

SUBDIVISION REVIEW SHEET

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CASE NO: C8-2010-0105.0A

PC DATE: September 27, 2011
October 1, 2011

SUBDIVISION NAME: RESUBDIVISION OF LOT 1, BLOCK C, NEANS PLACE SECTION 1

AREA: 0.430 Acres

LOTS: (3)

APPLICANT: Francisco Guerrero

AGENT: Genesis I Engineering
George Gonzalez

ADDRESS OF SUBDIVISION: 1111 Neans Dr.

GRIDS: L31

COUNTY: Travis

WATERSHED: Little Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2-NP

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

North Austin Civic Association

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision plat. The resubdivision entails the creation of (3) legal lots from (1) lot. The subdivision is composed of (3) lots on 0.430 acres. Currently there is an existing single-family house on the proposed Lot 1-A, and a newly constructed residential structure on the proposed Lot 3-A which was permitted as a secondary accessory structure, (guest house). The guest house use is allowed in the zoning district, however the category implies non-permanent residential use. If the resubdivision is approved, the applicant will need to return to the residential building permit office and modify the permit for a standard single-family detached dwelling use. The City of Austin will provide water and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements.

Update 10-04-11:

On September 27th the Commission postponed this case over concerns that the proposed lot 2-A was not big enough for a residential structure and concerns over the proposed lot lines and setback requirements. The engineers has supplied an as-built survey showing the existing structures and a possible footprint of a

CL2

structure on the proposed Lot 2-A that meet all setback requirements. The survey provided is attached to your back-up.

STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision plat. The plat meets all applicable State and City of Austin LDC requirements. If the resubdivision plat is approved, staff will have the applicant return to the building permit office to modify the permit for the structure on the proposed Lot 3-A.

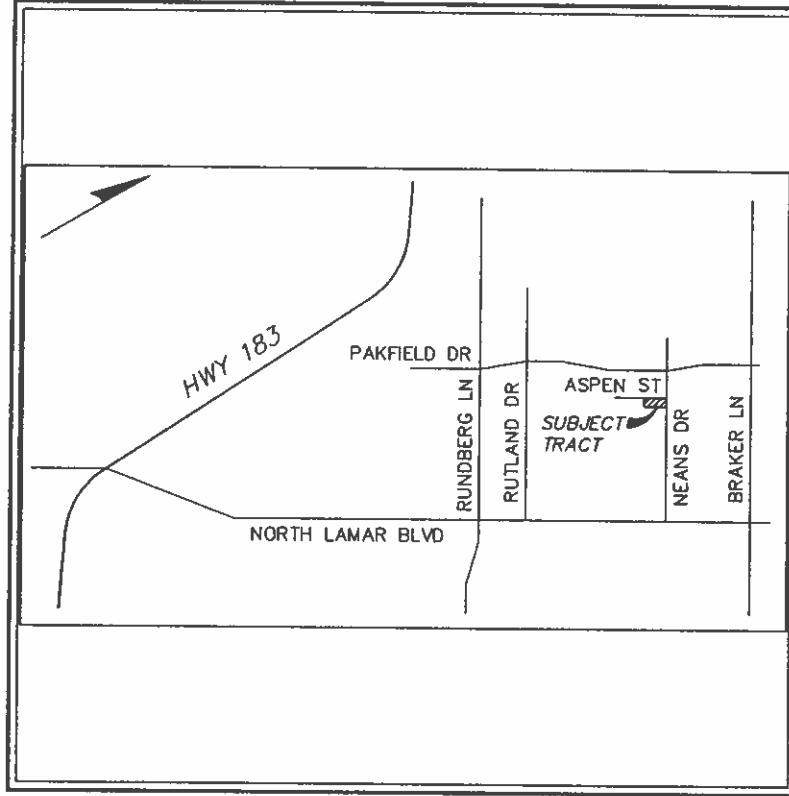
PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

CL/3

Location Map.



N.T.S.

1111 NEANS DRIVE
AUSTIN, TEXAS 78758

09/20/2018

OFF

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey
 Planning and Development Review Department
 Date 11-10-07

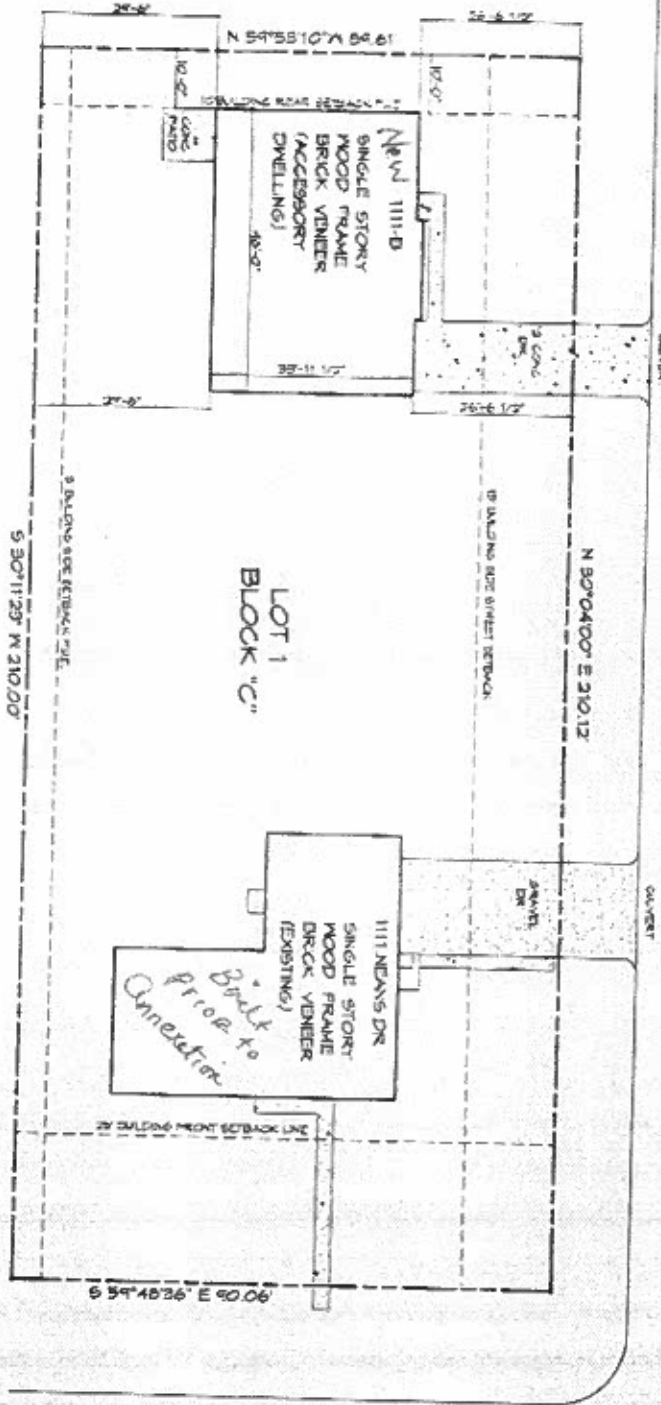
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

REVIEWED FOR ZONING ONLY



ASPEN STREET

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLOT PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

NEANS DRIVE

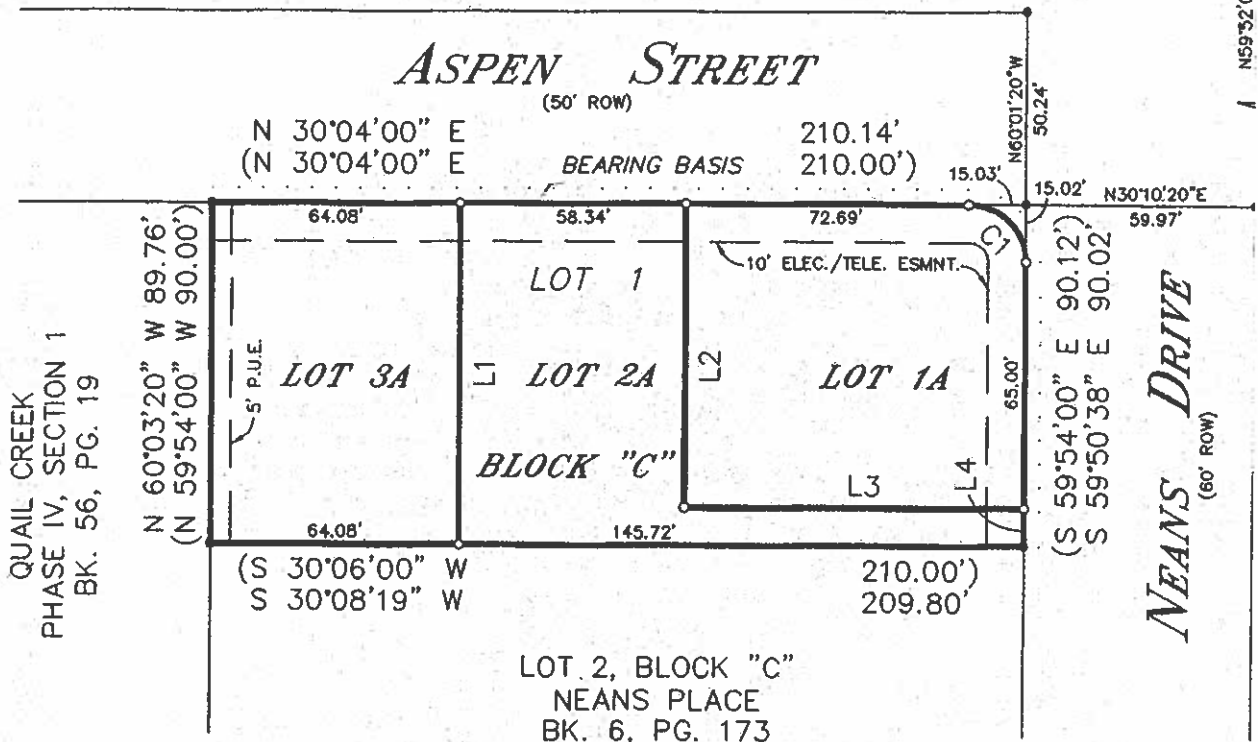
<p>DATE ISSUED 10-30-2004</p> <p>DRAWN BY: E.R. BAYNE</p> <p>LOT NO: 13607</p> <p>PLAT NO: 13607</p> <p>SHEET NO: 6 OF 6</p>	<p>ARCHITECTURAL & ENGINEERING CAD</p> <p>ARCHITECTURAL DIVISION</p> <p>Austin Community College Northridge Campus 11926 Stonehollow Dr., Austin, TX 78750 Ph: 512-223-4041 Fax: 512-223-4311</p>	<p>F. GUERRERO</p> <p>1111 NEANS DR.</p>
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

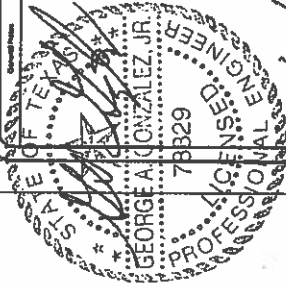
RESUBDIVISION OF LOT 1, BLOCK



C/S



1. WATERSHED STATUS -- THIS PROJECT IS LOCATED IN THE LITTLE WALNUT CREEK WATER AND IS CLASSIFIED AS AN URBAN WATERSHED AND IS NOT LOCATED WITHIN THE EDW AQUIFER RECHARGE ZONE.
2. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF A
3. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF A WATER AND WASTEWATER SYSTEM.
4. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICAT



18/04/2014

NEANS DRIVE
(60' R.O.W.)

VERSION 2.00

G/E
Gretsch Engineering Company
11000 Highway 190, Suite 200
Austin, Texas 78758
(512) 891-2200 Fax
gretsch@gretsch-engineering.com

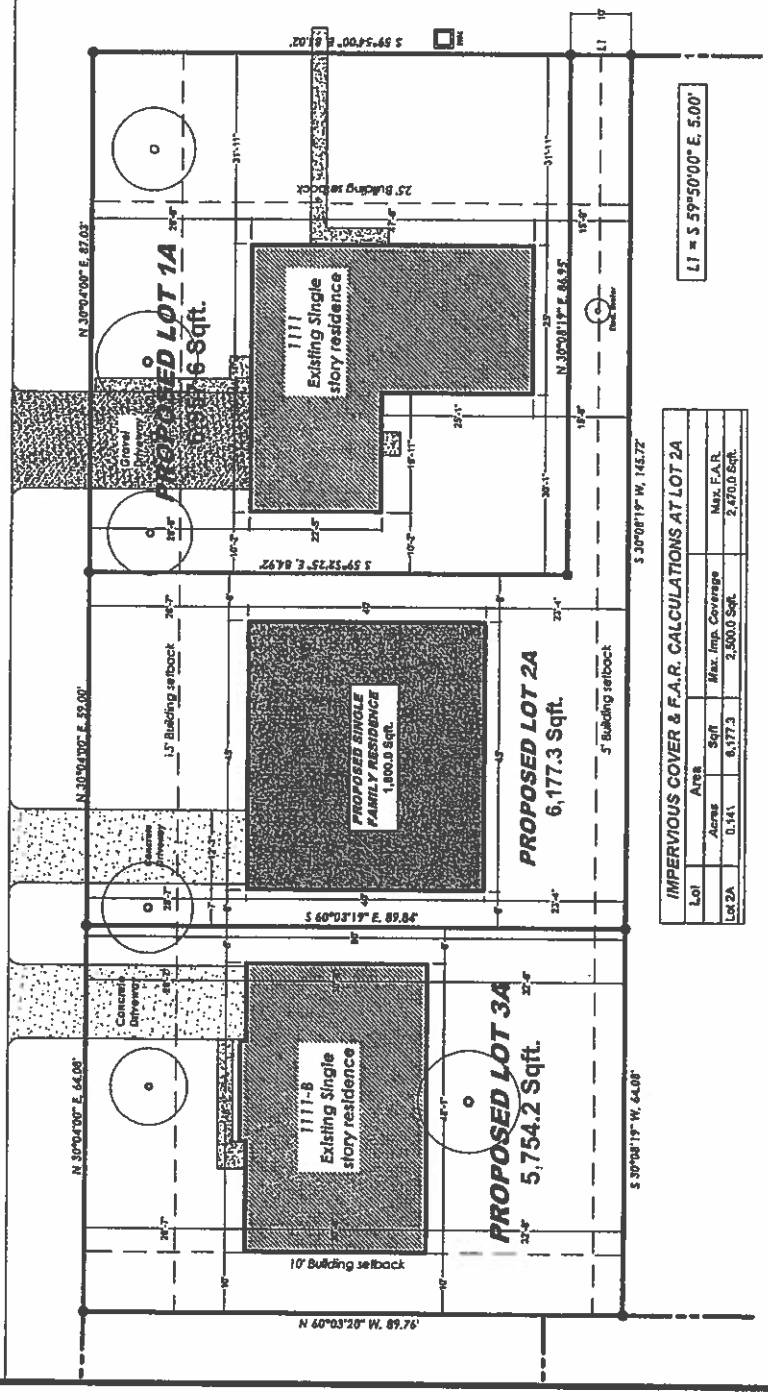
RESUBDIVISION OF LOT 1,
MEANS PLACE SUBDIVISION
1111 NEANS DRIVE
AUSTIN, TEXAS 78758

Project No. AU-10-03
Scale CE 2
OF 5
Date 11/20/13

CASE: CR-2010-1000-0A

15/9

ASPEN STREET
(30' R.O.W.)



L1 = S 59°50'00" E, 5.00'

IMPERVIOUS COVER & F.A.R. CALCULATIONS AT LOT 2A

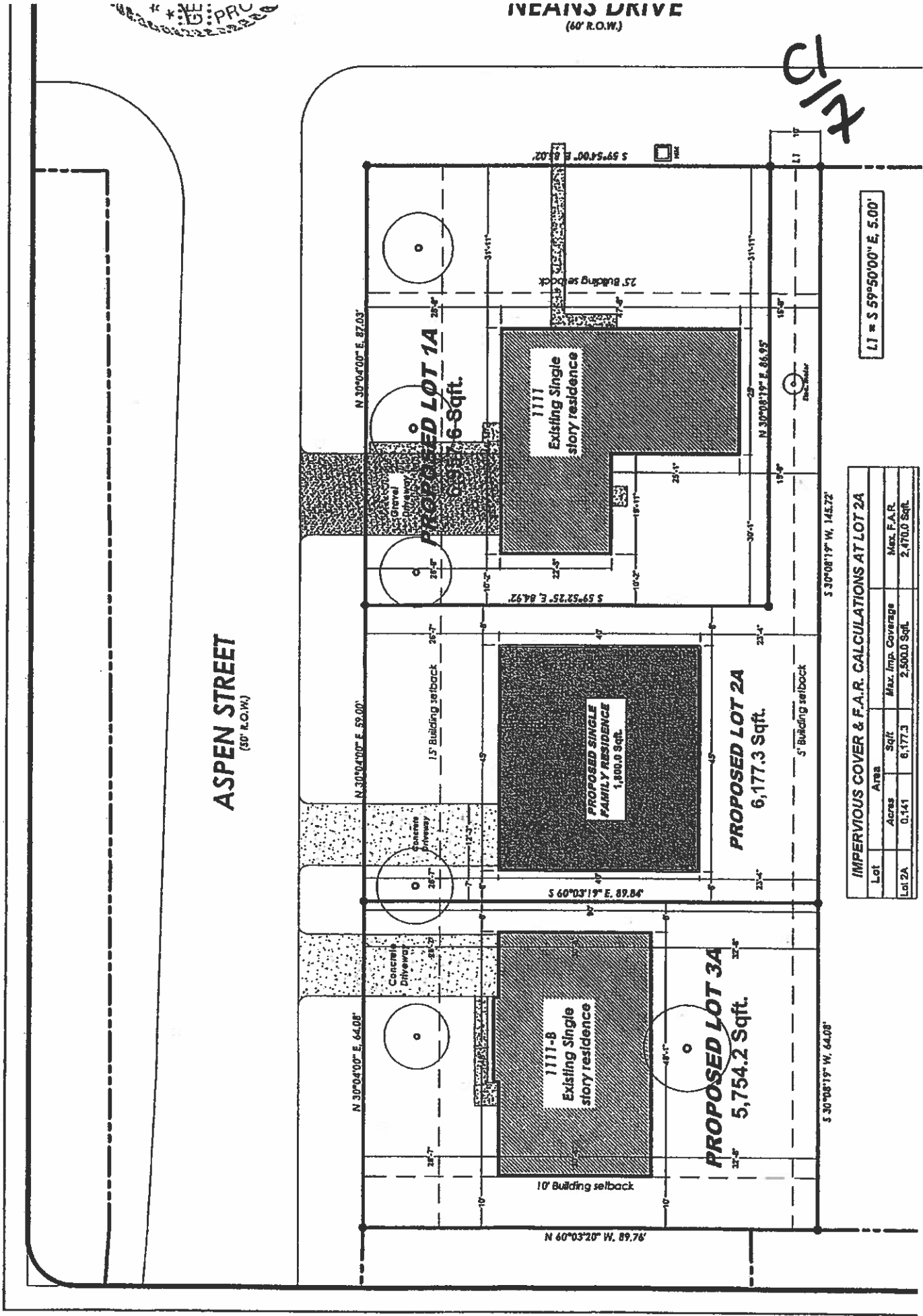
Lot	Acres	Sqft	Max. Imp. Coverage	Max. F.A.R.
Lot 2A	0.141	6,177.3	2,500.0 Sqft	2.150.0 Sqft



PROPOSED RESUBDIVISION
Scale: 1" = 30'

CLIP

ASPEN STREET
(30' R.O.W.)



L1 = S 59°50'00" E, 5.00'

IMPERVIOUS COVER & F.A.R. CALCULATIONS AT LOT 2A

Lot	Area	Sqft	Max. Imp. Coverage	Max. F.A.R.
Lot 2A	0.141	6,177.3	2,500.0 Sqft	2,470.0 Sqft

PLANNING DEPARTMENT

PUBLIC HEARING INFORMATION

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Case Number: C8-2010-0105.0A
 Contact: Don Perryman, (512) 974-2786 or Yolanda Paradi, (512) 974-2784
 Public Hearing: September 13, 2011, Planning Commission

LEONARD FRIESENHANN
 Your Name (please print)

1109 RED CLIFF DR
 Your address(es) affected by this application

Leonard Friesenhann
 Signature

Daytime Telephone: 471-1600
 Date: 9/26/11

Comments: BUILDING TWO OR THREE SINGLE-FAMILY HOUSES AS ONE LOT IS COMPLETELY OUT OF CHARACTER WITH THE NEIGHBORHOOD. THE CITY SHOULD NEVER HAVE ALLOWED THE SECOND HOUSE TO BE BUILT. THE PROPOSAL VIOLATES A NUMBER OF DEED RESTRICTIONS OF THE ADJOINING SUBDIVISION - BUVALD GREEN PHASE IV, LOTS IN THE MEANS PLATS SUBDIVISION WERE INTENDED TO BE LARGER WITH SINGLE-FAMILY DWELLINGS.

If you use this form to comment, it may be returned to:
 City of Austin - Planning & Development Review Dept. /4th Fl
 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810

8/11

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Contact: Don Perryman, (512) 974-2786 or
Yolanda Parada, (512) 974-2784

Public Hearing: September 13, 2011, Planning Commission

NAME: N G L I E N

Your Name (please print)

INDS MEADOWS

Your address(es) affected by this application

[Handwritten signature]

Signature

9.13.11

Date

Daytime Telephone: N/A

Comments: Lease is above

If you use this form to comment, it may be returned to:
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Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

9/13

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 Contact: Don Perryman, (512) 974-2786 or Yolanda Parada, (512) 974-2784
 Public Hearing: September 13, 2011, Planning Commission

M. Jeff Butley Sr
 Your Name (please print)

10307 F Spek St.
 Your address(es) affected by this application

Don J. Butley 8/16/11
 Signature Date

Daytime Telephone: 512-837-4551

Comments: This is in my st. E 8307th
They are from 6 to 10 vehicle
day, it might not all hear.
The new house directly in front
of me says Cleane up work
and sells constantly. Talk to
Austin City Code man. Hand path
Class. for kids building any building
on rear of meat property.

This new house is there but

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 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810

Definitely no more.
M. J. Butley

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Yolanda Parada, (512) 974-2784

Public Hearing: September 13, 2011, Planning Commission

Warner T. Pahlberg

Your Name (please print) Pahlberg Family Trust
A reliable living trust

1012 Neans Dr. Austin, TX 78758

Your address(es) affected by this application

James T. Pahlberg 8-29-11

Signature

Date

Daytime Telephone: (512) 836-5046

Comments: It seems this hearing is partially
met as the lot has already been divided
into two with a second house facing
Aspen. I believe two houses on the one
original lot should be sufficient. I
also believe this changes the nature of
the neighborhood. Although I can accept
the house already built, I strongly
object to dividing the lot into three lots.
That division will not fit the divisions

If you use this form to comment, it may be returned to: on Neans Dr.

City of Austin - Planning & Development Review Dept. 14th Fl A Dr

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

those on Aspen.
The neighborhoods will
not benefit from such a
division.

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Contact: Don Perryman, (512) 974-2786 or
Yolanda Parada, (512) 974-2784

Public Hearing: September 13, 2011, Planning Commission

Catherine Tompson

Your Name (please print)

10208 Aspen (58)

Your address(es) affected by this application

Catherine Tompson 8/29/11

Signature

Date

Daytime Telephone: 836-9070

Comments: The lot in question has
already been divided once or
at least, there are two houses on the
property. Dividing it again would
only serve to create additional
congestion in a small area and
and would certainly detract
from this area of the neighbor
hood. Sincerely,
CWT

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

City of Austin - Planning & Development Review Dept. 14th Fl

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P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: September 13, 2011, Planning Commission

Eleanor Langsdorf

Your Name (please print)

I am in favor
 I object

9928 Chukar Bend 78758

Your address(es) affected by this application

Eleanor M Langsdorf

Signature

9-10-11

Date

Daytime Telephone: 512-873-0460

Comments: I could support redvision to 2 lots but not 3 as 3 would make very small lots not consistent with others in area. Also the owner has already illegal built a second dwelling on property using an allowed provision of the law but not actually meeting the conditions of the law (personally living on the property).

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Don Perryman
P. O. Box 1088
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Public Hearing: September 13, 2011, Planning Commission

M. ALLEENE McFARLAND
Your Name (please print)

I am in favor
 Object

1207 NEANS DR AUSTIN, TX
Your address(es) affected by this application

M. Alleen McFarland 9-1-11
Signature Date

Daytime Telephone: 512-834-0379

Comments:

9/13

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Kesha Beasley
 Your Name (please print)

I am in favor
 I object

1015 Red Cliff Dr.
 Your address(es) affected by this application

Kevin Br...
 Signature

Daytime Telephone: 512-608-3696

Comments: Too small of a lot for 3 properties.

9/7/11
 Date

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 Don Perryman
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 Austin, TX 78767-8810

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Public Hearing: September 13, 2011, Planning Commission

WILLIAM R. WHITE

Your Name (please print)

1209 NEANS DR

Your address(es) affected by this application

William R. White

Signature

Daytime Telephone: (512) 837-3307

Sept. 9, 11

Date

Comments: WE DON'T NEED THE AREA DIVIDED INTO THREE AREAS. THERE WAS ONE HOUSE, THEN IT WAS DIVIDED INTO 2 HOUSES AND AREAS. THERE DOESN'T NEED TO BE A THIRD AREA AS THERE IS NOT ENOUGH AREA FOR A THIRD HOUSE. ALSO I DON'T THINK THE 2ND HOUSE WAS APPROVED BY THE CITY. I KNOW WE DIDN'T HEAR ANYTHING ON IT.

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Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance 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. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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.

For additional information on the City of Austin's land development process, visit our web site: 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: C8-2010-0105.0A

Contact: Don Perryman, (512) 974-2786 or
Yolanda Parada, (512) 974-2784

Public Hearing: September 13, 2011, Planning Commission

Cathy M. Foley

Your Name (please print)

1213 S. Meadows Dr.

Your address(es) affected by this application

Cathy Foley

Signature

9-9-11

Date

Daytime Telephone: 512/786-4667

Comments: I can see that this property already has 2 homes on it. I am not pleased with the way these 2 are kept - parking + driving on unpaved areas. It looks crowded enough with 2 houses on this one lot.

If you use this form to comment, it may be returned to:
City of Austin - Planning & Development Review Dept. /4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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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.

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Case Number: C8-2010-0105.0A

Contact: Don Perryman, (512) 974-2786 or
Yolanda Parada, (512) 974-2784

Public Hearing: September 13, 2011, Planning Commission

TRAVIS KEY

Your Name (please print)

1018 Creeple Creek Dr

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-832-0905

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Perryman, Don

From: Perryman, Don
Sent: Friday, September 09, 2011 9:27 AM
To: 'Eleanor Langsdorf'
Cc: Barba, Leon; Zapalac, George; Wahlgren, David
Subject: RE: C8-2010-0105 OA - Subdivision of Property at 1111 Neans

Ms. Langsdorf,

Good morning. If you believe that your research has uncovered a violation of the use of this property, I would suggest you contact code compliance by dialing the City's 311 call center and making a report.

The NACA membership can contact the Planning Commissioners via letter, e-mail, or may speak individually or as a group at the public hearing. The staff will base their recommendation to the Commission based upon the subdivision requirements of the Land Development Code. Based upon our review, staff has determined that the proposed subdivision meets the subdivision portion of the code and will recommend approval to the Commission. However, the Planning Commission's authority in the case is sovereign and they make the final decision after taking testimony.

If you would the Commission's members contact information, please contact Dora Anguiano (dora.anguiano@ci.austin.tx.us), (974-2104) and she can provide this information to you.

Thanks and have a good weekend.

Don Perryman
Planning and Development Review
City of Austin

From: Eleanor Langsdorf [mailto:~~elangsdo@ci.austin.tx.us~~]
Sent: Thursday, September 08, 2011 5:35 PM
To: Perryman, Don
Cc: Barba, Leon
Subject: RE: C8-2010-0105 OA - Subdivision of Property at 1111 Neans

Mr. Perryman,

In researching this property, I learned that the residence at 1111 Neans is not occupied by the owner but is used as a rental property. Therefore it does not seem that the building erected as an accessory structure does not mean the use requirement you cited. If the building does not meet the requirement what will the COA do to stop occupancy and what is NACA's option in challenging this request for resubdivision?

met m
Eleanor Langsdorf
cell 361-526-9849
home 512-875-0480

--- On Thu, 9/8/11, Perryman, Don <Don.Perryman@austintexas.gov> wrote:

|

CL/19

From: Perryman, Don <Don.Perryman@austintexas.gov>
Subject: RE: C8-2010-0105 OA - Subdivision of Property at 1111 Neans
To: "Eleanor Langsdorf" <~~elangsd@yahoo.com~~>
Date: Thursday, September 8, 2011, 5:27 PM

Ms. Langsdorf,

Good afternoon. I have received the following information regarding accessory structures and the building permit at 1111 Neans:

It was approved for a detached accessory dwelling under LDC 25-2-893(E)

(E) A single accessory dwelling is permitted if the principal use is a single-family residential use located on a lot with at least 15,000 square feet of area. An accessory dwelling may be occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service.

At the time the accessory dwelling was issued the lot size of 19,107 square feet met the requirement, once they subdivide and they will be required to change the use to comply with the current zoning regulations for the use of the structure because an accessory is not allowed without primary.

Thanks and let me know if you have any additional questions.

Don Perryman
Planning and Development Review
City of Austin

From: Eleanor Langsdorf [mailto:~~elangsd@yahoo.com~~]
Sent: Wednesday, September 07, 2011 9:35 PM
To: Perryman, Don
Subject: RE: C8-2010-0105 OA - Subdivision of Property at 1111 Neans

Mr.Perryman,

Thank you for your response. I would like to know what the guidelines are for constructing an accessory living structure and what the city's definition of such is. Does this mean that anyone who wishes can build a second living structure on his/her property?

Eleanor Langsdorf
cell ~~301-520-9849~~
home ~~512-873-0480~~

--- On Wed, 9/7/11, Perryman, Don <Don.Perryman@austintexas.gov> wrote:

| From: Perryman, Don <Don.Perryman@austintexas.gov>

Subject: RE: C8-2010-0105 OA - Subdivision of Property at 1111 Neans
 To: "Ann Teich" <[redacted]@austintexas.com>, "Barba, Leon"
 <Leon.Barba@austintexas.gov>, "Zapalac, George"
 <George.Zapalac@austintexas.gov>, "Wahlgren, David"
 <David.Wahlgren@austintexas.gov>
 Cc: "Eleanor Langsdorf" <elangsdo@[redacted].com>, "Engineer 1"
 <engineer1@genesis1engineering.com>, "Dave Sullivan"
 <[redacted]@cbglobal.net>
 Date: Wednesday, September 7, 2011, 3:34 PM

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/20

Greetings All,

There has been much confusion based upon conflicting information as to whether or not this property is in a Neighborhood Planning Area. Contrary to some data I reviewed, this application does appear to be within the NACA neighborhood planning area. That being the case, it should rightly go to the Planning Commission for the public hearing. The notice that was sent out was correct for the Planning Commission meeting on September 13th. Because of the confusion, I am going to offer a staff postponement to the Planning Commission on September 13th until September 27th.

I have also checked in to the building permit pending at 1111 Neans. There is an active permit for an accessory living structure that has been addressed as 1111 Neans unit B. I have been told that this building permit has been renewed at the end of July. According to the residential building permit review staff, all their permits are in order and no violations are pending at that address. I am not sure why the owner told me he could not get electricity, but the electric permit has been issued according to residential review. The proposed resubdivision therefore must be about creating a third lot rather than correcting a building permit problem or not having a legal lot for the 2nd structure on the lot.

According to residential review, the existing detached accessory dwelling currently located on the proposed Lot 3A configuration would comply with zoning setbacks, building and impervious cover with an approximate lot size of 5760 sq ft. the applicant is required to submit a residential application to request a change of use permit from an accessory dwelling to a single family use. (Note, this does not require a zoning change).

While it is always a good idea and practice for a developer or property owner to consult with their neighborhood association prior to new construction, there is no requirement that they do so. Also, the City staff will only review for city code compliance and notify neighborhood groups in accordance with the code. The current code only requires notification of a public hearing for this type of resubdivision application. There is no "early notice" or "notice of filing" for small resubdivisions of this type per the code and State law.

I will be glad to continue to work with your neighborhood association and answer any questions you may have about the development process. Please feel free to contact me by phone at 974-2786, or by e-mail.

Thanks,

Don Perryman
 Planning and Development Review
 City of Austin

From: Ann Teich [mailto:[redacted]@austin.rr.com]
Sent: Wednesday, September 07, 2011 8:28 AM
To: Barba, Leon

Cc: Perryman, Don; Tovo, Kathie; Morrison, Laura; 'Eleanor Langsdorf'; Spelman, William; Cole, Sheryl; Leffingwell, Lee; Martinez, Mike [Council Member]; 'Gabriel Rojas'; 'brian almon'; Riley, Chris
Subject: RE: C8-2010-0105 OA - Subdivision of Property at 1111 Neans

cl
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Hello, Mr. Barba,

I am piggybacking on Eleanor Langsdorf's e-mail to you (see below) re the issues raised over CE-2010-0105 OA. I have included a link that describes the activity pursued by the owner and the city regarding re-subdividing this property.

https://www.ci.austin.tx.us/devreview/d_showpropertyfolderlist.jsp?clicked=searchByOther

As can be seen in viewing the history of activity on this property, it was indicated that the property is not in a neighborhood plan (see text below). In actuality, it is within the NACA neighborhood plan.

Link to NACA neighborhood plan:

<http://www.austintexas.gov/planning/neighborhood/naca.htm>

NACA was not consulted by the owner or the city in this re-subdivision request. As Ms Langsdorf indicated in her e-mail, no flags were raised until a request for electric service was made to Austin Power.

Lot 1, Block C, Neans Place Subdivision Sec 1

Neighborhood Plan Area ?

No

The proposed re-subdivision will go before the Planning Commission on Sept. 13, and that does not give NACA officers and board members a great deal of time to refute this proposal. NACA officers and board members will make every effort to be present at the Planning Commission meeting and go on record as opposing the proposed re-subdivision.

All that said, it is still very problematic that NACA officers and board members were not contacted about this proposal until this late date. Is there no way to improve the communication about proposed changes in property? Is it the property owner's responsibility to interface with the neighborhood association when planning to do something with property, or is it the COA's responsibility?

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I look forward to your reply,

Ann Teich

Vice President, North Austin Civic Association

512-797-7724

From: Eleanor Langsdorf [mailto:elangs@yahoo.com]
Sent: Monday, September 05, 2011 10:16 PM
To: leon.barba@austintexas.gov
Cc: DonPerryman
Subject: C8-2010-0105 OA

Mr. Barba,

I am writing to you because you are in the COA Planning and Development Review Department and an issue has arisen in the North Austin Civic Association area that involves the illegal construction of a dwelling on a piece of property at 1111 Neans that is zoned SF-2 and a request to resubdivide the property which may then require a change in the zoning.

The owner illegally constructed a dwelling on this property using a method called metes and bounds (survey deed) according to Mr. Don Perryman. The dwelling was sited so that it faces Aspen but it is on the 1111 Neans lot. Apparently he was able to obtain permits for water and sewer and construction. No flags were raised until a request was made for electric service from Austin Power. However, according to a neighbor the house does have electricity.

Now the owner is asking for permission to resubdivide the property into three lots. In looking at the lot it would appear that he wants to seek permission to have the right to construct another dwelling between the original dwelling and the one that was constructed illegally. Although legally the lot may be large enough to allow for a change to SF-3 there may not be enough space to meet the various set-back requirements

I drove by the property on Sept.1. It appears that the house may be occupied as there was a truck parked in the very narrow unpaved "driveway" on the south side of the building.

I am seeking information from your office on how this building got through the planning and development review process and input on what the association can do to stop this flagrant ignoring of an accepted neighborhood plan.

Eleanor Langsdorf
President, North Austin Civic Association
cell 304-500-0040
home 512-797-9480

Mr.

Perryman, Don

From: Sandra Zaragoza [redacted@bizjournals.com]
Sent: Tuesday, September 27, 2011 3:41 PM
To: Perryman, Don
Subject: 1111 neans

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Dear Don Perryman:

I'm attending tonight's planning and zoning meeting regarding 1111 Neans, but I'm emailing you to make sure my objection is registered. Thanks, Sandra Zaragoza

As a first-time homeowner, I would like to strongly object to the request to resubdivide Lot 1, Block C, Neans Place Section 1 by applicant Francisco Guerrero. I would like to raise a few questions/make comments.

1. Applicant Guerrero has already built a small second home on the lot that remains unoccupied. It appears Guerrero did not ask permission from the city to build the second home. Was he building a second home for his family? Or was his intention was to skirt the city's zoning process? If so, then I believe any plans for future building should be more closely scrutinized.
2. The second home's size and design is incongruent to neighboring homes on Neans Street, Aspen Street and Red Cliff Drive. How will the value of neighboring homes be affected if prospective buyers see the potential of other Neans property owners building second or third homes on their lots. Does the city want to open that street up to willy-nilly housing?
3. This is not just a question of congruency and aesthetics. A third small home on a large lot is suspiciously close to developing a duplex-like situation, which will bring tenants, not homeowners into the neighborhood. My motivation is not to keep out renters, but rather to protect the integrity of a special North Austin neighborhood and the value of my first home. Many of my neighbors have made improvement to their homes and their investments deserve to be protected. Building a second small home on that property was an instant blemish to the neighborhood. Building two small homes would be opening the neighborhood up to half-baked structures that do not fit into the neighborhood.

In conclusion: Ours is one of the few "Central-esque Austin" neighborhoods where a teacher, police officer or construction worker can afford a home. I don't have to remind you that that is a BIG DEAL. Please help us keep the integrity and consistency of this neighborhood, so that other hardworking professionals will want to live here. I believe the city should take a look at the potential in the tree-lined streets, 70s tract homes and sidewalks that give our neighborhood character. We deserve as much, if not more, thoughtful planning as the downtown core or any central Austin neighborhood.

We are a neighborhood teetering on the edge. We have crimes taking place all around us. Instead of approving a third home on a lot, take a look at the potential for revitalization. We have Central Health finishing up a beautiful clinic for low-income residents, and YMCA investing in a new gym. HEB is investing in renovating its store into a Hispanic concept market.

I'm happy and proud to live in a socially and economically diverse neighborhood, I just want to make sure that pockets of single-family dwellings remain in tact because that will encourage more investment and long-term homeownership.

Sincerely,
 Sandra Zaragoza
 1108 Red Cliff Drive

Sandra Zaragoza
 Austin Business Journal
 Higher Education/Nonprofits/ Health care/ Creative Industries
 Phone: 512-494-2522
 E-mail: [redacted@bizjournals.com]
 Blog: [redacted] #1 [redacted] TX
 Twitter: Zaragoza [redacted] am
 Fax: 512-494-2525
 111 Congress Ave., #750
 Austin, TX 78701

9/27/2011