



353RD DISTRICT COURT

TRAVIS COUNTY COURTHOUSE
P. O. BOX 1748
AUSTIN, TEXAS 78767
FAX (512) 854-3203

JOHN LEVALLEY
Court Clerk
(512) 854-9457

LINDA DOYLE
Official Court Reporter
(512) 473-9356

November 8, 2007

MARGARET A. COOPER

Judge
(512) 854-9380

MICHELLE ROCHE

Staff Attorney
(512) 854-4281

PHILIP GONZALES

Court Operations Officer
(512) 854-9179

J. Bruce Scrafford
Jeffrey J. Hobbs
ARMBRUST & BROWN, LLP
100 Congress Avenue, Suite 1300
Austin, Texas 78701
Via Fax: (512) 435-2360

Casey L. Dobson
Christopher D. Sileo
SCOTT DOUGLASS & MCCONNICO, LLP
600 Congress Avenue, Suite 1500
Austin, Texas 78701
Via Fax: (512) 474-0731

Maura Phelan
Bruce Bigelow
BLAZIER CHRISTENSEN BIGELOW & VIRR, PC
221 W. 6th Street, Suite 1500
Austin, Texas 78701
Via Fax: (512) 476-8685

Brad Rockwell
Doug Young
SCANLAN BUCKLE & YOUNG, PC
602 West 11th Street
Austin, Texas 78701
Via Fax: (512) 478-7750

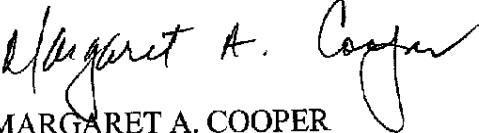
Re: Cause No. D-1-GN-07-001957; *Responsible Growth for Northcross, Inc. and Allandale Neighborhood Association v. The City of Austin, Lincoln Property Company Commercial, Inc., and Lincoln Northcross, Ltd.*; in the 200th Judicial District Court, Travis County, Texas

Dear Counsel:

The Motion for Summary Judgment of Plaintiff Allandale Neighborhood Association, The City of Austin's Cross-Motion for Partial Summary Judgment and Lincoln Property Company Commercial, Inc. and Lincoln Northcross, Ltd.'s Cross-Motion for Partial Summary Judgment came on for hearing on November 1, 2007. Having considered the motions, responses, summary judgment evidence and arguments of counsel, the court denies Allandale Neighborhood Association's motion, grants the City of Austin's motion, and grants Lincoln's motion on the ground that a garden center use may qualify as an "accessory" use, denies Lincoln's motion on the grounds of standing and ripeness, and does not find it necessary to reach Lincoln's ground relating to the appropriate remedy.

Counsel should prepare an appropriate order, circulate to opposing counsel for approval as to form and submit to the court for signature.

Yours very truly,


MARGARET A. COOPER
Judge, 353rd District Court
Travis County, Texas

xc: Ms. Amalia Rodriguez-Mendoza, District Clerk

