

B4

**CASE NUMBER: C15-2010-0120**

*Leane Heldenfels*  
Leane Heldenfels  
Chairman

APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE:  
APPLICATION MUST  
BE TYPED WITH ALL  
REQUESTED  
INFORMATION  
COMPLETED.

STREET ADDRESS: 1501 South 1<sup>st</sup> Street, Austin, Tx  
78704

LEGAL DESCRIPTION: Subdivision - D.W.  
Bouldin Addition

Lot(s) 1 Block 2 Outlot  
Division

I/We Lawrence McGuire on  
behalf of myself/ourselves as authorized agent for

affirm that on September 15th, 2010

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE ☒ REMODEL MAINTAIN

The current use of this location is as a café. We would like to remodel the property and request a Parking Variance to exempt the new tenant from providing the required number of parking spots. We would like to continue to operate in a similar or reduced volume and square footage then the current tenant, Bouldin Creek Coffee House

16 reqd 5 provid.  
in a district.  
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

C15-2010-0120  
10502068 BY  
04000002042

CS-MU-V-CO-NP

Bouldin  
Creek  
N.P.

There are only 5 spots currently available on the property. The business is currently over 2000 sqf with outdoor dining areas and so 15 spots would be required to meet parking code. There is no room on the existing location to add parking and the business is located in a dense urban location. A reduction of the space would not provide the business enough revenue to survive given the current property values and competitive rents of the area.

B  
3/10/4

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

Much of the lot that could be used for a parking lot is in the flood plain. Therefore it is not possible to provide the required number of spots for any reasonably sized business. Also, there are no available lots within the required legal distance that could provide offsite parking. There is available street parking adjacent to the property, which is currently being used by the existing business.

(b) The hardship is not general to the area in which the property is located because:

Many of the other businesses along first street and in the bouldin creek neighborhood have parking that is not in the flood plain. Because the lot backs right up to Bouldin Creek much of the property is in th flood plane.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

We will continue to utilize the property in the same way and in a similiar or smaller volume than the existing café, Bouldin Creek Coffee House.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

The property is located in a dense area very close to downtown and busy South Congress, and there is no way to provide the required number of parking spots on site nor in close proximity off site. The use of the property is intended to serve the neighborhood and will be pedestrian and bicycle friendly.

By  
4

Office 2004 Test Driv..., 9/15/10 11:30 AM  
Deleted: .....

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

There is legal street parking in close vicinity to the business. Our use of the space will be a small café and we do not plan on doing a high volume business.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

We do not intend to change the use or size of the existing business which has been in operation for over 12 years.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

There is available legal street parking surrounding the location.

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail  
Address 1912 Eastside Drive  
City, Austin State TX & Zip 78704  
Printed Lawrence McGuire  
Phone 512.799.8243 Date 10.5.2010

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

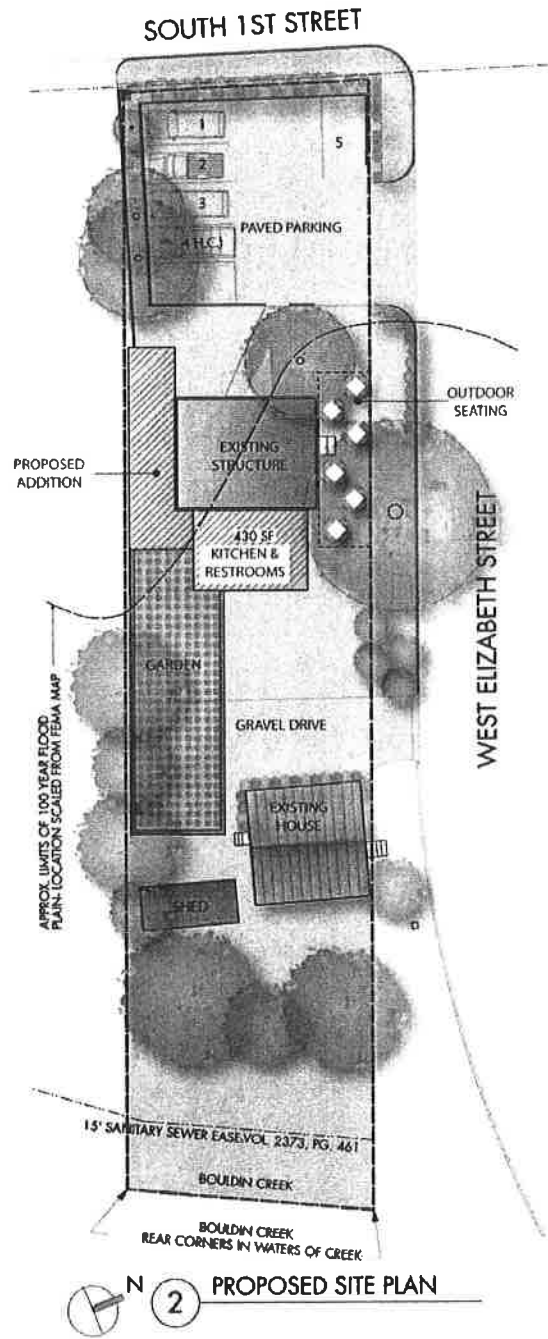
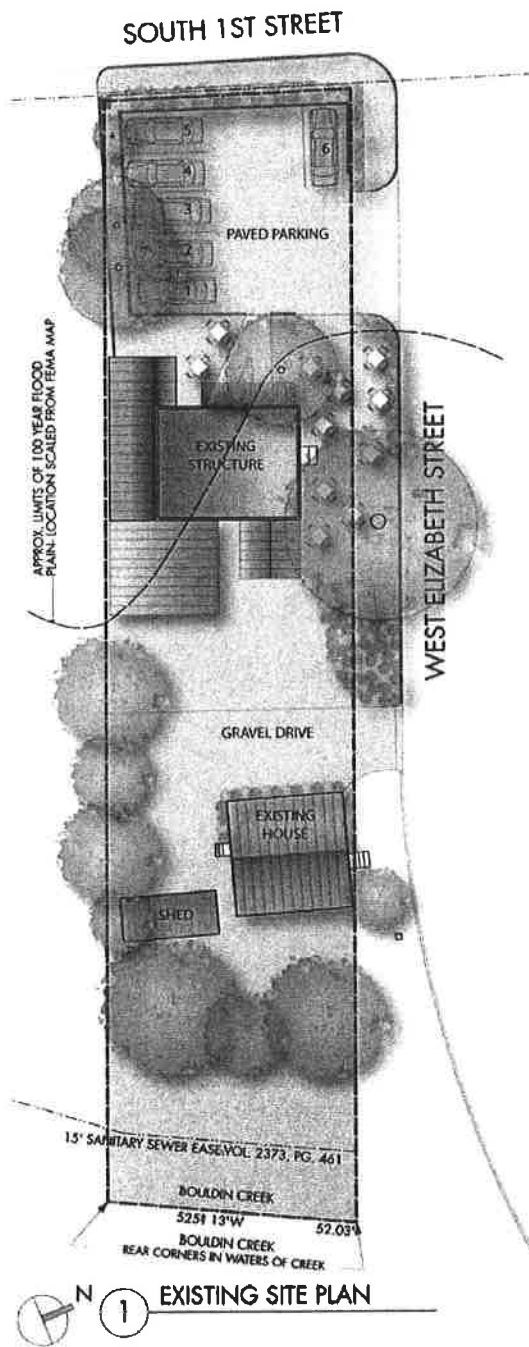
Signed [Signature] Mail Address 1003 South Second Street

City, State & Zip Austin Tx 78704  
Printed Leslie Moore Phone 512.917.8734 Date 10.5.2010

# Elizabeth St. Bakery & Noodle House

1501 South 1st Street. Austin, TX 78704

5/15/15



Proposed Addition	- 444 S.F.
Outdoor Seating	- 400 S.F.
Existing Structure	- 726 S.F.
Kitchen & Restrooms	- 430 S.F.

Total - 2000 S.F.

#### Required Parking

On Site	- 5
Off Site	- 11
<b>Total</b>	<b>- 16</b>

CHIOCO | design

3423 guadalupe street, building o, suite 200, austin tx 78705  
 t 512.706.4303 f 512.706.4304 e jamie@chiocodesign.com

34  
6



## BOARD OF ADJUSTMENTS



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2010-0120  
LOCATION: 1501 S 1ST ST  
GRID: H 20  
MANAGER: SUSAN WALKER



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

## PUBLIC HEARING INFORMATION

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**Case Number:** C15-2010-0120 – 1501 S 1<sup>st</sup> Street

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, November 8th, 2010

*R Sue Long*

Your Name (please print)

☐ I am in favor  
☒ I object

*610-612 W. Monroee St*

Your address(es) affected by this application

*R Sue Long*

Signature

Date

Daytime Telephone: *512-517-2985*

Comments: *While I really want this*

*business on S 1<sup>st</sup> & Elizabeth, 5*

*out of 16 is just far too few*

*parking spaces. They must re-think*

*their design. Need at least 10 spaces.*

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

5100

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Case Number: C15-2010-0120 - 1501 S 1<sup>st</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

CAMILLE LARREY

Your Name (please print)

☐ I am in favor  
☒ I object

1609 ROMA STREET AUSTIN 78704

Your address(es) affected by this application

Camille Larrey

Signature

1 Nov 10

Date

Daytime Telephone: 512-416-1993

Comments: I AM CONCERNED VERY CONCERNED WITH BUSINESSES EXPECTING THE NEIGHBORHOOD TO ASSORD THEIR PROBLEMS ADEQUATE PARKING. IT IS THEIR RESPONSIBILITY THEY BENEFIT BY HAVING A BUSINESS IN THE NEIGHBORHOOD! PAYS THE PRICE IN CONGESTION

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810



HP

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

Soren Christensen

Your Name (please print)

614 W. Monroe

Your address(es) affected by this application

*[Signature]*

Signature

01 Nov '10

Date

Daytime Telephone: 512 462 3342

Comments:

THE PARKING SITUATION AT ELIZABETH & MONROE IS ALREADY BAD! THIS WOULD OBVIOUSLY MAKE IT WORSE. WHY DOES THE PETITIONER IMAGINE HIS/HER COMMENTS WILL PARK? THIS WILL EFFECTUALLY TURN ELIZABETH INTO A ONE-LANE STREET.

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

☐ I am in favor  
☒ I object

5/10

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

Nam Braugard

Your Name (please print)

☐ I am in favor  
☒ I object

401 W. Monroe St. 78704

Your address(es) affected by this application

*[Signature]*

Signature

11/2/2010

Date

Daytime Telephone: 512-442-6262

Comments: No reduction in parking spaces at this site. I am the legitimate 16 spaces at this time and their customers bring considerable revenue to the city in this area. Neighborhood, they should not consider even fewer spaces? 2. No outside or amplified music either.

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

512

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Case Number: C15-2010-0120 – 1501 S 1<sup>st</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

David Tripp Garza

Your Name (please print)

☐ I am in favor  
☒ I object

401 West Monroe St. – 78704

Your address(es) affected by this application

David Tripp Garza

Signature

11/02/2010

Date

Daytime Telephone: 512-442-6262

Comments:

No outside or amplified music.  
Residential neighborhood is already  
plagued with noise pollution and  
congested traffic and parking.

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

11/2

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Case Number: C15-2010-0120 – 1501 S 1<sup>st</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

AMY EMERSON 3, 6744 HANSEN

Your Name (please print)

1500 Newton St.

Your address(es) affected by this application

*[Signature]*

Signature

11.1.2010

Date

Daytime Telephone: 512 560 1311

Comments: See attached please.

☐ I am in favor  
☒ I object

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Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

BH  
13

**DATE: November 1, 2010**

**RE: Comments Objecting to Variance**

Case Number: C15-2010-0120

Address: 1501 S 1<sup>st</sup> Street

Contact: Susan Walker

Public Hearing: Board of Adjustment, November 8<sup>th</sup>, 2010

**FROM:**

Amy Empson and Gregg Hansen

1500 Newton Street

We strongly object to the variance requesting a decrease in off-street parking for 1501 S 1<sup>st</sup> Street.

**1. Parking is already an overall issue in this neighborhood.**

Our residence is between S Congress and S 1<sup>st</sup>. As a neighborhood we are already struggling with businesses without adequate parking. Both traditional bricks and mortar businesses and more recently trailers, which are increasingly taking over the few parking lots we do have. Pushing more traffic into the neighborhood not only causes parking issues for residents and homeowners but also increases traffic, making it difficult for us to walk with our children around our own neighborhood (we do not have many sidewalks). While we welcome a dense, mixed-use neighborhood, the businesses need to respect the neighborhood and the families that live here and provide adequate parking for their patrons.

**2. The current business at 1501 S 1<sup>st</sup> does not have adequate parking.**

Parking for the current business at 1501 S 1<sup>st</sup> already lines up along Elizabeth Street. It's obvious that current parking for this address is not adequate, let alone increasing the size of the establishment and further reducing off-street parking. Patrons for the current business often use the empty lot across the street for some overflow parking; however, this lot is for sale or lease, so does not seem to be a long-term solution. Not to mention, this parking often blocks the sidewalks and makes it difficult to walk safely.

While we are not sure the current set-up actually has 16 off-street parking places, we definitely do not want to reduce what little they have further.

Thank you for your consideration.

64  
14

10/31/2010

Sam Wooley  
307 W. Elizabeth St.  
Austin, Texas 78704-3005  
(512) 443-3114

Susan Walker  
P.O. Box 1088  
Austin, Texas 78767-8810  
(512) 974-2202

RE: Case Number: C15-2010-0120  
1501 South First Street  
Austin, Texas

I object to the requested variance.

I have lived in my home since 1976, so I have seen a lot of changes in the use of this piece of property. In fact back in the 1980's I worked for a man who owned and developed the commercial structure. At that time he wanted to lease it to someone for a small restaurant, but was turned down by the City of Austin, because it did not have sufficient off-street parking. The building had four small rooms. There were no side or back porches and the seating area beneath the oak tree was out of the question (that is mostly right of way). At least it was back then.

I find it very hard to imagine how the existing business has been able to operate under the current rules. Their customer and delivery vehicles cause traffic problems on our street constantly. The 16 off-street parking spaces your notice mentions do not exist and never have. There are always cars parked in front of our houses. It's a popular place, in fact sometimes it is so popular that we have real problems just getting in and out of our driveway.

I might also mention that the Texas School for the Deaf uses their service entrance, located on Elizabeth street, for most of the regular daily access to the campus. This includes the employees personal cars and the buses they use to transport the children from out lying locations and events.

I respectfully request that you not only deny the variance, but enforce the standards now in place regarding the relationship of the number of tables and chairs and the off-street parking. I do appreciate the right of the owner of this property, Mr. Leslie Moore, to use his investment, as I am equally sure he would not want to disrupt my peaceful homestead, including being able to come and go as I please.

Thanks for your time and consideration.

Sam Wooley

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Contact: Susan Walker, 512-974-2202  
Public Hearing: Board of Adjustment, November 8th, 2010

SAM WOOLEY  
Your Name (please print)

307 W. Elizabeth St.  
Your address(es) affected by this application

SAM WOOLEY  
Signature

10/31/2010  
Date

Daytime Telephone: (512) 443-3114

Comments: First, the existing Restaurant  
Does not have 16 off-Street parking  
spaces, But if you count the seating  
many more would be required. This  
business causes traffic problems  
for us with their customer and delivery  
vehicles. A larger operation would  
be even worse! See Enclosed letter.

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

5/1/04



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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

Case Number: C15-2010-0120 – 1501 S 1<sup>st</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

Jonathan Williams

Your Name (please print)

1502 South First + 608 W. Monroe

Your address(es) affected by this application

Jonathan Williams

Signature

11/1/10

Date

Daytime Telephone: 512 479-8391

Comments:

There is already not enough parking for the restaurant. Unless they can show a parking lease they should not be allowed to use the additional space. Events are always parking in lots for other businesses + homes in area.

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

BY  
16



# PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0120 - 1501 S 1<sup>st</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

W. T. Leary  
Your Name (please print)

☐ I am in favor  
☒ I object

404 W. Menace  
Your address(es) affected by this application

*[Signature]*  
Signature

11-2-10  
Date

Daytime Telephone: 827-7626

Comments:

*I do not object if the removal parking requirements is kept and if a speed condition is added for no outdoor or amplified music*

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

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

**Walker, Susan**

B4  
18

**From:** Bradford [bradfordpatterson04@yahoo.com]  
**Sent:** Thursday, November 04, 2010 9:54 PM  
**To:** Walker, Susan  
**Subject:** Fw: Parking For 1501 South First Austin, Texas C15-2010-0120

Ms. Walker,

Below is a copy of an email sent to the applicant Lawrence McGuire regarding the Bouldin Creek Neighborhood Association's opposition to the variance as currently requested in case C15-2010-0120 scheduled before the Board of Adjustment on Monday November 8th. Thank you for the city's and board's consideration.

-Brad Patterson  
 Chair, BCNA Zoning Committee

----- Forwarded Message -----

**From:** Bradford <bradfordpatterson04@yahoo.com>  
**To:** Lawrence McGuire <larry@lambertsAustin.com>  
**Sent:** Thu, November 4, 2010 9:47:34 PM  
**Subject:** Parking For 1501 South First Austin, Texas C15-2010-0120

Larry,

The Bouldin Creek Neighborhood Association Zoning Committee as well as the Steering Committee has discussed your variance application and situation. In addition we have been fielding inquiries from multiple residents that received the city's notification. We are aware that at least two property owners within the notification area have written to the city opposing the granting of the variance and there are indications that these owners will be present at the scheduled hearing.

**We recommend that you consider postponing the variance application to the Board of Adjustment's next hearing, presumably December, to keep working with the neighborhood, and potentially those neighbors that have expressed opposition.** This would also allow many of the specifics including leases, parking agreements, and site design to be resolved prior to an official hearing.

**At this time, without a postponement, I have been directed by our elected officers to formally oppose the variance request as put forth in the application.** I realize that given your recent emails, you may be intending to address some or all of the parking deficiencies with still to be approved off-site parking applications. We are concerned since the application, as requested and as posted by the city this evening, is for reducing the parking requirements to only the existing five spots, one of which will need to become an accessible space. We would be more comfortable if the posted request were revised to accurately reflect your request if it is going to be less than the 11 space reduction.

We recognize that there is a bit of a dilemma as well since you are still working on a lease agreement. At the same time your tentative off-site parking agreements are waiting for the lease, neighborhood position, and possibly variances to be resolved. You probably want to make sure you can successfully permit and handle parking before proceeding with the actual restaurant and site design or entering into a lease. The neighborhood is concerned about moving forward with so many elements in flux.

Obviously solving the parking with off-site spaces is within your rights and if the off-site parking is reasonable, legitimate, and able to be sustained in the future it could be a good solution for everyone. As you know if you are able to obtain off-site parking you would not require some or all of the parking space variance requested. Because the

11/5/2010

BY  
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neighborhood is under significant pressure from commercial operations on both South Congress and South First, residential permit parking could become a reality in the not too distant future. In this case, having off-site parking might be necessary just from a practical standpoint. Based on our neighborhood's experiences with other facilities that rely very heavily on off-site parking agreements that exist in name only, with none of the required parking ever actually provided or agreements that end while the restaurant continues in operation makes us wary of future enforcement. We realize however that good faith off-site parking that is well marked, advertised, and within a reasonable distance can be a viable solution.

Our concerns at this point remain much as we have discussed. The current restaurant operation (unrelated to you or your partners) far exceeds the parking capacity of the site and arguably the street. I know from daily firsthand experience that West Elizabeth with its curve just before the intersection with South First, the exit from the subject property close to the intersection, significant pedestrian traffic, and cyclists utilizing the sidewalks rather than street is a dangerous intersection. This is especially true for vehicles turning onto West Elizabeth from South First in either direction where limited visibility and heavy traffic make turning tricky. I have many times turned onto West Elizabeth only to have to stop suddenly only a few feet in from the intersection when vehicles unexpectedly back out of your site's parking lot. It is also very common for pedestrians to jaywalk across Elizabeth between cars and just out of site of the intersection. We realize that you are not responsible for idiots and have limited options for addressing that but it is a real situation at that location. The pedestrian traffic patterns are made worse by the fact that there is no sidewalk on the south side of the street adjacent to the subject property, the outdoor seating impedes the public right of way as does the facility's dumpster.

In our discussions, the Zoning Committee continued to raise the question of whether or not there is a possible parking solution within the floodplain. We are unclear if it is legally impossible to undertake construction here or if it is just very problematic and possibly expensive. It seems to us that parking could be created so long as it was raised or terraced up out of the floodplain and presumably could be shown to not increase flooding issues within the plain or nearby creek bed.

I also want to stress that while we were working towards an agreement with the previous party interested in leasing the location that would have included some parking variances; they withdrew from the project before finalizing their plans. They had also been committed to relocating the dumpster out of the public right of way and trying to resolve the lack of off-street loading zone for deliveries. In addition they had planned to retain the gravel area in a manner that would not have precluded parking despite the fact that it could not be counted by the city. Obviously there are similarities with your proposal and we probably still can consider a situation where the amount of spaces in the variance is equal only to the addition/construction directly related to areas that do not increase the capacity of the restaurant such as replacing the kitchen and restrooms to meet current code.

While we would probably argue that this site is too small and poorly oriented to truly handle a full service restaurant without problems, we recognize that it is already an established food service location. We do want to see a successful business operating here in a manner that is an asset to the neighborhood along with aesthetic and functional improvements to the site and adjacent right of way. We would welcome the opportunity to continue working towards that goal. The association is not closing the door on parking variances but we don't believe that the details have been adequately worked out and we definitely oppose such a substantial reduction from 16 to 5 spaces per the application.

-Brad Patterson

Chair, Bouldin Creek Neighborhood Association Zoning Committee

BY 20

**Walker, Susan**

**From:** Tim Jamail [tj@ultrainvestmentsinc.com]  
**Sent:** Tuesday, November 02, 2010 12:25 PM  
**To:** Walker, Susan  
**Subject:** Case Number: C15-2010-0120  
**Attachments:** 1501 S. 1st Street - Notice of Public Hearing.pdf

Hello Susan. I hope all is well with you. I received the attached notice in the mail yesterday. I am the managing partner of the entity that owns the property on the north east corner of S. 1<sup>st</sup> Street and Elizabeth, directly across the street from the subject property. I would like to register our opposition to the proposed parking variance for the following reasons:

- 1) The past patrons of the establishment located at this address, The Bouldin Street Café, have parked their vehicles illegally on the paved parking area of our property every since we have taken ownership of the property. This is an ongoing problem that I have not previously raised with the owners of the subject property, because our property has been vacant. However, we are in currently in negotiations with a prospective tenant and will not allow this situation to continue once our property is occupied.
- 2) There is already a significant amount of parking along the sides of Elizabeth Street towards the School for the Deaf and the adjoining neighborhood. This problem will only get worse once we lease our property if the variance is granted.
- 3) We have an approved site plan for our tract and were required to meet all City codes with respect to parking in connection with the approval thereof. The proposed parking variance would offer the applicant relief from the current City codes which were *not* extended to our property during the permitting process. The applicable City codes and enforcement thereof should be applied uniformly to all parties to ensure equity and safety for everyone.

Thank you for your consideration regarding this matter. Please feel free to call with any questions or comments you may have.

Respectfully Yours,

Tim Jamail  
 Managing Partner  
 First Bouldin Creek Lofts, Ltd.



**TIM JAMAIL, President**  
 151 South First, Ste. 200 • Austin, TX 78704  
 Ph. (512) 474-9493 • Fax (512) 474-5715  
 tj@ultrainvestmentsinc.com  
<http://www.ultrainvestmentsinc.com>

**Walker, Susan**B4  
21

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Respectfully Yours,

Tim Jamail  
 Managing Partner  
 First Bouldin Creek Lofts, Ltd.



**TIM JAMAIL, President**  
 151 South First, Ste. 200 • Austin, TX 78704  
 Ph. (512) 474-9493 • Fax (512) 474-5715  
 tj@ultrainvestmentsinc.com  
<http://www.ultrainvestmentsinc.com>

04/22

ON

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**Case Number: C15-2010-0120 – 1501 S 1<sup>st</sup> Street**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Board of Adjustment, November 8th, 2010**

ROBERT YOUNG  
Your Name (please print) ☐ I am in favor  
☒ I object

408 W MONROE, AUSTIN, TX 78704  
Your address(es) affected by this application

Robert Young 11/3/10  
Signature Date

Daytime Telephone: 512-771-5554

Comments: REDUCTION OF  
PARKING SPACES IS A PROBLEM

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**Susan Walker**  
**P. O. Box 1088**  
**Austin, TX 78767-8810**