

CITY OF AUSTIN

Board of Adjustment/Sign Review Board

Decision Sheet

DATE: Monday, October 13, 2014

CASE NUMBER: C15-2014-0143

_____ Jeff Jack
 _____ Michael Von Ohlen
 _____ Ricardo De Camps
 _____ Bryan King
 _____ Vincent Harding
 _____ Melissa Hawthorne
 _____ Sallie Burchett

APPLICANT: Drew Tate

OWNER: Robert L. Buford

ADDRESS: 2104 WINSTED LN

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to: decrease the minimum lot size from 5,750 (required) to 5,567 (requested); and to decrease the minimum front setback from 25 feet (required) to 15 feet (requested); and to decrease the minimum rear setback from 10 feet (required) to 5 feet (requested); decrease the minimum side setback from 5 feet (required) to 3 and one-half feet (requested) in order to construct a single family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin)

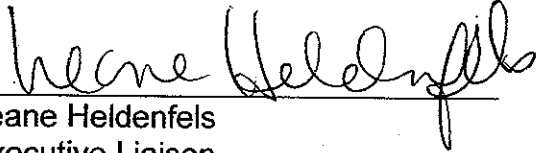
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BOARD'S DECISION: POSTPONED TO NOVEMBER 10, 2014 DUE TO MAIL POSTING ERROR

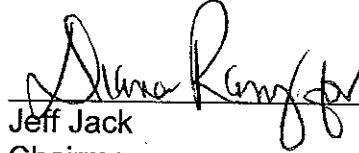
FINDING:

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

2. (a) The hardship for which the variance is requested is unique to the property in that:
- (b) The hardship is not general to the area in which the property is located because:
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:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

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 application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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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.austintexas.gov/development.

Written comments must be submitted to 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. Any comments received will become part of the public record of the case.

Case Number: C15-2014-0143, 2104 Winsted Lane

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 13th, 2014

☐ I am in favor
☒ I object

Your Name (please print)

Vivian Mahlab

1911 McCall Rd, Austin TX 78728

Your address(es) affected by this application

Signature

10-13-14

Date

Daytime Telephone:

512-4779400

Comments:

Note: all responses received will become part of the public record of the case

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

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

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Public Hearing: Board of Adjustment, October 13th, 2014

Lisa Maxwell

Your Name (please print)

2205 Newfield Lane

Your address(es) affected by this application

Lea Luell

Signature

Daytime Telephone: 512-380-0900

Date

10/9/14

☐ I am in favor
☒ I object

Comments:

I oppose reducing setbacks
and lot size. It is a bad
precedent for neighborhood.
Clearly the proposed house
is too big for the lot.

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Contact: Leane Heldenfels, 512-974-2202, leanc.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 13th, 2014

ROBERT D. JONES
Your Name (please print)

2009 WINSTED

Your address(es) affected by this application

2009 WINSTED

Signature

Date

Daytime Telephone:

512-478-2518

Comments:

*Major area interaction
MOAC 7 Winsted Pl. - Applicant
Robert Jones, Applicant
Submission of Petition*

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Public Hearing: Board of Adjustment, October 13th, 2014

DEWITT GAYLE

Your Name (please print)

2002 WINSTED LANE

Your address (or affected by this application)

[Signature]

Signature

Daytime Telephone: 512-940-4100

Comments: I SUPPORT THE PROPERTY OWNERS
REQUEST. THIS IS A VERY ODD-SHAPED
LOT BOUNDED BY A CREEK, A PUBLIC FEEDER
STREET & ONE PROPERTY. IT IS A VERY SMALL LOT,
ONE WHICH IS MADE NATURALLY SUBVULGABLE BY
THE PRESENT ORDINANCES. THE VARIANCES SHOULD
ALL BE GRANTED

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On Oct 20, 2014, at 12:39 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

The board postponed the item as it was learned that the official notice of the variance was postmarked 10/6 instead of 10/3 as required.

There were 6 cases from the 10/13 agenda that had the same issue and were all postponed to 11/10 meeting and new notice will be sent.

So, you can mail me your written opposition for them to consider at the 11/10 hearing without having to file for reconsideration.

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Case Number: C15-2014-0143, 2104 Winsted Lane

Contact: Leane Heldenfels, 512-974-2102, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 13th, 2014

MATTHEW CHASEN

Your Name (please print)

2201 SHARON LN, AUSTIN TX 78703

Your address(es) affected by this application

Matthew Chasen 10/20/2014
Signature Date

Daytime Telephone: 512-773-7646

Comments: THE PROPOSED VARIANCES - ALL 8 OF THEM - WILL NOT ONLY SEVERELY ADVERSELY EFFECT THE CHARACTER OF THE NEIGHBORHOOD, BUT ALSO CAUSE US ECONOMIC HARM BY DIRECTLY IMPACTING OUR ADJACENT PROPERTY THE APPLICATION DOES EVEN INTEND TO BUILD A LOT THERE (SELLING THE PROPERTY) SO CLEARLY HAS NO REGARD...

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heldenfels@austintexas.gov

C15-2014-0143

Hi Mr. Buford,

I have no objection to your proposed development.

Sincerely,
Suzanne Wright
2103 Winsted Ln

Heldenfels, Leane

From: Carrie Fruge ~~carrie.fuge@cityofaustin.com~~
Sent: Tuesday, October 14, 2014 11:59 AM
To: Heldenfels, Leane
Subject: Re: Public Hearing Postponed - What Next?

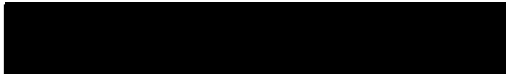
Leane,

Thank you for the detailed information. Here are my comments for the next hearing. Please let me know if you need more details. I look forward to hearing the outcome of the hearing on this case, where would I find it?

Case Number: ~~C15-2014-0143~~, 2104 Winsted Lane

Contact: Leane Heldenfels

Public Hearings: Board of Adjustment

Carrie Fruge Walker


I object

Comments:

1. Fire Hazard. Reducing the side setback to 3 1/2 feet produces an even greater fire hazard than already exists on these closely spaced lots. This was evident in last year's house fire on Griswold St, less than one block away.

2. Reduction of Flora and Fauna Along Creek. Increasing the max building and impervious coverage will dramatically impact our wet weather creek. It currently is a mini wildlife corridor teeming with hawks, owls, and various mammals. Please don't turn this natural creek into a drainage ditch like Waller Creek by allowing an over sized house and reducing the habitat that surrounds it.

On Tue, Oct 14, 2014 at 10:58 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Carrie - well, it was kind of an unusually quick meeting for the Board last night since so many of their new cases, like the one you're referring to, were postponed because the public notice didn't get postmarked in time - I think the notice staff got it to the postal staff, but then they just didn't get processed timely.

So, we will keep adding to this case in the interim month and will anything we receive to the Board's packet that we'll send to the printer 10/29, and then anything that we receive after that they will get on the dais at the meeting.

Therefore, sending your comments to me via email or fax (512-974-2934) will always be welcome and we just fit it into either their advance or late packet. I think getting it to me before 10/29 would be best because they like to review the material before the hearing.

If you'd like to also come to the 11/10 hearing, it will be taking place at the City Hall Council chambers starting at 5:30 (we can validate parking for the garage below the building).

Take care - thanks for getting me your comments, the Board appreciates receiving them -

Revised
CASE# 15-2014-0143
ROW# 11015684
TAX# 0114030136

CITY OF AUSTIN
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: Winsted Lane – TCAD ID 113955

LEGAL DESCRIPTION: Subdivision – Westfield A

W 46FT AV OF LOT 5-6 BLK 2 STEINER T C RESUB LT6-8 BL 11 WESTFIELD A

I/We Drew Tate on behalf of myself/ourselves as authorized agent for

Robert Littlefield Buford and Christy Buford Werner affirm that on Aug. 4th, 2014

, hereby apply for a hearing

before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

We are seeking a variance that would allow construction of a Single Family home in keeping with the size and design traditions of the neighboring homes on lots with same zoning. Specific variances requested are Impervious Cover of 65%, Building Coverage of 55% and building setbacks of 15' front yard, 10' street side yard, 3.5' interior side yard and a 5' rear. These are the restrictions that would normally be placed on a lot of this size.

in a West Austin Neighborhood
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 additional support documents.

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:

The building setbacks in front and rear, combined with the triangular shape of the lot, create a building envelope that does not have sufficient depth for a reasonable structure of a design that would complement the surrounding homes.

HARDSHIP:

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

When the R.O.W. condemnation took place in the 1970s the subject lot was bisected corner to corner, leaving the remainder lot with a challenging triangular shape. Additionally, this lot was left with its original zoning of SF-3 when, by today's standards, it would have been rezoned SF-4A based on its size of less than 5,750sf.

(b) The hardship is not general to the area in which the property is located because:
Most lots are still in their original platted configuration.

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:

The variance will allow the overgrown land to be developed with a single family home that is in keeping with the style and size of the surrounding homes in the neighborhood.

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 zoning of SF-3 will remain and a single family home will be built.

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:

The additional impervious cover requested will allow for a site plan that includes off street parking.

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

The zoning of SF-3 will remain and a single family home will be built.

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

The variance should be awarded with respect to a building pad as opposed to a full site plan because it would not make sense to spend the time and money to develop a site plan prior to having an understanding of the probability the variance being granted.

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  Mail Address 2414 Exposition Blvd. Suite A1
City, State & Zip Austin, TX 78703

Printed Drew Tate Phone 512-680-5811 Date 7/31/2014

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

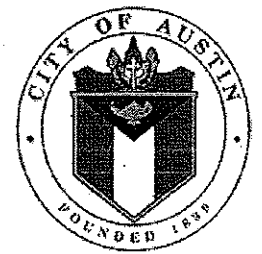
Signed _____ Mail Address 4405 Waterford Place
City, State & Zip Austin, TX 78703

Printed Robert Buford Phone 512-909-6201 Date 7/31/2014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0143
Address: 2104 WINSTED LANE



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.

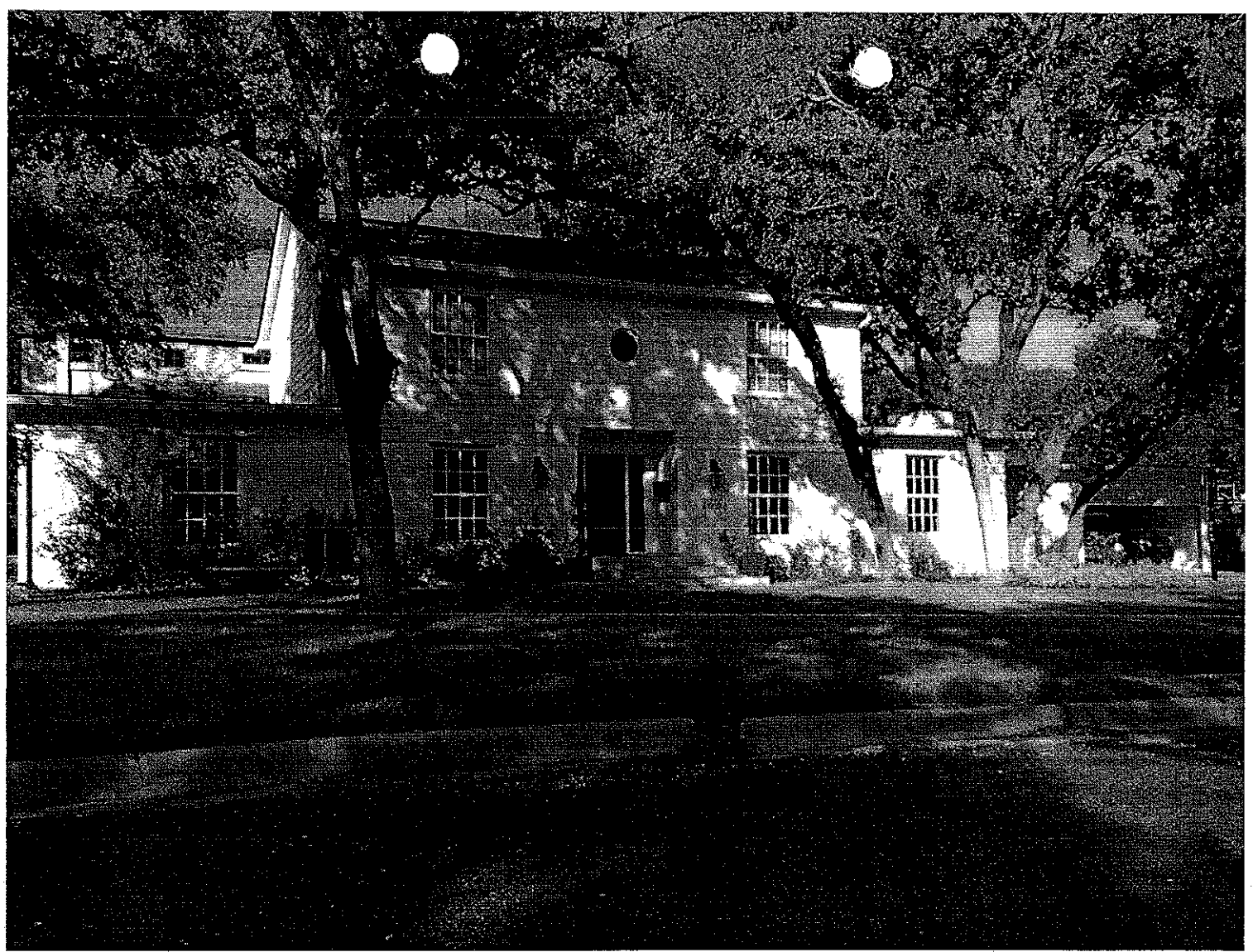
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

Mr. Buford,

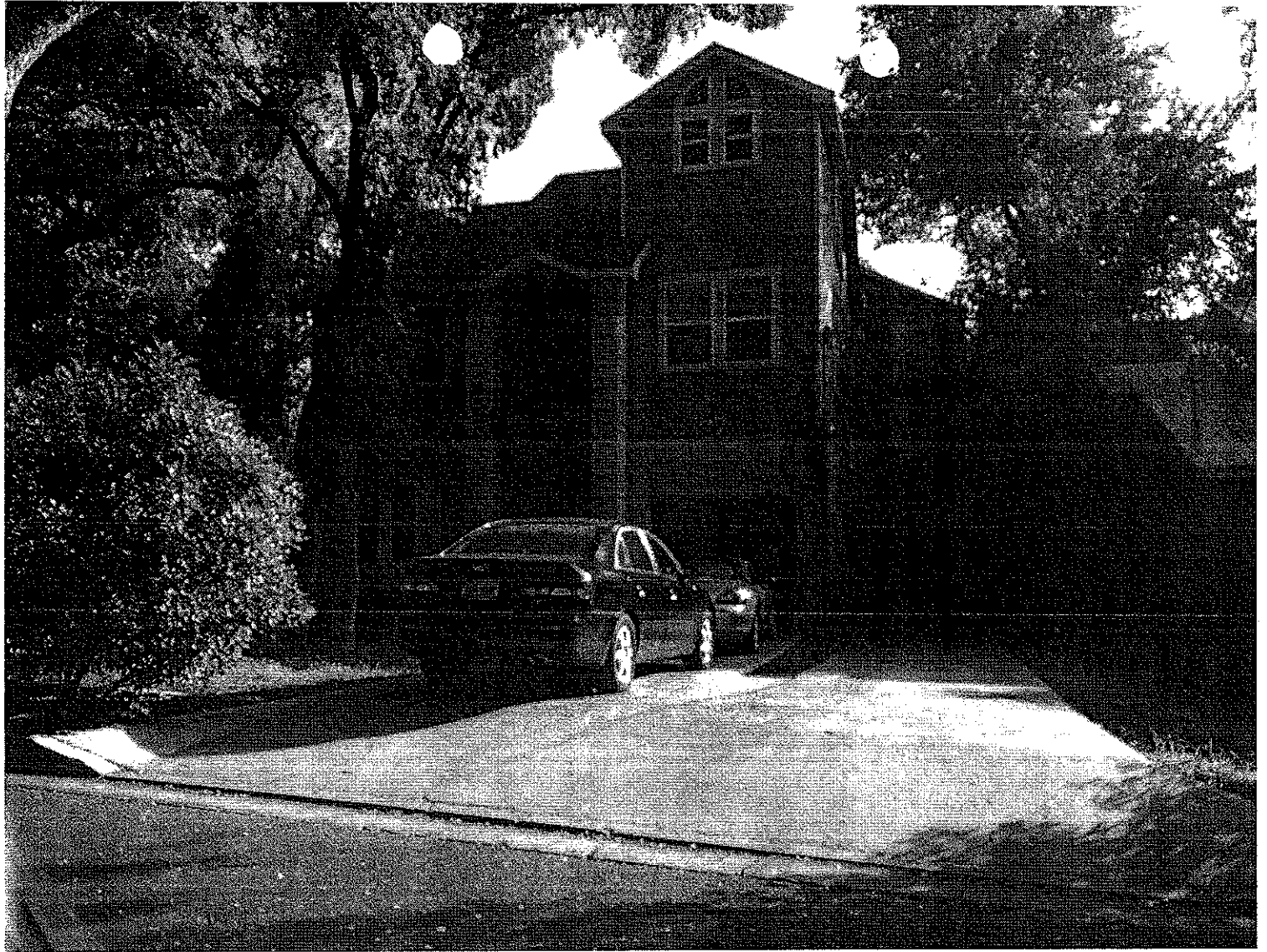
Good to speak with you earlier this week. As discussed, we see no issues with the variance you are seeking for your property on Winsted Lane. The variance to allow for a single family home (equivalent to SF-4A zoning) on the lot you own seems sensible and we see no reason that it would negatively impact our property or the neighborhood. Please let us know if there is any additional information we can provide to assist as you seek this variance.

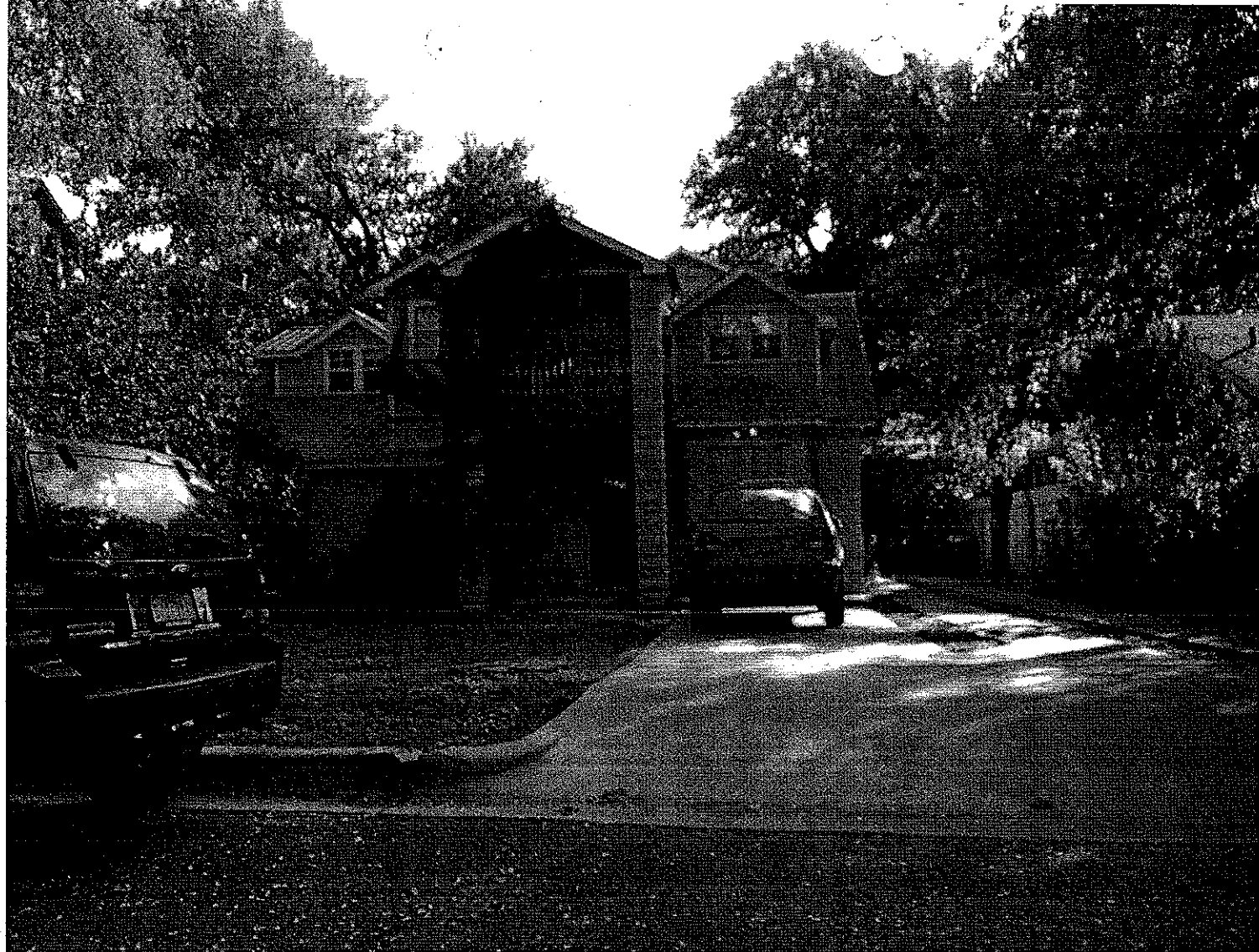
Zachary Richards
Jennifer Deegan
2101 Winsted Lane
Austin, Texas 78703
512-468-2942

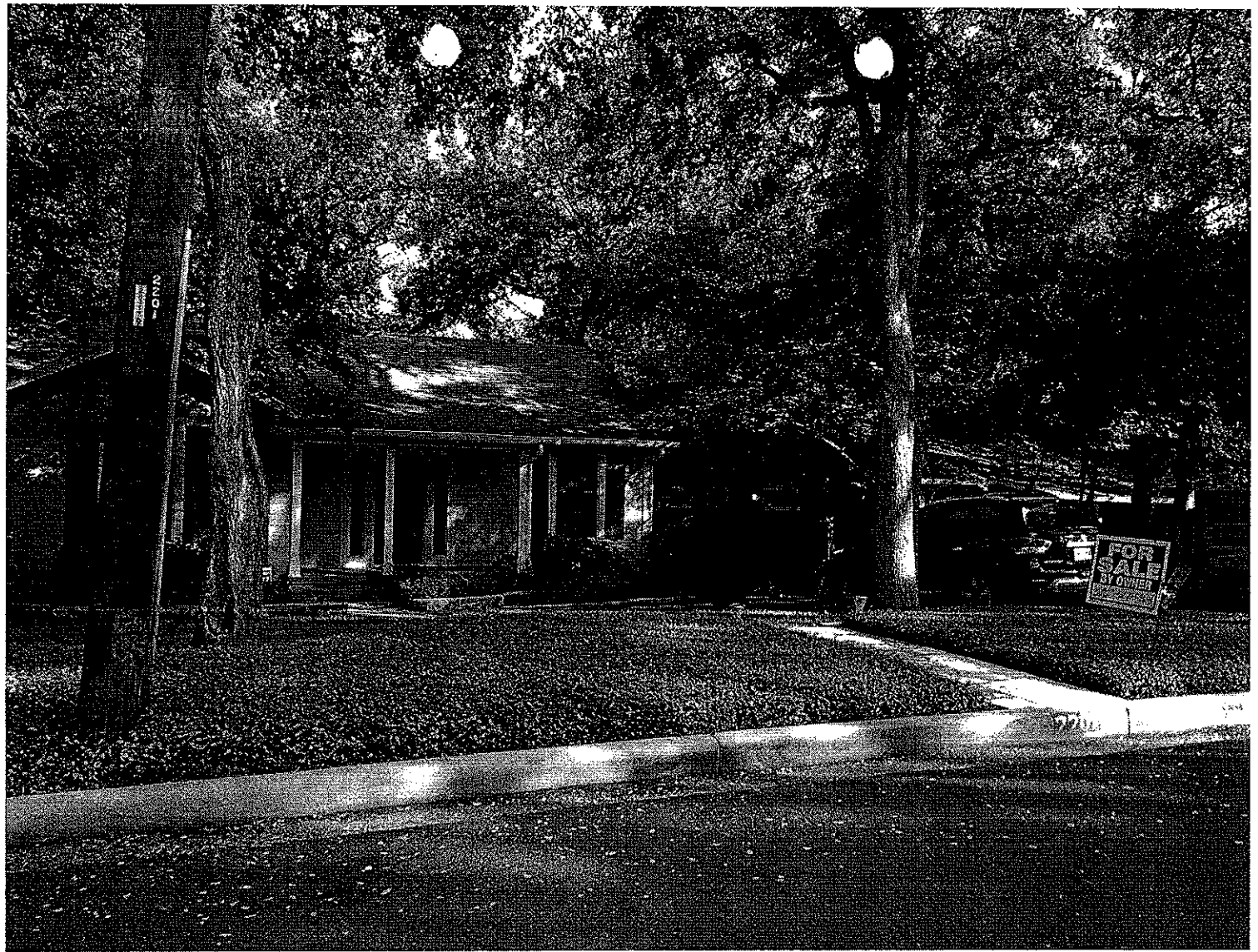








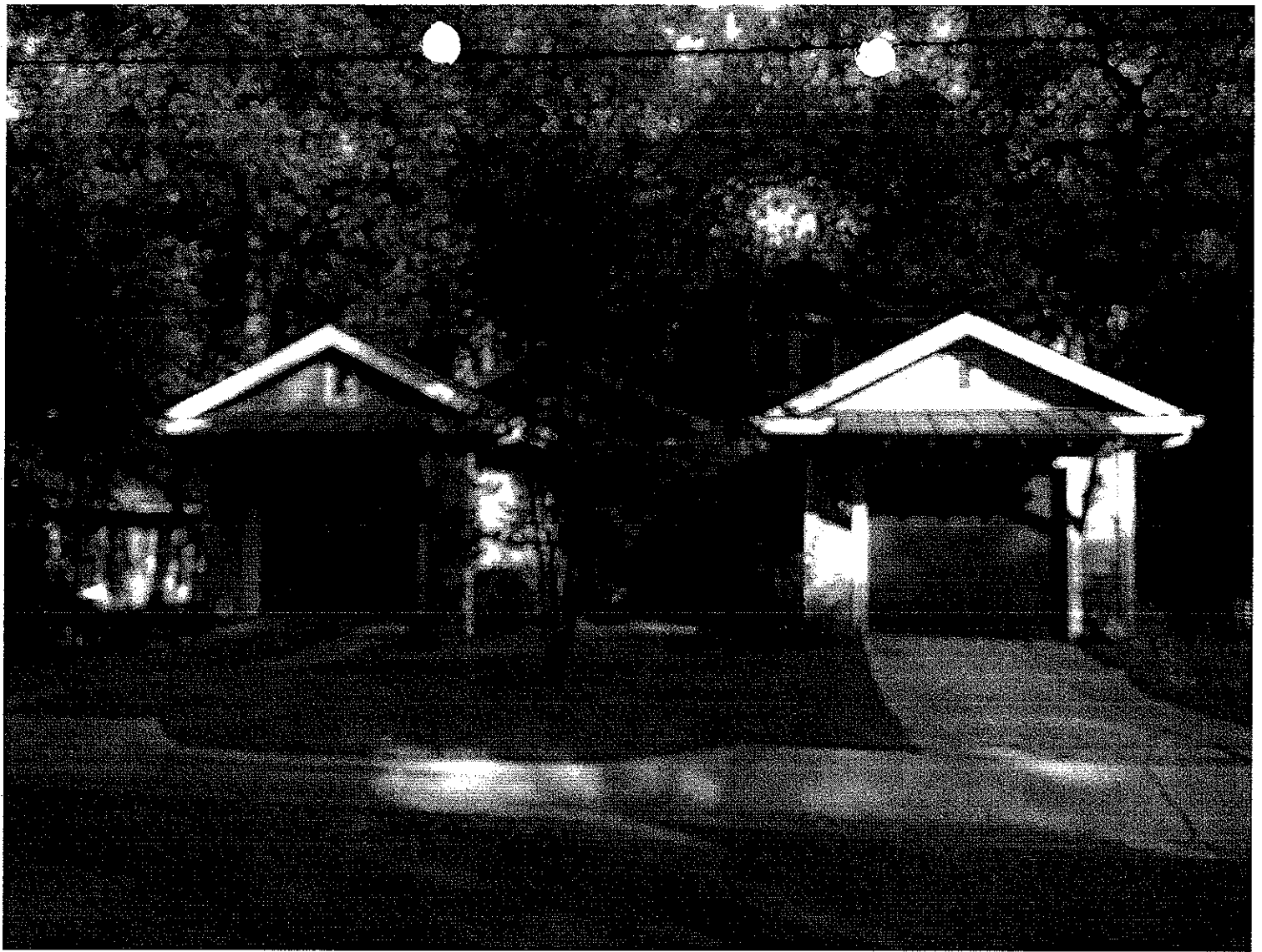




**FOR
SALE
BY OWNER**
OR
LEASE 512 773-7646

JACO TUBE

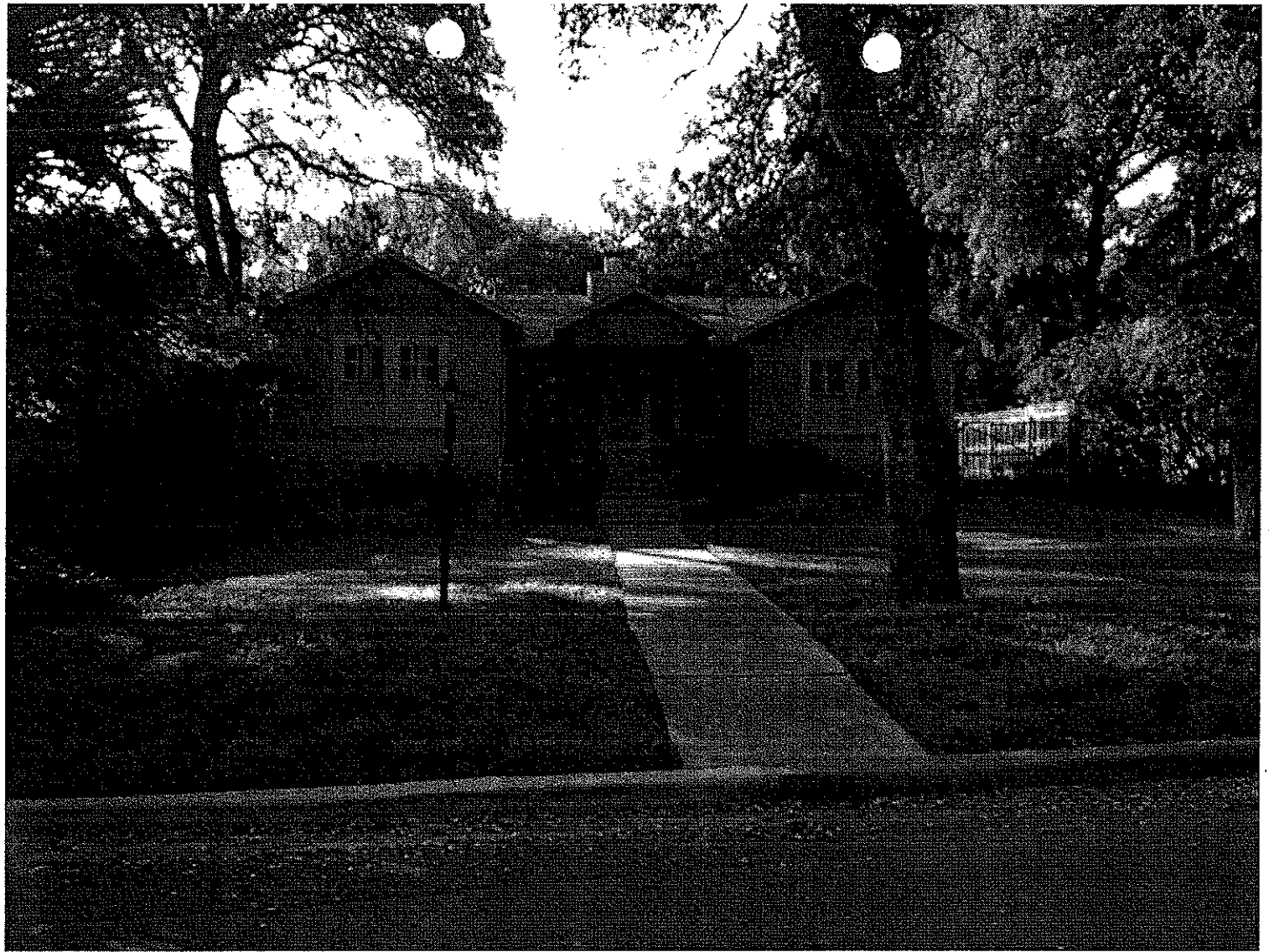
721

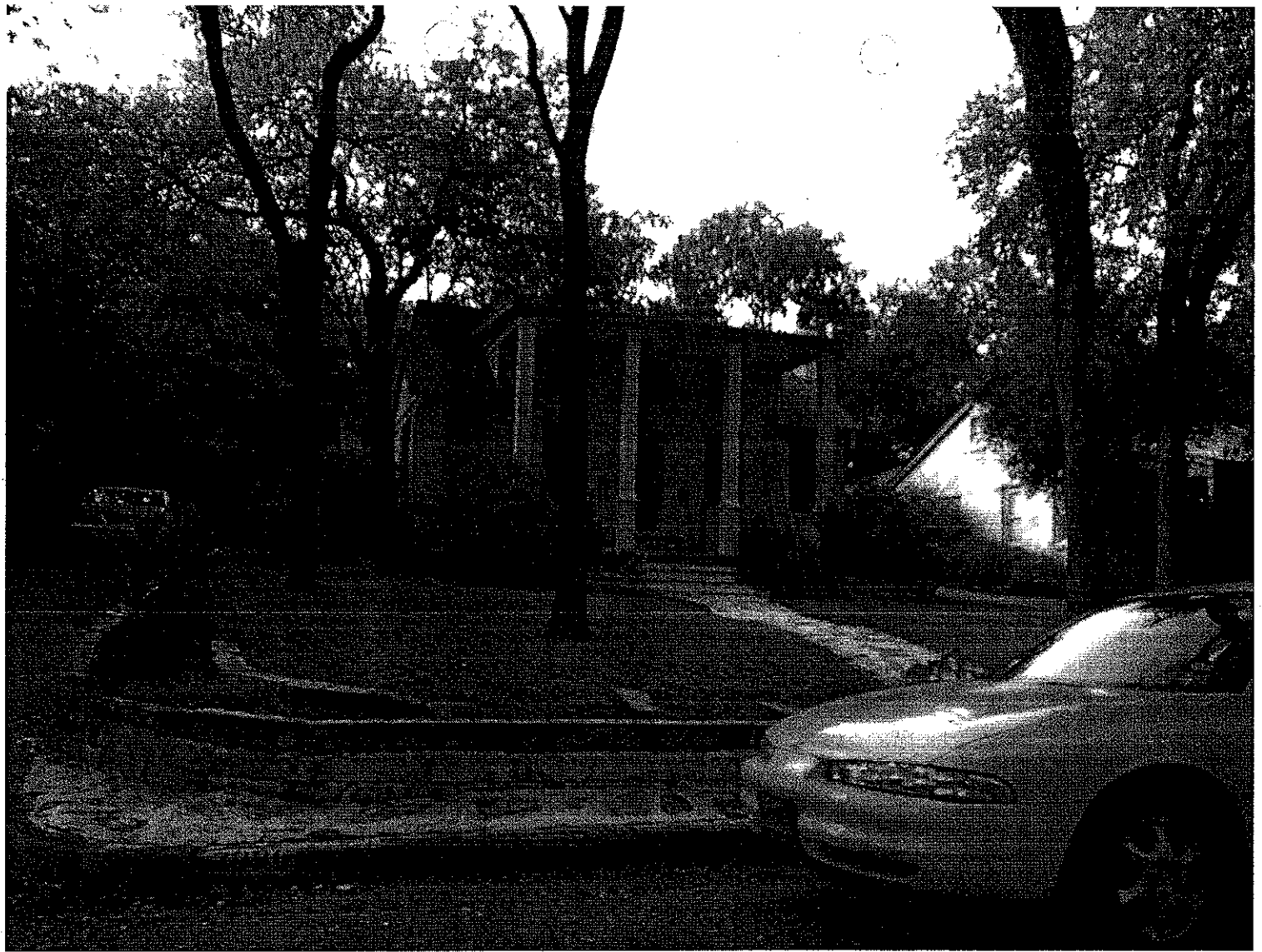


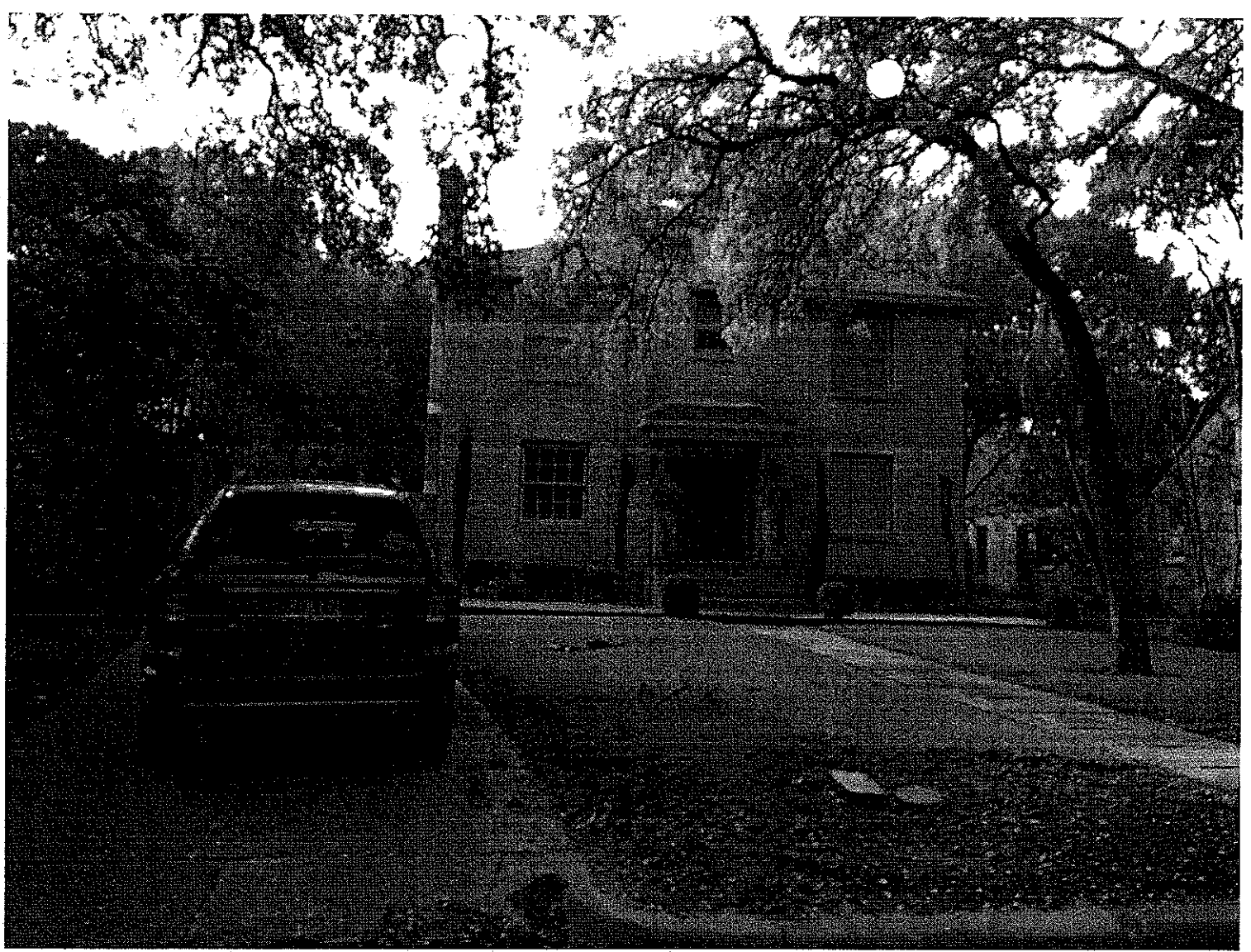














See
Revised

CASE# C15-2014-0143
ROW# 11215684
TAX# ~~00000~~ 0114030136

CITY OF AUSTIN
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: 2104
Winsted Lane – TCAD ID 113955

LEGAL DESCRIPTION: Subdivision – Westfield A

W 46FT AV OF LOT 5-6 BLK 2 STEINER T C RESUB LT6-8 BL 11 WESTFIELD A

I/We Drew Tate on behalf of myself/ourselves as authorized agent for

Robert Littlefield Buford and Christy Buford Werner affirm that on Aug. 4th, 2014

, hereby apply for a hearing

before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

We are seeking a variance that would allow construction of a Single Family home in keeping with
the size and design traditions of the neighboring homes on lots with same zoning.

in a West Austin Neighborhood
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 additional support documents.

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:

The building setbacks in front and rear, combined with the triangular shape of the lot, create a building envelope that does not have sufficient depth for a reasonable structure of a design that would complement the surrounding homes.

HARDSHIP:

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

When the R.O.W. condemnation took place in the 1970s the subject lot was bisected corner to corner, leaving the remainder lot with a challenging triangular shape. Additionally, this lot was left with its original zoning of SF-3 when, by today's standards, it would have been rezoned SF-4A based on its size of less than 5,750sf.

(b) The hardship is not general to the area in which the property is located because:
Most lots are still in their original platted configuration.

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:

The variance will allow the overgrown land to be developed with a single family home that is in keeping with the style and size of the surrounding homes in the neighborhood.

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 zoning of SF-3 will remain and a single family home will be built.

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:

The additional impervious cover requested will allow for a site plan that includes off street parking.

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

The zoning of SF-3 will remain and a single family home will be built.

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

The variance should be awarded with respect to a building pad as opposed to a full site plan because it would not make sense to spend the time and money to develop a site plan prior to having an understanding of the probability the variance being granted.

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  Mail Address 2414 Exposition Blvd. Suite A1

City, State & Zip Austin, TX 78703

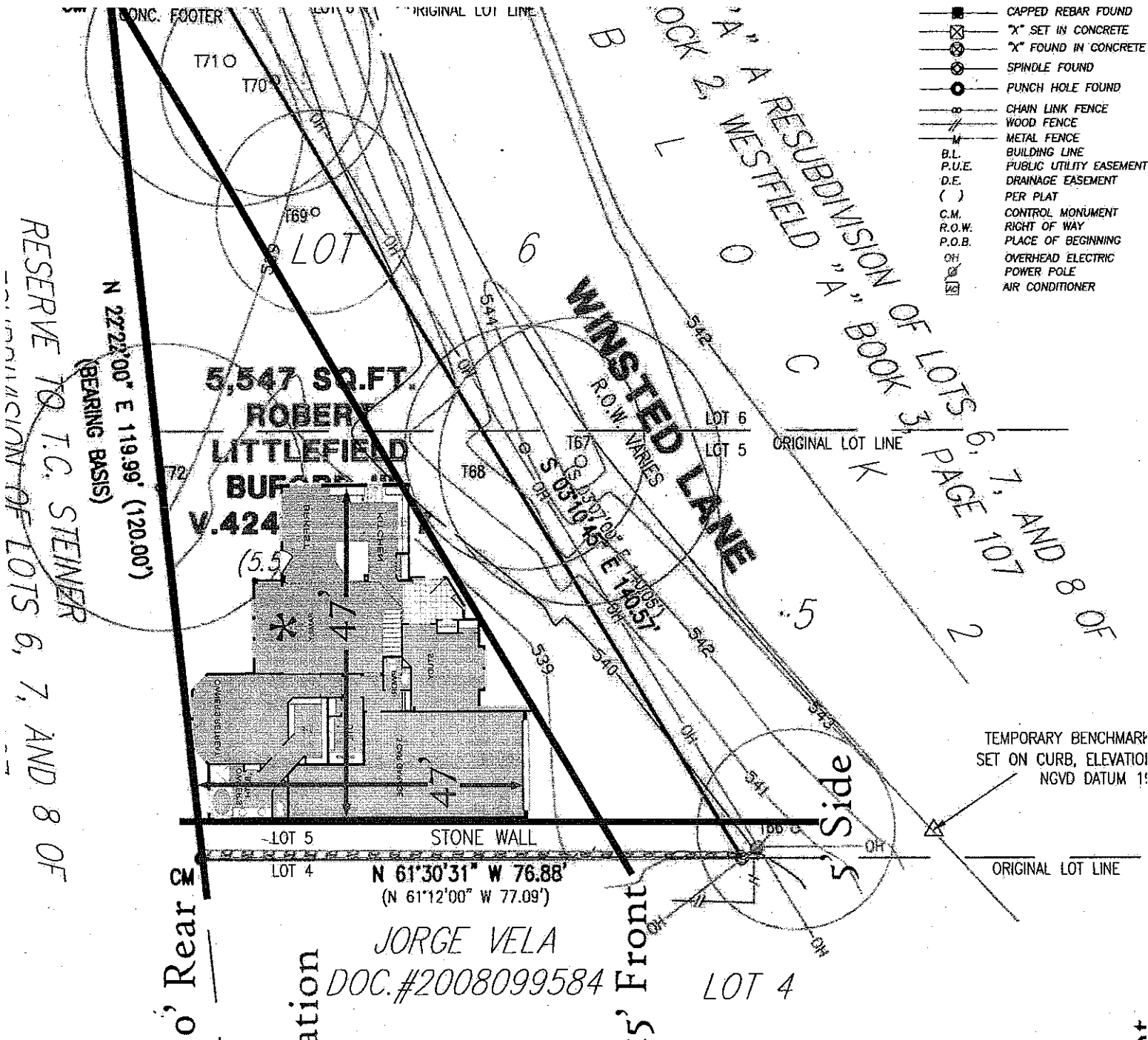
Printed Drew Tate Phone 512-680-5811 Date 7/31/2014

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 _____ Mail Address 4405 Waterford Place

City, State & Zip Austin, TX 78703

Printed Robert Buford Phone 512-909-6201 Date 7/31/2014



- CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- () PER PLAT
- CONTROL MONUMENT
- RIGHT OF WAY
- PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE
- AIR CONDITIONER

RESERVE TO T.C. STEINER
DIVISION OF LOTS 6, 7, AND 8 OF

TREE DESCRIPTION
14" ELM TREE
20" M.S. OAK TREE
17" OAK TREE
14" ELM TREE
16" ELM TREE
20" M.S. ELM TREE
18" ELM TREE

M.S. = MULTI-STEM

* Artist's
Approximation
+/- 2,300sf

JORGE VELA
DOC.#2008099584

15' Front

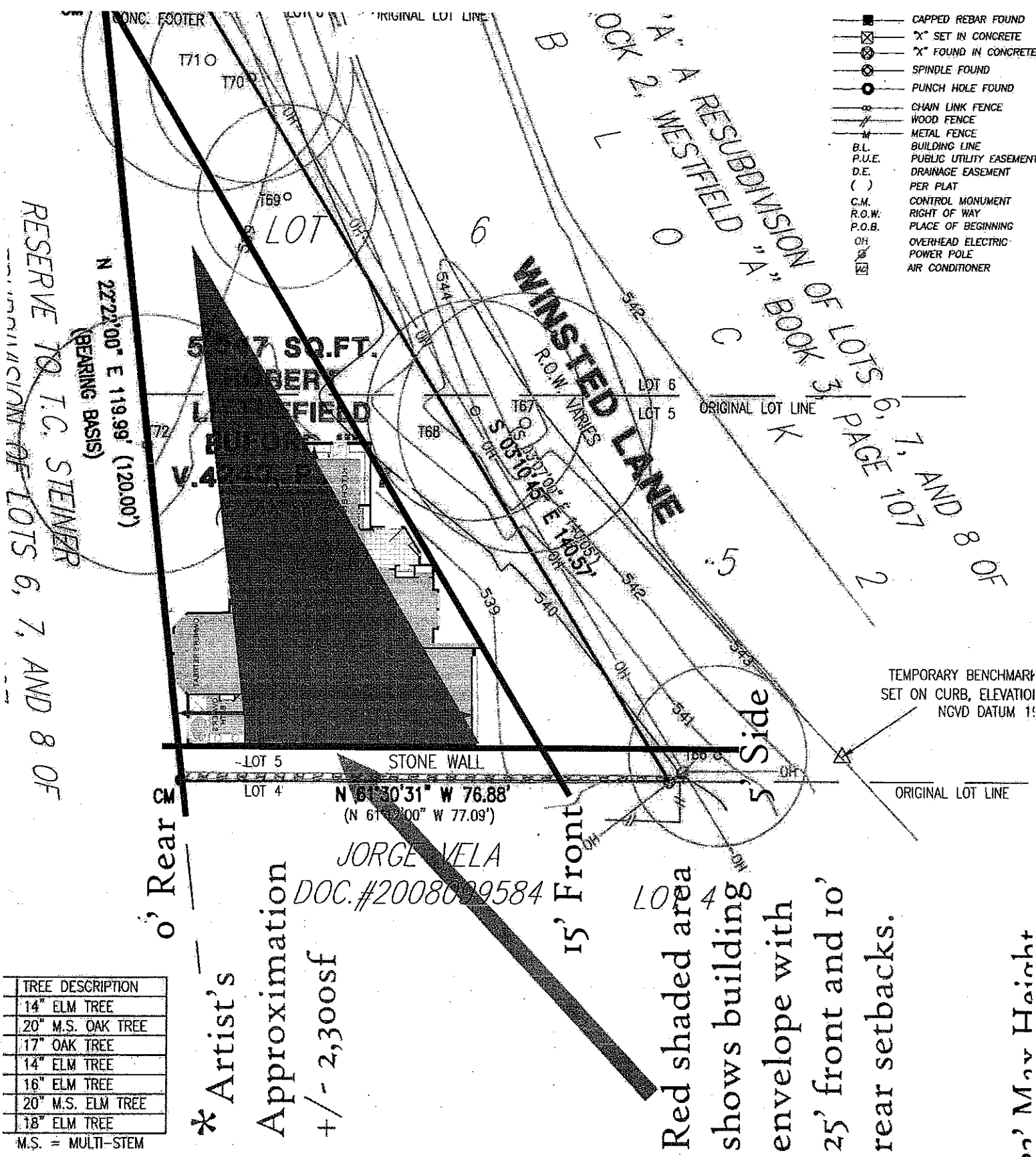
LOT 4

23' Max Height

TOPOGRAPHIC & TREE & BOUNDARY SURVEY

NOTICE
This map was prepared without the benefit of a title
There may be additional setback lines,
and interests which are relevant to this
unknown to B & G SURVEYING.





TREE DESCRIPTION
14" ELM TREE
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16" ELM TREE
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18" ELM TREE

M.S. = MULTI-STEM

* Artist's

Approximation

+/- 2,300sf

JORGE VELA

DOC. #200809584

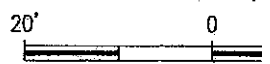
15' Front

Red shaded area shows building envelope with 25' front and 10' rear setbacks.

22' Max Height

TOPOGRAPHIC & TREE & BOUNDARY SURVEY

NOTICE
 This survey was prepared without the benefit of a title. There may be additional setback lines, easements and interests which are relevant to this survey and are unknown to B & G SURVEYING.





City of Austin

Founded by Congress, Republic of Texas, 1839
Planning & Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

July 21, 2014

Re: Winsted Lane, Tax Parcel ID# 0114030136

Dear Mr. Drew Tate:

This letter is in regards to the land status determination application that was submitted for Winsted Lane, Tax Parcel ID#0114030136. These two lots were originally platted with the Westfield A Subdivision (see exhibit A), recorded with Travis County under book 4, page 70. Subsequent to platting, a portion of these lots was conveyed to the City of Austin for public right-of-way [ROW] under the following warranty deeds, Volume 4240, Page 2337 and a portion was conveyed to the City of Austin for the Johnson Creek (see exhibit B). There is also additional evidence by old tax plat maps dated April of 1987 that demonstrate that these tracts were in the same configuration as they are today. Condemnation of a portion of a legally platted lot for ROW does not jeopardize the legal status of the remainder, therefore the remaining portions of the two platted lots after the ROW dedication are considered legal tracts and no land status determination application is necessary.

Please let me know if you have additional questions

Sincerely,

Michelle Casillas

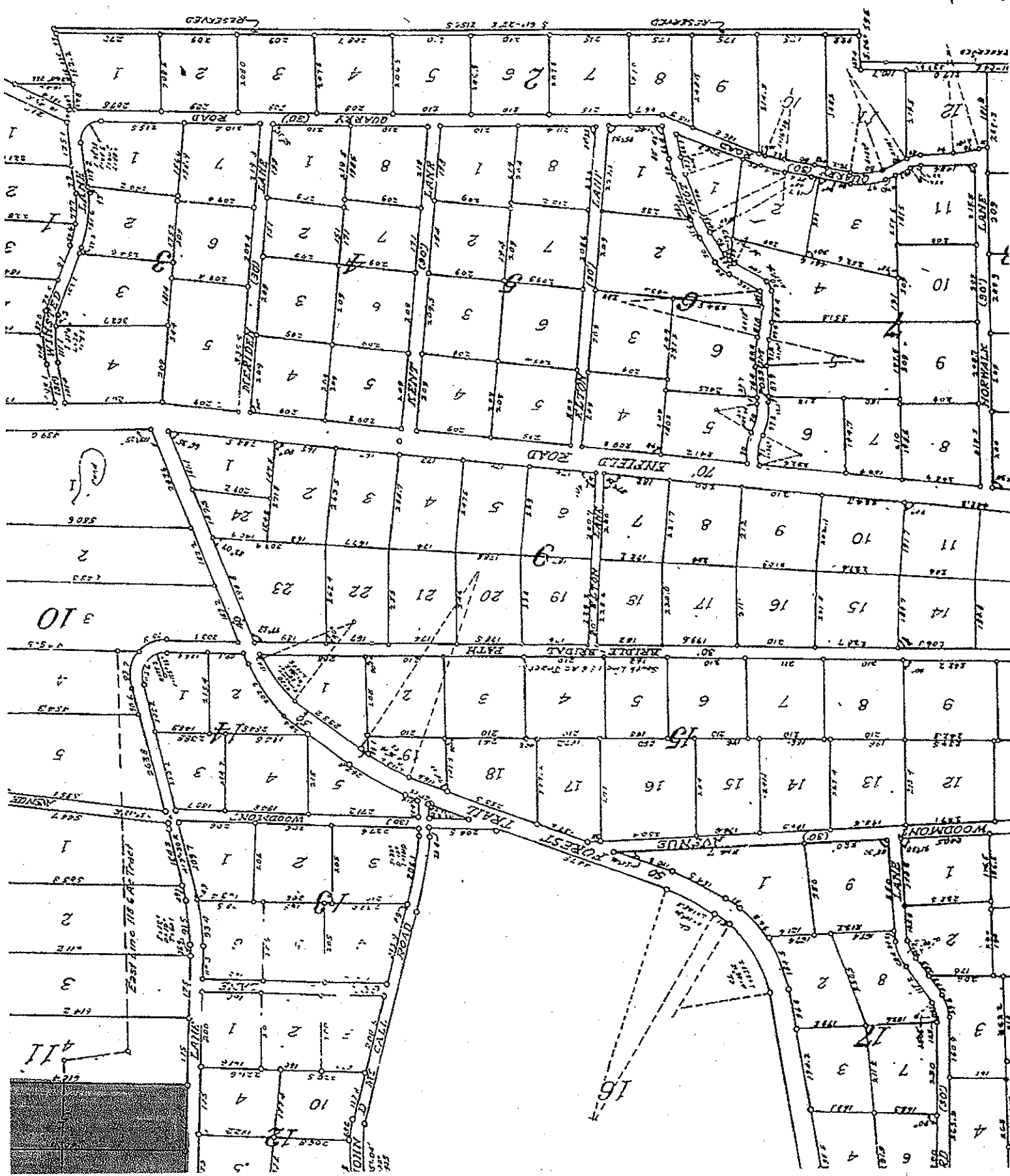
Michelle R. Casillas
City of Austin / PDR
Development Assistance Center
Senior Planner
(512)974-7623 office
(512)974-2934 fax
Michelle.Casillas@austintexas.gov

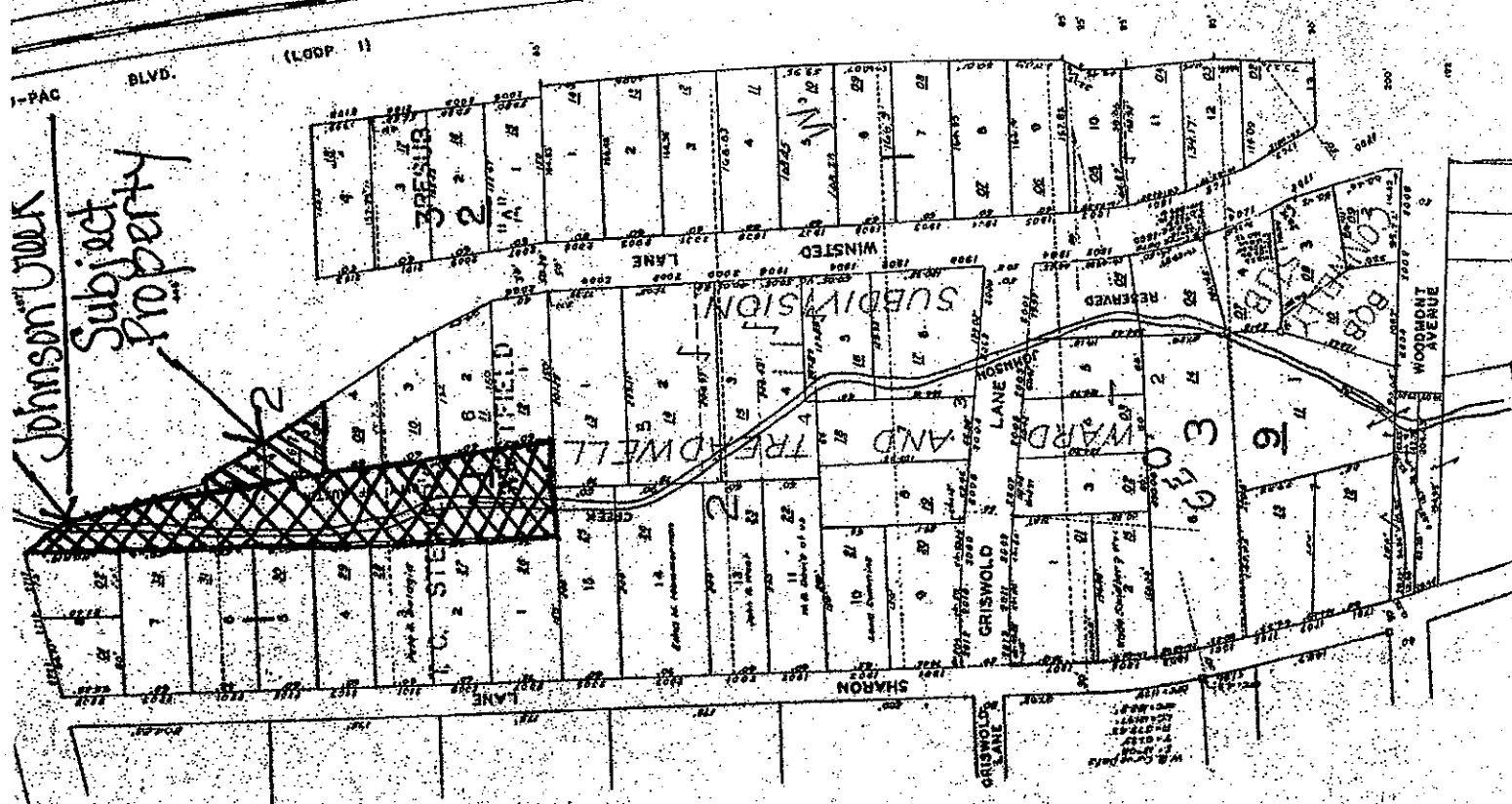
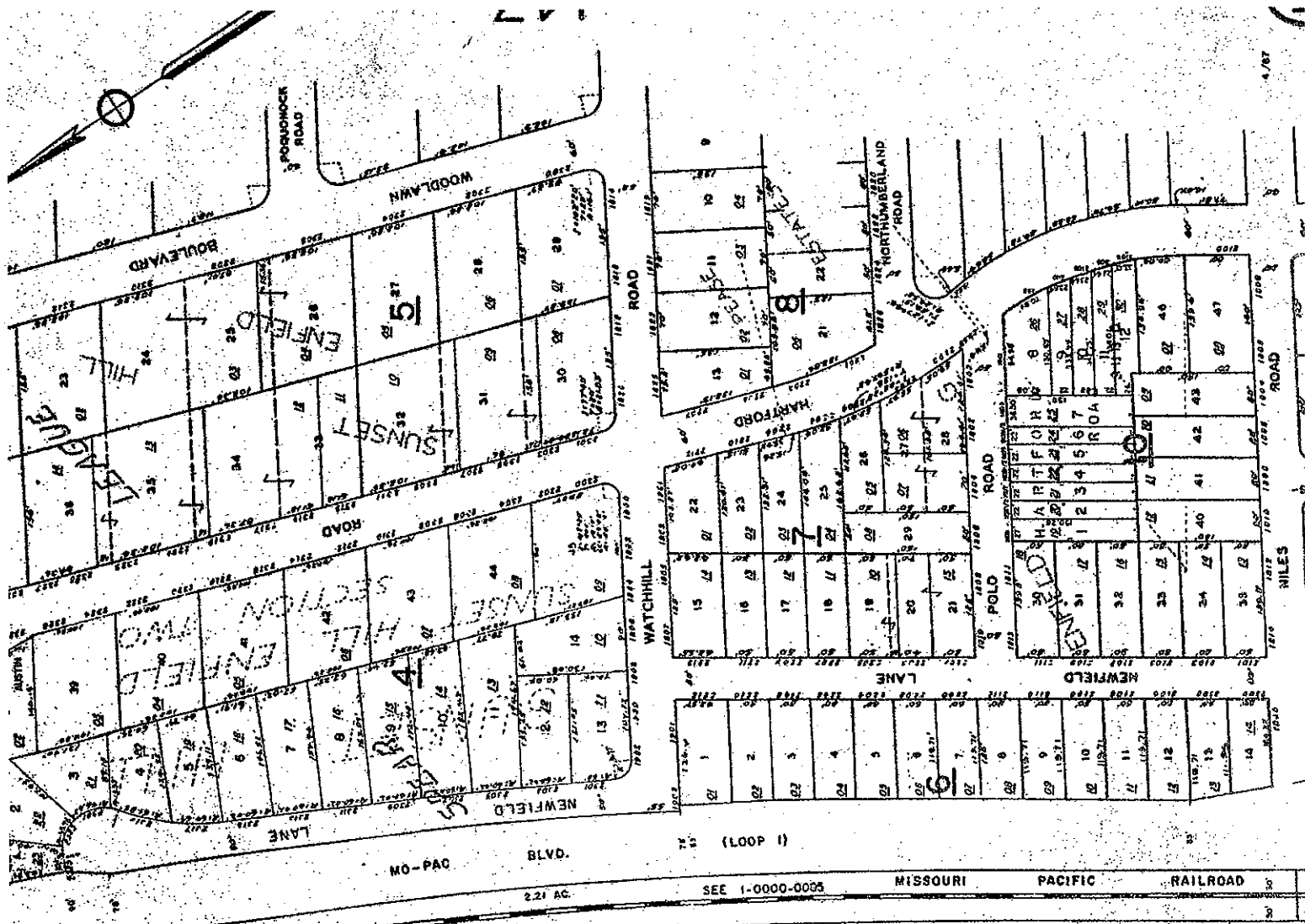
Supervisor: Christopher Johnson
Christopher.Johnson@austintexas.gov

of Texas

MAP OF
WESTFIELD A.
A SUBDIVISION BY RILEY GRAHAM, ET AL., OF A PART OF SPEAR LEAGUE, TRAVIS COUNTY, TEXAS
SCALE 1/2" = 100'
ENFIELD REALTY & HOME BUILDING COMPANY, AUSTIN, TEXAS
C.B. LANGE, DRAFTER
MAY 1922

8 pages 141
see plan

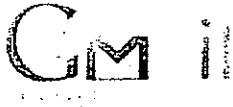




Johnson's
Subject
Property

155
1504

154
1405



Robert Buford <rob.buford@gmail.com>

Triangular lot on the SW corner of Winsted and Windsor

2 messages

Zack Jamail <zjamaill@pelotoncre.com>

Thu, Aug 28, 2014 at 6:29 PM

To: "rob.buford@gmail.com" <rob.buford@gmail.com>

I support your variance but would be interested in seeing a street view design of what would be built.
Good luck.

-2005 Winsted Lane

Zack Jamail

Peloton Commercial Real Estate

221 W 6th St, Suite 100

Austin, TX 78701

O 512.814.3409 | C 512.593.9523

zjamaill@pelotoncre.com | www.pelotoncre.com

Robert Buford <rob.buford@gmail.com>

Thu, Aug 28, 2014 at 7:56 PM

To: Drew Tate <drew@tateproperty.com>, Christy Werner <christywerner1@gmail.com>

approval #3

[Quoted text hidden]

Robert Littlefield Buford III

Board Certified--Criminal Law, Texas Board of Legal Specialization

904 West Avenue, Suite 100

Austin, TX 78701

(512) 476-4444

Fax: (512) 474-8006

<http://dwireresults.com/>



Robert Buford <~~rob.buford@gmail.com~~>

Triangulat lot on the SW corner of Winsted and Windsor

3 messages

Laneda <~~plaket1@yahoo.com~~>

Wed, Aug 20, 2014 at 5:17 PM

Reply-To: Laneda <~~plaket1@yahoo.com~~>

To: "rob.buford@gmail.com" <~~rob.buford@gmail.com~~>

I got your letter today. I think your request for a variance is perfectly reasonable and can think of no reason it should be denied.

Good luck,
Laneda Wall Wilhite
1901 Winsted Lane
512-758-2508

Robert Buford <~~rob.buford@gmail.com~~>

Thu, Aug 21, 2014 at 3:30 PM

To: Drew Tate <~~drew.tate@properly.com~~>, Christy Warner <~~christy.warner@gmail.com~~>

First neighbor recommendation attached.

[Quoted text hidden]

Robert Littlefield Buford III
Board Certified--Criminal Law, Texas Board of Legal Specialization
904 West Avenue, Suite 100
Austin, TX 78701
(512) 476-4444
Fax: (512) 474-8006
<http://dwireresults.com/>