chicadee."

Malcolm Reed sits for a sketch. If you'll "forgive,"—here is one more country boy who made good in the big city...A citizen of Austin whose operations for profit are born outside of the city of Austin. Reed of the massive head and powerful jaw doesn't look his age. His work is just a sort of a...and he wonders himself what he likes to do... temptation cannot be resisted—little story of his success wouldn't think so with his father was a

school teacher....Once upon a time he bought some merchandise with his school teacher's salary and that was the beginning of a Reed start. The older Reed rolled up profits and wound up owning a million dollars.

There is chance for error. Ted follows who went to school with M. H. and he Reed borrowed his father's credit—opened up a store—poured energy into it and built the success of Malcolm Reed in his own right....

He unfolds a couple of mauls: "It's a tool for me to work...It would be a dull day if I woke up and found nothing to do."

"I like to play the game," he says....and has a lot of fun doing it....A singular trait has he about to start on a pleasure trip—he authoritatively figures out how he can work a piece of business into it.

This chronicler hears that "the people" are really "first family heretofore...."Williamson called him and gentleman, in whom was born....and far more the quarter of a century ago with gold—"Austin"

M. H. Reed Claimed By Death

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Death came quietly while Mr. Reed was asleep. He had suffered a heart ailment for the past two or three years which became more aggravated during recent months. Mrs. Reed was at his bedside when the end came.

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In his early manhood, Reed began a business career, opening a store in Marble Falls under the name of M. H. Reed and company and until about two years ago operated the Home State bank at Marble Falls. He moved to Austin 37 years ago from Marble Falls and during the years of his residence here was associated in the cedar, oil, land, cotton and pecan business.

He was prominently identified with civic affairs, having served as president of the Austin Chamber of Commerce, president of the Austin Country club, and member of the Austin Rotary club in which he held the classification of cedar timber. He also was active in the Austin Masonic bodies, being honorary 33rd degree Mason in the Scottish Rite bodies. He also was a member of the York Rite bodies. He was a member of Central Christian church.

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MALCOLM H. REED
Capitalist and Civic Leader Passes

Malcolm H. Reed was a notable figure in Austin's early history.

1712 Rio Grande

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, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgará 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 en 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.

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Numero de caso: C14H-2025-0086

Persona designada: Sofia Wagner, 512-974-3393

Audiencia Pública: 3 septiembre 2025, Comisión de Monumentos Históricos

Su nombre (en letra de molde)

☐ A favor
☐ En contra

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

Firma

Fecha

Número de teléfono durante el día (opcional): _____

Comentarios: _____

Si usted usa esta forma para proveer comentarios, puede retomarlos a:

City of Austin Planning Department

Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

O por correo electrónico a:

preservation @austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14H-2025-0086

Contact: Sofia Wagner, 512-974-3393

Public Hearing: September 3, 2025, Historic Landmark Commission

IDS Property Management
Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application (optional)

[Signature]

Signature

8/25/25

Date

Daytime Telephone (Optional): _____

Comments: in favor

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

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Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

Or email to:

preservation@austintexas.gov

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.

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Numero de caso: C14H-2025-0086

Persona designada: Sofia Wagner, 512-974-3393

Audiencia Pública: 3 septiembre 2025, Comisión de Monumentos Históricos

Su nombre (en letra de molde)

☐ A favor
☐ En contra

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

Firma

Fecha

Número de teléfono durante el día (opcional): _____

Comentarios: _____

Si usted usa esta forma para proveer comentarios, puede retomarlos a:

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Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

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Case Number: C14H-2025-0086

Contact: Sofia Wagner, 512-974-3393

Public Hearing: September 3, 2025, Historic Landmark Commission

1006 W 17th LLC
Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application (optional)

[Signature]

Signature

8/25/25

Date

Daytime Telephone (Optional): _____

Comments: in favor

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

City of Austin Planning Department

Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

Or email to:

preservation@austintexas.gov

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Case Number: C14H-2025-0086

Contact: Sofia Wagner, 512-974-3393

Public Hearing: September 3, 2025, Historic Landmark Commission

Susan H. Harris

Your Name (please print)

509 W. 18TH ST. 78701

Your address(es) affected by this application (optional)

Susan H. Harris

Signature

Aug 25, 2025

Date

Daytime Telephone (Optional):

Comments: *I'm the owner of 509 W. 18th Street, located one block east of the subject property. I fully support the requested zoning change to DMU-H-ETOD.*

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

City of Austin Planning Department

Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

Or email to:

preservation@austintexas.gov

emailed 8.25.25



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: August 22, 2025

Case Number: C14H-2025-0086

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	1712 RIO GRANDE ST
Owner:	5 Colinas LLC
Applicant:	Drenner Group, Aneil Naik, (512) 587-5447

Proposed Zoning Change

From: General office--equitable transit-oriented development--Density bonus equitable transit-oriented development combining district (GO-ETOD-DBETOD)

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses. The purpose of the equitable transit-oriented development (ETOD) combining district is to enhance transit-supportive uses, encourage more intentional and equitable land stewardship with increased bicycle, pedestrian, and transit connectivity, housing options and opportunities, public realm activation, and new economic opportunities near public transit. Density bonus-equitable transit-oriented development (DBETOD) combining district allows residential uses, preserves certain existing residential and non-residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing.

To: Downtown mixed use--historic landmark--equitable transit-oriented development (DMU-H-ETOD)

Downtown mixed use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. The purpose of a historic landmark (H) combining district is to protect, enhance, and preserve individual structures or sites that are of architectural, historical, archaeological, or cultural significance. Density bonus-equitable transit-oriented development (DBETOD) combining district allows residential uses, preserves certain existing residential and non-residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing.

This application is scheduled to be heard by the **Historic Landmark Commission** on **September 3, 2025**, beginning at **6:00 p.m.** The meeting will be held **in-person** at **City Hall Council Chambers, 301 West 2nd Street** and will be viewable **online** at <http://www.atxn.tv>.

To participate in this public hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or attend in-person by going to City Hall Council Chambers, 301 W. 2nd St. For additional participation information, contact the staff below or go to <https://www.austintexas.gov/hlc>.

For questions on the historic zoning application, please contact Sofia Wagner of the Planning Department at 512-974-3393 or preservation@austintexas.gov and refer to the Case Number at the top of this notice. For information on the City of Austin's land development process, visit www.austintexas.gov/planning. Find details of this application by inserting the case number at: <https://abc.austintexas.gov/web/permit/public-search-other>.

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Case Number: C14H-2025-0086

Contact: Sofia Wagner, 512-974-3393

Public Hearing: September 3, 2025, Historic Landmark Commission

SCOTT SAYERS

Your Name (please print)

1800 NUECES ST.

Your address(es) affected by this application (optional)

Austin, TX 78701

Signature

☒ I am in favor
☐ I object

Scott Sayers
8-26-25

Date

Daytime Telephone (Optional): 512-917-7070

Comments: AS OWNER OF 1800 NUECES - I AM IN FAVOR.

Also, as President of The West Downtown Alliance, The Board has voted IN FAVOR of this project.

This has been a mixed use business area for the last several decades.

Scott Sayers

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

City of Austin Planning Department

Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

Or email to:

preservation@austintexas.gov

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Case Number: C14H-2025-0086

Contact: Sofia Wagner, 512-974-3393

Public Hearing: September 3, 2025, Historic Landmark Commission

William Moore

Your Name (please print)

☒ I am in favor
☐ I object

1801 Rio Grande St Apt. 209

Your address(es) affected by this application (optional)

William Moore

8-26-2025

Signature

Date

Daytime Telephone (Optional): 817-751-9732

Comments: Proposal does not affect existing historic structure, but adds more residents and therefore vitality to the neighborhood. Rio Grande can feel kind of empty at times, and the more people there are around, the better—"eyes on the street" = safety! Thank you for your time spent reading my letter.

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

City of Austin Planning Department

Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

Or email to:

preservation@austintexas.gov

From:
To: [Contreras, Kalan](#)
Subject: case C14H-2025-0086
Date: Friday, August 22, 2025 1:33:21 PM

[You don't often get email from Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

The board of directors of the West Downtown Alliance supports the application for Zoning change for 1712 Rio Grande.

Thank you,
Scott Sayers
1800 Nueces St.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

City of Austin
Council Meeting Backup: November 20, 2025. File ID: 25-2327

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Case Number: C14H-2025-0086

Contact: Sofia Wagner, 512-974-3393

Public Hearing: September 3, 2025, Historic Landmark Commission

Jo Sue Howard

Your Name (please print)

☒ I am in favor

☐ I object

1801 WEST AV

Your address(es) affected by this application (optional)

Jo Sue Howard

Signature

8/28/25

Date

Daytime Telephone (Optional):

Comments:

I am delighted that this historic house will be rescued and restored to its past grandeur.

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

City of Austin Planning Department

Historic Preservation Office

P. O. Box 1088, Austin, TX 78767

Or email to:

preservation@austintexas.gov

From: [Megan Meisenbach](#)
To: [Contreras, Kalan](#); [Historic Preservation Office](#); [Heimsath, Ben - BC](#)
Subject: C14H-2025-0086 1712 Rio Grande Street Item 3 on Wednesday's Agenda
Date: Tuesday, September 2, 2025 11:10:15 AM
Attachments: [Texas Humanities 1410 Rio Grande.png](#)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Greetings Chairman Heimsath and Historic Landmark Commissioners,

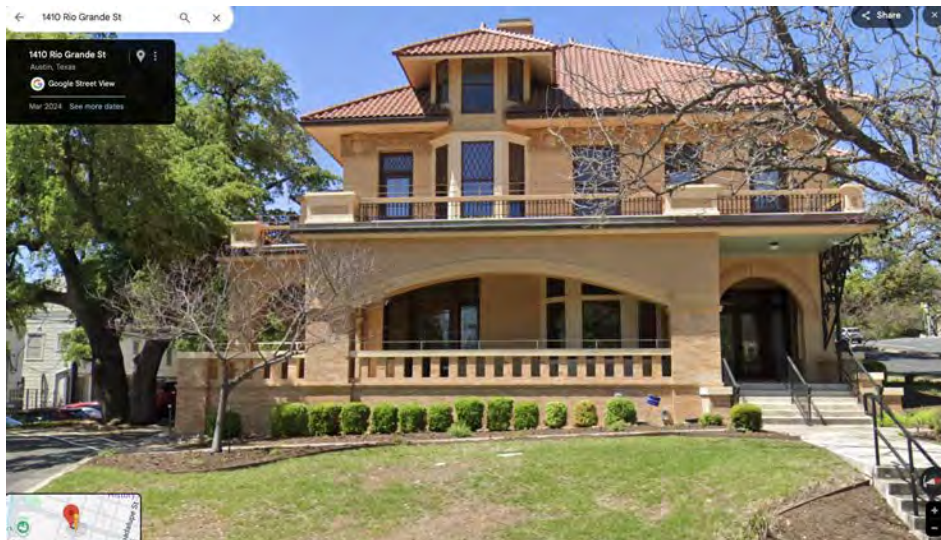
Officers of the Judges Hill Neighborhood Association support the nomination of 1712 Rio Grande Street for Historic Landmark Status. We welcome this addition to the Judges Hill Neighborhood that has 25 Landmarks.

Landmark designations include:

- Two properties individually listed on the **National Register of Historic Places**
- Nine properties designated as **Recorded Texas Historic Landmarks**
- 25 City of **Austin Historic Landmarks** (these include the properties with National and State designations)

The 1712 Rio Grande Street, adjacent to Judges Hill seems related to the Texas Humanities Building, at 1410 Rio Grande St.

Thank you,
Megan Meisenbach
Austin Landmark Historic Matsen House
Texas Landmark
Judges Hill Neighborhood



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Dave Anderson
dial: (512) 807-2900
danderson@drennergroupp.com

October 13, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 1712 Rio Grande – Rezoning of a 0.3064-acre piece of property located at 1712 Rio Grande Street, Austin, Texas 78701 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled *1712 Rio Grande* and is approximately 0.3064 acres in size, located at 1712 Rio Grande Street. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned GO-ETOD-DBETOD (General Office-Equitable Transit-Oriented Development Overlay-Density Bonus Equitable Transit Oriented Development Overlay) district, and is more specifically located in the Judges Hill subdistrict of the Downtown Austin Plan (DAP). The requested rezoning is from GO-ETOD-DBETOD to DMU-H-ETOD-DBETOD-CO (Downtown Mixed Use-Historic Combining District-Equitable Transit-Oriented Development Overlay-Density Bonus Equitable Transit Oriented Development Overlay-Conditional Overlay) district.

Because the request includes a Historic Combining District, this application includes all documentation and materials necessary for Historic Landmark Commission review.

The Property is known as the Malcolm H. and Margaret Badger Reed House. The Reed House was constructed as a single-family home in 1909. Between 1929 and 1940, the house was occupied by fraternal organizations. Around 1980, the building was converted to office use.

Exhibit F

The Reed House will continue to be used as an office. The purpose of the rezoning is to allow for a residential use in the walk-up basement while preserving the historic charm and character of the existing office building above. This request is consistent with proposed uses in the area.

The Property is not located within a Neighborhood Planning Area. The Property is located in the Judges Hill subdistrict of the Downtown Austin Plan (DAP).

The TIA Determination was processed and Kaylie Coleman of Transportation Department staff confirmed on July 21, 2025 that no Traffic Impact Analysis is required.

In coordination with the Board representative of the Judges Hill Neighborhood Group, we have come to agreement on the prohibited uses to include as part of the conditional overlay ("CO") within the rezoning request. The proposed list of prohibited uses is as follows:

- Alternative Financial Services
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Commercial Off-Street Parking
- Exterminating Services
- Funeral Services
- Indoor Entertainment
- Indoor Sports and Recreation
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Service Station
- Theater
- Vehicle Storage
- Limited Warehousing and Distribution
- Community Recreation (Private)
- Community Recreation (Public)
- Transportation Terminal

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Dave Anderson", with a long horizontal flourish extending to the right.

Dave Anderson

cc: Joi Harden, Planning Department (via electronic delivery)

Friday Oct. 10, 2025

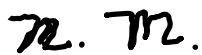
Greetings Planning Commissioners, Ms. Cynthia Hadri,

The Judges Hill Neighborhood is pleased to support the application for a zoning change for C14-2025-0086- of 1712 Rio Grande Street from GO-ETOD-DBETOD to DMU-H- ETOD-DBETOD.

The zoning application is scheduled for the Planning Commission meeting of October 14, 2025.

We appreciate the sensitivity of the applicant to the historic nature of the area and their desire to preserve the outstanding building at 1712 Rio Grande with a plan for creative re-use that keeps it attuned to the Judges Hill District of Downtown.

Sincerely,

A handwritten signature in black ink, appearing to read "M. M.", is positioned below the word "Sincerely,".

Megan Meisenbach

Judges Hill Neighborhood

Dear Members of the Austin City Council:

I am writing in support of the zoning request for **Case Number C14H-2025-0086**, regarding the **Margaret Badger and M.H. Reed House**, located at **1712 Rio Grande Street**.

This request represents a meaningful commitment to preserving a historically significant property in the Judges Hill neighborhood. The owner's willingness to restore the home's historical character and architectural style will benefit the neighborhood and surrounding area.

Thank you,

Marisela Maddox

Judges Hill resident