

PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

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Case Number: C15-2015-0104, 2301 South Lamar

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

Public Hearing: Board of Adjustment, August 10th, 2015

Kim Johnson

Your Name (please print)

2608 Del Cesto Pk Wm 2

Your address(es) affected by this application

[Signature]

Signature

8/7/15

Date

Daytime Telephone: 512 853-9571

Comments: The Bluebonnet Studio's project was presented on Congregate Living to SLMT on 2/20/14, over 17 months ago. The service and features described then and now meet the Congregate Living Definition. The services are further defined by the Participation in the Austin Permanent SuperTitle Housing (PST) Plan

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City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

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Case Number: C15-2015-0104, 2301 South Lamar

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, August 10th, 2015

Nancy McLean
 Your Name (please print)

2302 Del Curo RD

Your address(es) affected by this application

[Signature] 8/6/15
 Signature Date

Daytime Telephone: 512-589-0184

Comments: I reside 1 block from the project. I support the project 100% including the interpretation items re 'congregate living' + dumpsters. To reconsider the prior BOA is a waste of time. It seems Mr. Sullivan is hell-bent to either stop the approved project or cost there a lot of money with his shenanigans. The neighborhood voted to support and he was asked. The site plan people at CDA did their job!
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P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leanne.heldenfels@austintexas.gov

☐ I am in favor
☒ I object

Heldenfels, Leane

From:

Sent:

To:

Cc:

Subject:

The Pretenders
Wednesday, August 05, 2015 6:50 PM
Heldenfels, Leane
Sharon Gillespie
Case No.: C15-2015-0104

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels

Public Hearing: Board of Adjustment, August 10th, 2015

Sharon Gillespie, 2210 Del Curto Road, Austin, Texas 78704; phone: 512/476-3473

I am in favor of Mr. Sullivan's position.

As owner of the property located at 2210 Del Curto Rd. for more than 35 years, I am filing this statement in support of Mr. Sullivan's appeal and request the following: that staff approval of site plan SP 2014-0429C.5H at 2301 South Lamar Boulevard be withdrawn for reasons set out in the appeal.

Thank you.

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Case Number: C15-2015-0104, 2301 South Lamar

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

Public Hearing: Board of Adjustment, August 10th, 2015

Mrs. W. Rae Scalet

Your Name (please print)

☐ I am in favor
☒ I object

1903 Buce's Circle Apt # Austin, TX 78704

Your address(es) affected by this application

W. Rae Scalet *8/3/15*

Signature

Date

Daytime Telephone *(512) 436-1306*

Comments:

*Due to the construction, I am
set up at a 10am every morning.
Seven days a week. Along with
the other 100 things in my calendar.
My phone vibrating. Along with
public planning by well.*

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Case Number: C15-2015-0104, 2301 South Lamar

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

Public Hearing: Board of Adjustment, August 10th, 2015

Camille M. Perry
Your Name (please print)

☒ I am in favor
☐ I object

2211 Iva Lane, Austin, TX 78704
Your address(es) affected by this application

Camille M. Perry July 31, 2015
Signature Date

Daytime Telephone: 512-444-0754

Comments: I would like to voice my position in support of Mr. Mike Sullivan.

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Austin, TX 78767-1088

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Case Number: C15-2015-0104, 2301 South Lamar

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

Public Hearing: Board of Adjustment, August 10th, 2015

MARIO CAMPION, LANE NORTH ASSC

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

1408A CANNON PKWY, 78704

Signature

Date

Daytime Telephone: 512 576 0824

Comments: The following/attached letter was

read at the July 13, 2015 BJA meeting regarding
the subject of the South Lamar North Assc, and
the subject of the BJA meeting. Also, attached
are the minutes of our Feb 20, 2015 meeting at which
we discussed and approved CMO Request L11W6
regarding the BJA meeting. STD 105.

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South Lamar Neighborhood Association

July 13, 2015

Dear Commissioners of the Board of Adjustments,

The South Lamar Neighborhood Association supports Foundation Communities' Bluebonnet Studios with a Congregant Living zoning. In Feb. 2014, the Neighborhood expressed this support by voting 84% (42 - 8) in favor.

Prior to this vote, there were extensive discussions of the Congregant Living nature of the Bluebonnet Studios both online via the email list and at an in-person meeting. The South Lamar Neighborhood Association voted to support the project as envisioned and described by Foundation Communities and that support has not changed.

Sincerely,
/s/ Mario M Champion

Mario Champion
President, South Lamar Neighborhood Association

**SLNA Meeting Minutes
February 20, 2014
Faith Methodist United Church**

Kassi Oliver, Secretary

Mario Campion, President

Foundation Communities/Bluebonnet Studios Presentation by Walter Moreau

Proposal to build on South Lamar
Will mimic Skyline Terrace currently on Ben White & Bannister-100 apartments (SLNA supported that development in 2006)
Foundation Communities is a 25 year nonprofit—focus in on providing first class apartments for working families with onsite services

Proposing 107 efficiency apartments called Bluebonnet Studios
Avg. rents \$400-650 includes bills

Green built, ground up (goal to be LEED certified)
First class design & construction (in collaboration with Workers Defense Project)
Locally owned and managed by Foundation Communities www.foundcom.org
Units are for single adults, working part time or full time, some may be on fixed income
Credit and criminal checks completed

Not public housing, section 8 or transitional housing
Permanent housing with onsite support services (health and education)
Rare opportunity to build on South Lamar corridor
Residents have very few cars—20% of residents, won't be adding to traffic challenge (5-6 staff cars, plus guest cars)
Prevent more intense development from occurring (another developer may go higher than 107 units)

Dalton Duffy, Skyline Terrace resident and Found Com Board Member, discussed how Skyline Terrace has positively changed his life.

Walter showed architect plans.

Currently property is 98% imperious cover; this project will be reducing that amount
May or may not be passed as congregate living (Walter feels confident this is congregate living and we will not have to have 107 parking spots)

The reason we are here is because Found Com is applying for state funding, must have neighborhood support for funding. Currently applying for state funding for 4 projects, this projects ranks number in two by priority. State process—can only apply for project as it is now, cannot change it after approval.

Why South Lamar? Current affordable housing is all over Austin. Work to build affordable housing all over town. South Lamar corridor is a rare opportunity to build here in central location with good transportation and resources close by.

**SLNA Meeting Minutes
February 20, 2014
Faith Methodist United Church**

Kassi Oliver, Secretary
Mario Campion, President

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They each introduced themselves and fielded a few general questions. If more info about these candidates is desired note there are 2 detailed forums coming to South Austin:

a. Saturday 2/22 4p-6p at Faith Presbyterian Church 1314 E. OLTORF. This forum will focus specifically on the issues surrounding the high deportation rate from Travis County and many County commissioner candidates will also be present.

b. Monday 2/24 6:30 pm at Zilker Elementary 1900 Bluebonnet -- organized by the Zilker Neighborhood Association. A part of this process involved gathering written answers to many questions from both the candidates, so if you miss this one you should be able to review the answers later.

The meeting adjourned at 8:35pm



3036 South First Street
Austin, TX 78704

tel: 512-447-2026
fax: 512-447-0288

www.foundcom.org

visit us on facebook
follow us on twitter

July 30, 2015

Dear Chairman Harding and Members of the Board of Adjustments:

Please do not overturn your denial of Michael Sullivan's appeal against the City staff and Bluebonnet Studios. Mr. Sullivan has not brought new evidence to justify a 'reconsideration' (see memo from our legal counsel, Nikelle Meade). Even if the matter is reconsidered, none of the evidence he has provided would support a change of your decision to deny.

There are many other compelling reasons why you should not reconsider this closed case:

1 Bad Precedent

If you allow a reconsideration, then you are encouraging a practice for angry neighbors of affordable housing to bring malicious and frivolous claims to the Board of Adjustments in a clear abuse of the City's appeals process – again and again. Reconsideration of a closed case adds uncertainty to the development process, and should only occur in exceptional circumstances where the board truly erred or critical, relevant, new information that was not available for presentation at the original hearing surfaces.

2 Waste of Everyone's Time

City staff and the Board have already taken substantial time to consider this case, and the board voted unanimously in support of the staff interpretation. Mr. Sullivan already had his opportunity to present his arguments against Bluebonnet Studios, and we should not be subject to hearing them all again.

3 Abuse of the Appeals process

Mr. Sullivan has one goal – to stop the Bluebonnet Studios community any way he can, or at least to delay the project so greatly that we lose the city and federal funding for it. He is using the Board of Adjustment process inappropriately toward this end. The stop work order, legal defense costs and other expenses resulting from his actions have already cost



C15-2015-0104

the project over \$30,000, all of which will directly impact the level of affordability, support, and amenities we are able to provide to the residents once the project is in operation.

Please reject the request to reconsider this case.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Walter Moreau', written in a cursive style.

Walter Moreau,

Executive Director